

**LANDMARKS
COMMISSION**

Thursday, October 7, 2021

4:30 PM

McFarland Municipal Center
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:

<https://us02web.zoom.us/j/89975027997>

Or by Telephone: +1 (312) 626-6799
Webinar ID: 899 7502 7997

1. CALL TO ORDER
2. PUBLIC APPEARANCES.
3. APPROVAL OF MINUTES.
 - a. Review and possible approval of the July 14, 2021 Landmarks Commission meeting minutes.
4. BUSINESS.
 - a. Discussion and possible action on a Certificate of Appropriateness application submitted by Ashley Graser, McFarland Tavern, for repairs to existing porches at 5915 Exchange Street.
5. SCHEDULE NEXT MEETING DATE.
 - a. Next meeting date will be as needed.
6. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to

accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

LANDMARKS COMMISSION

Working Draft Minutes

July 14, 2021

Members Present: Ron Larson, Gordon Kinder, Carrie Nelson, Kathy Krusiec

Members Absent: Virginia Nichols

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll

1. CALL TO ORDER

Nelson called the meeting to order at 4:00 p.m.

2. PUBLIC APPEARANCES

Nelson read into comments a letter in approval of the shed to be located at 5902 Main Street. In addition, questions regarding the approval for an outdoor area at 5923 Exchange Street, the fence has not been painted per terms of the approval, and there appears to be additional seating added outside of the approved area along with an additional business located on the site. Bremer indicated a certificate of appropriateness was approved by the Landmarks Commission and Planning Commission relating to this project.

3. APPROVAL OF MINUTES

Review and possible approval of the May 13, 2021 Landmarks Commission meeting minutes.

Motion by Kinder to approve the May 13, 2021 minutes, seconded by Nelson. Motion carried 4-0.

4. BUSINESS

- a. Discussion and possible action on a Certificate of Appropriateness application submitted by Mark Lofgren for a free standing shed at 5902 Main Street.

Bremer informed Commissioners; Mark Lofgren would like to install 7 x 7 shed on their property located at 5902 Main Street. The property is a locally designated historical property. Per code prior to obtaining a building permit, applicants need to obtain a certificate of appropriateness from the Landmarks Commission.

Bremer shared with Commissioners photos of the property and the proposed location of the shed. Lofgren staked out the proposed location so Commissioners could see the proposed location of the shed. Bremer reviewed the application as provided in packets. Bremer discussed the standards and requirements as needed under the building code for a shed.

Bremer reviewed with Commissioner's, the questions per Sec. 62-395, A – C, needing to be reviewed when reviewing an application for a certificate of appropriateness. Bremer indicated per his memo this would meet the standards for a certificate of appropriateness. Bremer also reviewed portions of the historic preservation code with Commissioners. He recommended approval of a certificate of appropriateness for this proposal, and once approved the Building Inspector would issue a building permit. Bremer summarized a Certificate of Appropriateness is based on how a requested change would affect the historic structure itself, does the proposed change have an impact on the historic structure.

Kinder moved to approve a certificate of appropriateness for the shed as submitted by Mark Lofgren for a free standing shed at 5902 Main Street. Krusiec seconded the motion. Motion carried 4-0.

b. Discussion and possible action on a letter of support for designation of 6003 Exchange Street (Edwards-Larson House) on the National Register of Historic Places.

Bremer indicated the Historical Society was invited to attend this meeting; the Larson House has applied to be on the National Register of Historic Places. The Village was notified, as we are a Certified Local Government in Wisconsin. The Historical Society has requested from the Landmarks Commission that we issue a non-binding letter of support regarding the application and eligibility for the National registry. The actual technical review is completed by staff with the State. Bremer reviewed the process, and the Commissioners job is not to look at technical merits, or tasked with confirming any information included in their application, only a non-binding of letter of support, or if there were any concerns.

The property is registered locally, if approved this would be McFarland's third property on the National Register. The full application is in packets for reference, along with a draft letter of support. Whether the Village submits a letter or not, the process will move forward. Commissioners discussed the proposal.

Larson moved to approve writing a letter of support for designation of 6003 Exchange Street (Edwards-Larson House) on the National Register of Historic Places. Kinder seconded the motion. Motion carried 4-0.

5. SCHEDULING NEXT MEETING DATE

- a. Next meeting date will be as needed.
- b. Hybrid Meetings 2.0 – Andrew Day from the Communication and Technology Department reviewed that starting Monday August 2, 2021 Village meetings will transition to a new format as unanimously passed by the Village Board on June 14, 2021, a hybrid 2.0 type meeting with some attendees online, but the majority in The Village is encouraging Committee and Board members to begin to attend meetings in person. The meetings will consist of the majority attending in person, with the remote option available for attendance also. The meetings will continue to be held in the Community

Room to allow for social distancing. Masks are still required to be worn in common areas of the building, regardless of vaccination status. This decision was made to keep staff and attendees safe.

There is a crucial step in setting up future meetings, staff needs to know in advance, how many people will be attending in person so the proper set up and spacing can be arranged. All meetings at this time will be held in the Community Room. There will be online forms sent out to all Committee and Board members the Monday prior to their scheduled meeting. The form will take less than a minute to fill out and you will need to indicate whether you plan to attend in person, remotely, or are not able to attend that upcoming meeting. The window to complete your form closes at noon the Friday prior to the week of your upcoming meeting. The agendas and packets are then released that afternoon. This is part of the transition to meetings being held 100% in person. Day polled Commissioners if they felt they would be transitioning to in person or will likely attend the next meeting via Zoom.

6. ADJOURNMENT

Kinder moved to adjourn, Larson seconded the motion. Motion carried meeting adjourned at 4:36 p.m.

McFarland
SUMMARY SHEET

MEETING DATE: Thursday, October 7, 2021

SECTION: Business

DEPARTMENT: Community Development

CONTACT: Andrew Bremer, Comm & Eco Dev Director, Kong Thao, Intern

AGENDA ITEM: Discussion and possible action on a Certificate of Appropriateness application submitted by Ashley Graser, McFarland Tavern, for repairs to existing porches at 5915 Exchange Street.

PREVIOUS ACTION:

June 15, 2020, Landmarks Commission approval of a Certificate of Appropriateness for an outdoor dining and consumption area.

ISSUE SUMMARY:

Ashley Graser, McFarland Tavern - 5915 Exchange Street, has submitted a Certificate of Appropriateness Application to repair and replace the existing overhang roof in the building's front yard with a metallic black metal roof. The front overhang recently sustained storm damage but appears to have been slowly decaying from water damage. The current porch roof consists of wood shakes. As part of the proposed work, the depth of the porch overhang would be reduced by approximately one-foot to remove the portions of the overhang with water damage. The applicant is also proposing to replace the side yard porch roof materials on Long Street to match the front. The property is a locally designated historical structure under the Village's Zoning Code. The packet includes:

1. Certificate of Appropriateness Application
2. Photos of the existing front and side overhang roof
3. Submitted example photos of the proposed type or style of roof material

Per Sec. 62-395(3), upon receiving an application, the Landmarks Commission shall determine whether or not:

- a. The proposed work would destroy, detrimentally change, or adversely affect any existing exterior architectural feature of the improvement upon which said work is to be done; and
- b. The exterior of any proposed new improvement would fail to harmonize with the external appearance of other neighboring improvements on such site; or
- c. As to any property in a designated Historic District, construction, reconstruction, or exterior alteration fails to conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Village Board.



In staff's opinion, questions a and b are found in the negative, and question c is not applicable.

The purpose of repairing the front roof is to prevent continued water damage to the porch and the purpose of the replacement of the roof on the side yard porch is to harmonize with the proposed external appearance of the front porch. It should also be noted that Sec. 62-396(k)(3) Roof Alterations provides that *"If the existing roofing material is not original to the house, the new roofing materials shall harmonize in color with the house. Thick wood shakes, rolled roofing and hexagonal shingles are prohibited. Restoration to a documentable earlier appearance is encouraged."* While the property is not a house, the applicant is proposing to remove wood shakes and the black metal roofing should harmonize in color with the primary structure.

FINANCIAL/BUDGET IMPACT:

VILLAGE PLAN REFERENCE:

5915 Exchange Street (Evans Store circa 1895) is identified as site #25 in the Historical McFarland A Walking Tour (Published by the McFarland Historical Society), which notes:

"This vernacular Italianate style building was used as a general store until the 1930's. Ole and Egil Evans started the business around 1895. Harald Smedal joined the business in 1912, eventually becoming sole owner. During the early 1930's the building was rented for the post office. John McFarland bought the building during the later part of the 1930's, turning it into a tavern. The current owners are Matt and Ashley Byrne who operate it as a tavern that also offers tasty foods."

ORDINANCE REFERENCE:

Chapter 62, Article II, Division 6 - Historic Preservation

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the Certificate of Appropriateness as submitted.

ATTACHMENTS:

1. COA Request - 5915 Main St. 9.14.21
2. Existing Porch Roofing Materials
3. Example Porch Roofing Material

McFarland

VILLAGE OF
Community & Economic Development

Application for Certificate of Appropriateness

Landmarks Commission, Village of McFarland, WI

Per Sec. 62-395 (b) (1), no person in charge of a historic structure, historic site or structure within a Historic District shall reconstruct or alter any part of the exterior of such structure or construct any improvement upon such designated historic site or improvement parcel within an Historic District or cause or permit any such work to be performed upon such property unless a certificate of appropriateness has been granted by the Landmarks Commission.

- 1) Name of Applicant Byrne's McFarland Tavern-
Address 5915 Exchange St.
McFarland, WI. 53558
Phone 608-341-6536
Email Ashleygraser@gmail.com
Ashley Byrne
- 2) Address of Property same
Parcel No. 0610-031-6894-8
0610-031-6905-4
0610-031-6936-7
Present use of property Bar & Grill; Rental
Zoning classification _____
Owner's name/address _____
(if other than shown in #1) _____

- 1) Work/request proposed on the above property:

Repairs on front and side roof.
-Place rotten areas; Remove wood
shakes add new metal (black)
Depth of over hang reduced by 2ft or less.
-Replace side over hang to match front

Each application must be accompanied by details of improvements proposed thereon and the requested change or addition. Such information may include photos of the proposed structure, site plan for building additions, and specific manufacture details regarding proposed structural materials to be used as part of the project (e.g. brand, material type, material color, etc.). An

approved Certificate of Appropriateness is not a building permit; a separate permit must be applied for with required fees paid, after approval of the Certificate of Appropriateness.

2) Who will be doing the proposed work in respect to this property?

☒ Owner ☐ Contactor If "Contractor" state name and contact information of the contractor (s):

Name: _____

Address: _____

Phone number: _____

Email: _____

3) Do you grant permission for the Landmarks Commission and staff, either individually or as a group, to enter onto the subject property for an exterior site inspection?

☒ Yes ☐ No

Sec. 62-395. - Landmarks Commission powers and duties.

(3) Upon receiving an application, the Landmarks Commission shall determine whether or not:

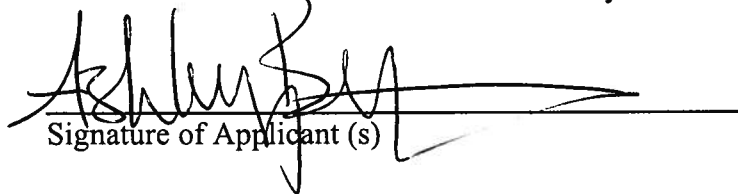
a. The proposed work would destroy, detrimentally change or adversely affect any existing exterior architectural feature of the improvement upon which said work is to be done; and

b. The exterior of any proposed new improvement would fail to harmonize with the external appearance of other neighboring improvements on such site; or

c. As to any property in a designated Historic District, construction, reconstruction or exterior alteration fails to conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the Village Board.

The Landmarks Commission shall review the application within 45 days of the filing of a complete application. A decision by the Landmarks Commission to deny a Certificate of Appropriateness may be appealed to the Village Board. The appeal shall be initiated by filing a petition, specifying the grounds therefor, with the Village Clerk-Treasurer within ten days of the date of the decision of the Landmarks Commission is made.

I hereby swear that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.


Signature of Applicant (s)

9.14.2021
Date

Office Use Only	
Received By	
Date Received	
Meeting Date	
Approved or denied on	

Village of McFarland Community Development Department 5915 Milwaukee Street, P.O. Box 110 McFarland, WI 53558-0110		VILLAGE OF MCFARLAND PERMIT APPLICATION (complete areas highlighted in yellow) (read and sign front and reverse)			Permit No. _____ Parcel No. _____																							
PERMIT REQUESTED		☒ Construction ☐ HVAC ☐ Electric ☐ Plumbing ☐ Erosion ☐ Occupancy																										
Owner's Name Ashley Byrne		Mailing Address 5915 Exchange St.			Tel. 608-347-6536																							
Contractor's Name: ☐ Con ☐ Elec ☐ HVAC ☐ Plbg Self.		Lic/Cert# _____	Exp. _____	Mailing Address _____	Tel. _____ email _____																							
Contractor's Name: ☐ Con ☐ Elec ☐ HVAC ☐ Plbg		Lic/Cert# _____	Exp. _____	Mailing Address _____	Tel. _____ email _____																							
Contractor's Name: ☐ Con ☐ Elec ☐ HVAC ☐ Plbg		Lic/Cert# _____	Exp. _____	Mailing Address _____	Tel. _____ email _____																							
Contractor's Name: ☐ Con ☐ Elec ☐ HVAC ☐ Plbg		Lic/Cert# _____	Exp. _____	Mailing Address _____	Tel. _____ email _____																							
PROJECT LOCATION		Lot area _____ Sq. ft.	of Section _____, T _____ N, R _____ E (or) W																									
Building Address 5915 Exchange St.		Subdivision Name _____			Lot No. _____	Block No. _____																						
Zoning District(s) _____		Set-backs: _____	Front ft. _____	Rear ft. _____	Left ft. _____	Right ft. _____																						
Project Description*: Front and Side Roof Repairs		COMMERCIAL - Fire Protection System Work Permit App. Date: _____ ☐ Orig to applicant ☐ Copy to Fire Dept.																										
1. PROJECT ☐ New ☒ Repair ☐ Alteration ☐ Raze * ☐ Addition ☐ Move Occupancy ☐ New Bldg or ☐ Change of Use		3. OCCUPANCY ☐ Single Family ☐ Two Family ☐ Multi-Family ☐ Commercial ☐ Other: _____		6. ELECTRICAL Entrance Panel _____ Amps: _____ ☐ Underground ☐ Overhead		9. HVAC EQUIPMENT ☐ Forced Air Furnace ☐ Radiant Baseboard/Panel ☐ Heat Pump ☐ Boiler ☐ Central Air Conditioning ☐ Fireplace or Other: _____																						
2. AREA INVOLVED Unfin. _____ sq ft Bsmt _____ sq ft Living _____ sq ft Area _____ sq ft Deck _____ sq ft Garage _____ sq ft Porch/Balcony _____ sq ft TOTAL _____ sq ft		4. CONST. TYPE ☐ Site-Built ☐ Mfd ☐ UDC ☐ HUD		7. WALLS ☐ Wood frame ☐ Steel ☐ ICF ☐ Timber/Pole ☐ Other: _____		12. ENERGY SOURCE <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Fuel</td> <td>Nat Gas</td> <td>LP</td> <td>Oil</td> <td>Elec.</td> <td>Solid</td> <td>Solar</td> </tr> <tr> <td>Space Htg</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Water Htg</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> ☐ Dwelling unit has 3 kilowatt or more electric space heating equip. Infiltration control option is ☐ Sealing of all joints ☐ Blower door test ☐ Exterior air infiltration barrier		Fuel	Nat Gas	LP	Oil	Elec.	Solid	Solar	Space Htg							Water Htg						
Fuel	Nat Gas	LP	Oil	Elec.	Solid	Solar																						
Space Htg																												
Water Htg																												
5. STORIES ☐ 1-Story ☐ 2-Story ☐ Other: _____		8. USE ☐ Seasonal ☐ Permanent ☐ Other: _____		10. SEWER ☐ Municipal ☐ Septic Permit No.: _____		13. HEAT LOSS (Calculated) Envelope _____ BTU/HR Infiltration _____ BTU/HR																						
11. WATER ☐ Municipal Utility ☐ Private On-Site Well		14. ESTIMATED COST OF PROJECT \$ Less than \$5k.																										
I agree to comply with all applicable codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If I am an owner applying for an erosion control or construction permit, I have read the cautionary statement regarding contractor financial responsibility on the reverse side. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.																												
APPLICANT'S SIGNATURE Ashley Byrne				DATE SIGNED 9/14/2021																								
FEES:		APPROVAL CONDITIONS:																										
Early Start _____		The permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.																										
Building _____																												
Electrical _____																												
Plumbing _____																												
HVAC _____																												
MMSD _____		ISSUING JURISDICTION: Village of McFarland																										
Park Fund _____		Municipality Number of Dwelling Location 13 - 154																										
Erosion Control _____		PERMIT(S) ISSUED		WIS PERMIT SEAL #		PERMIT ISSUED BY:																						
Wis. Seal _____		☐ Construction		(New UDC Homes Only)		Name _____																						
Occupancy _____		☐ HVAC				Date _____																						
Water Impact _____		☐ Electrical		PAYMENT INFO		Tel No. 608-838-3154																						
Library _____		☐ Plumbing				Cert. No. _____																						
Other: _____		☐ Erosion																										
TOTAL: \$		Occupancy ☐ New Bldg or ☐ Change of Use																										

Copies to: Issuing Jurisdiction, State (fill out online application), Inspector, and Owner/Agent

*For an accessory structure/shed or fence permit - Applicant must include a site plan of the location of the proposed project, and a description of materials to be used (dimensions, material type, material color). This may include a representative photo/image of the structure/fence.

*For a raze permit – Applicant must contact Public Works at (608)838-7287 to make arrangements for the return of the water meter on the property prior to this permit being issued.

CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS

Sec. 101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that:

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under Sec. 101.654 (2) (a) the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Per Section 23- 119 (e) (3) Those who wish to appeal payment of impact fees must do so in writing to the Village Administrator within thirty days of payment of fees.

CAUTIONARY STATEMENT TO CONTRACTORS FOR PROJECTS INVOLVING BUILDINGS BUILT BEFORE 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 square feet or more of paint per room, 20 square feet or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Save Renovation Training and Certification apply. Call (608)261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm> for details on how to be in compliance.

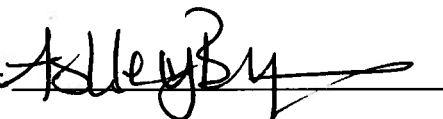
WETLANDS NOTICE TO PERMIT APPLICANTS

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources Wetlands Identification web page or contact a Department of Natural Resources Service Center.

ADDITIONAL RESPONSIBILITIES FOR OWNERS OF PROJECTS DISTURBING ONE OR MORE ACRES OF SOIL

I understand that this project is subject to ch. NR 151 regarding additional erosion control and stormwater management and will comply with those standards.

OWNER / APPLICANT'S SIGNATURE:



Date:

9.14.2021



5915

BUD
LIGHT

RACING



5915





