

HISTORIC PRESERVATION COMMISSION AGENDA

Wednesday, June 18, 2014
7:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Roll Call
- B. Declaration a Quorum is Present

II. APPROVAL OF MINUTES

- A. May 21, 2014

III. ADMINISTRATIVE UPDATE

- A. Agendas - Novus Agenda Software
Initiator: Dyann Benson, Redevelopment Planner
- B. Meeting Time
Initiator: Dyann Benson, Redevelopment Planner

IV. DISCUSSION

- A. Review of Exterior Alteration - Deck
Location: 30 N. Main Street (Joseph Anthony's)
Initiator: Pat Sesing, Contractor
- B. Discussion on Local Designation Goals and Considerations
Initiator: Dyann Benson, Redevelopment Planner
- C. Review of Historic Preservation Ordinance Changes
Initiator: Dyann Benson, Redevelopment Planner
- D. Action on Plan Review Committee
Initiator: Dyann Benson, Redevelopment Planner
- E. Appointment of Plan Review Committee Membership
Initiator: Dyann Benson, Redevelopment Planner

HISTORIC PRESERVATION COMMISSION AGENDA

June 18, 2014

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V. REPORT OF OFFICERS

A. Possible Designations

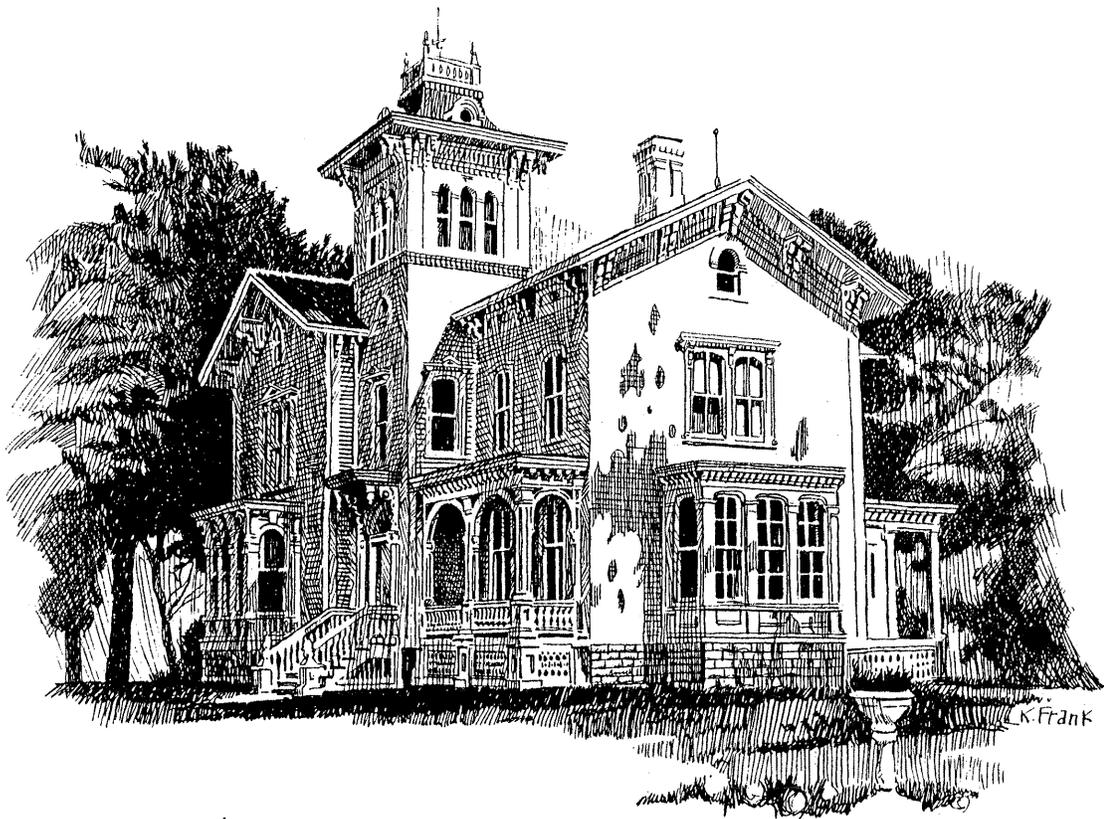
- 313 3rd Street

VI. COMMISSIONER COMMENTS

VII. CORRESPONDENCE

VIII. ADJOURN

Historic Preservation Commission



June 18, 2014

7:00 p.m.

"The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities."

HISTORIC PRESERVATION COMMISSION MINUTES

May 21, 2014
7:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present - Sam Meyer
Teresa Keenan
Cathy Boyle
Lisa Pauly
Tony Roden
Steve Schoofs

Absent - None

Administrative Staff - Dyann Benson, Redevelopment Planner
Deborah Hoffmann, City Attorney

Redevelopment Planner, Dyann Benson declared a quorum present.

APPROVAL OF MINUTES

April 21, 2014

Motion made by Commissioner Pauly to approve the minutes of the Historic Preservation Commission of the April 21, 2014 meeting as presented.

Seconded by Commissioner Roden.

ROLL CALL VOTE: Aye - Boyle, Keenan, Meyer, Pauly,
Roden, Schoofs

Nay - None

Carried.

NEW MEMBER INTRODUCTION

New Member Introduction

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson introduced Cathy Boyle and Steve Schoofs as new Commissioners to the existing members of the Historic Preservation Commission and in exchange they introduced themselves.

HISTORIC PRESERVATION COMMISSION MINUTES

May 21, 2014

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ADMINISTRATIVE UPDATE

Recodification of the Municipal Code

Dyann Benson gave an update of the Recodification of the Municipal Code stating that all content and requirements of the Historic Preservation Ordinance are the same as previously discussed with the Historic Preservation Commission.

DISCUSSION

Review of Exterior Alteration - Signage

Location: 130 Forest Avenue (El Dorado Apartments)

Initiator: Tony Mand, Owner

Appeared in Support and to ask/answer questions:

Tony Mand, 498 Austin Dr., Fond du Lac

Motion made by Commissioner Schoofs to approve the proposed exterior alteration of signage subject to the following:

- In the case of this locally designated property, the proposed alteration would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed sign will cover not replace the existing "signs". At any time, the proposed exterior alteration can be removed and the original "El Dorado" will be visible and intact.
- The background sign color will be Option #1 of the three (3) color proposals distributed to the Historic Preservation Commission. Option #1 is the most complimentary to the colors on the building.
- The method to secure the sign to the building shall not damage the original "El Dorado" raised relief.
- The lettering or font for the sign shall the same style of lettering used on the original "El Dorado" raised relief.

Seconded by Commissioner Roden.

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Sara Cujak, 862 Castle Rd., Fond du Lac
Steve Awve, 3895 Shuster Dr., West Bend, WI 53090
Kevin Miller, 571 Willow Dr., Fond du Lac
Amy Hansen, 977 Golf Vu Dr., Fond du Lac
Nicole Wiese, 473 Mary Lee Dr., Fond du Lac

Spoke in Opposition and to ask/answer questions:

Holly Rabe, 624 Ledgeview Blvd., Fond du Lac
John Hawkens, 553 Drury Place
Tanya St. Mary, 101 Mary's Ave., Eden, WI
Julie Wilson, 36 ½ N Main St., Fond du Lac
Chris Clementi, 427 Rockrose Dr., Fond du Lac
Matt Clementi, 427 Rockrose Dr., Fond du Lac
Heather Pedersen, 284 Gillett St., Fond du Lac
Dawn Dahlke, 999 Woodcrest Dr., Fond du Lac
Ashley Hernandez, 417 Harrison St., N Fond du Lac
Joanie Dreifuerst, 336 E 9th St., Fond du Lac
Ann Kelly, N8598 Decorah Ln., Fond du Lac
Lynn Weinshrott, 412 Willow Dr., Fond du Lac
Pete Sorensen, 281 E Merrill Ave., Fond du Lac

Spoke & Appeared to Gather Information:

John Townsend, 297 Roosevelt St., Fond du Lac

Appeared in Opposition but did not speak:

Tori Owens, 975 New Haven Ave., Fond du Lac
Alex Owens, 975 New Haven Ave., Fond du Lac
Pat Teofilo-Moser, 230 Fond du Lac Ave., Fond du Lac
Anthony Grebe, 111 4th St., Fond du Lac
Mitchell Grebe, 111 4th St., Fond du Lac
Samantha Grebe, 111 4th St., Fond du Lac
Jennie Grebe, 111 4th St., Fond du Lac
Tyler Grebe, 306 Lexington St., Fond du Lac
Sarah Kirchhoff, W4419 Overland Trail, Fond du Lac
Janet Bauer, 763 Mequon Ave., Fond du Lac
Jodie Crouch, 586 Boyd St., Fond du Lac
Lisa Galligan, 45 Elm Acres Dr., Fond du Lac
Theresa Sweeney, 594 Boyd St., Fond du Lac
Shawn Kelly, N8598 Decorah Ln., Fond du Lac
William Weinshrott, 412 Willow Dr., Fond du Lac
Steve Ahrens, 45 Elm Acres Dr., Fond du Lac

Motion made by Commissioner Keenan to delay demolition
for the Retlaw Theater (partial building) for three
months.

Seconded by Commissioner Roden.

HISTORIC PRESERVATION COMMISSION MINUTES

May 21, 2014

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Meeting adjourned at 9:40 p.m.

MARGARET HEFTER
CITY CLERK

MH/maa

Historic Preservation Commission Memorandum

Date: May 30, 2014
To: Historic Preservation Commission
From: Dyann Benson, Redevelopment Planner 
RE: Review of Exterior Alterations - Deck

Location: 30 N. Main street
Applicant: Pat Sesing, Contractor
Historic Designation: Local Individual Designation-1999
Joseph Anthony's

Applicable Historic Preservation Ordinance

Section 374-5 Powers and duties of Commission

B. Regulation of construction, reconstruction and exterior alteration.

(1) Any application for a permit from the Building Inspector involving the exterior of a designated historic site or structure within a historic district shall be filed with the Historic Preservation Commission.

(2) No owner or person in charge of an historic site or structure within an historic district shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties 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 Historic Preservation Commission. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

(3) Review of Application

(a) Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

(1) Whether, in the case of a designated historic structure or site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

(2) Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

(3) Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection D, hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the City Council of the City of Fond du Lac.

(b) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16I., the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.

(4) If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, it shall issue the Certificate of Appropriateness.

Background

The property at 30 N. Main Street was locally designated in 1999. The basis for its historical significance is Criteria A – Exemplify or reflect the broad cultural, political, economic or social history of the community. The designation identifies the property’s contribution to the commercial history of the community as the location of various businesses from the 1870s to the 1930s. The property is also a contributing property to the North Main Street Historic District which is listed on the State and National Register of Historic Places.

The current property owner is Joseph Miller.

Request

The request is to construct a deck off the second floor at the rear of the building. The deck would be approximately 20 ft by 23 ft in size. Approximately three (3) feet of the deck would be cantilevered over the south side. The deck would have a railing along all three sides as required by building code. The deck would be constructed out of cedar. The deck would not be painted. The deck design includes four (4) 10 ft posts to allow for hanging baskets.

Considerations

The request being presented to the Historic Preservation Commission is for an exterior alteration to the building located at 30 N. Main Street. The exterior alteration is to construct a deck off of the second floor at the rear of the property.

Under the ordinance, the HPC can grant a Certificate of Appropriateness if the proposed alteration meets certain conditions.

Staff is recommending approval by the Historic Preservation Commission for the proposed exterior alteration for the deck subject to the following:

- *In the case of this locally designated property, the proposed alteration would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed deck is at the rear of the building.*
- *Submit and obtain the required building permits for the construction of the deck.*



(920) 924-9561

DATE

5/21/14

Div. of William Sesing Construction Inc.

217 Superior Street
Fond du Lac, WI 54935-4848

Fax (920) 273-0063

ATTN: JOE MILLER
JOSEPH ANTHONY'S BARBER SHOP
30 N. MAIN STREET
FOND DU LAC, WI 54935

"Where experience and quality shows"

Item	Qty.	Description	Price
1		DREXEL BUILDING SUPPLY	
2		L & G STEEL - (3) BEAMS	
3		SESING CONSTRUCTION LABOR	
4		LABOR - SET BEAMS ON ROOF	
		SALE	\$ 13,933.65
		TAX	\$ 766.35
		CONTRACT AMOUNT	\$ 14,700.00

Schedule will be discussed upon acceptance.

Thank you for the opportunity to quote this construction project!

Alan Kottke - L&G Steel



Drexel Building Supply- Campbellsport
 227 W. Main St., PO Box 510
 Campbellsport, WI 53010
 Phone: 920-533-4412
 CORE VALUE #1: ETHICS,
 IT'S #1 & IT'S #1 FOR A REASON



QUOTE

1405-203454

PAGE 1 OF 2

SOLD TO
QUOTE ACCOUNT

JOB ADDRESS
PAT SESING CARP. FOND DU LAC 933-9559

ACCOUNT	JOB
QUOTE	0
CREATED ON	05/05/2014
EXPIRES ON	06/05/2014
BRANCH	CBS
CUSTOMER PO#	
STATION	NASS
CASHIER	BW
SALESPERSON	
ORDER ENTRY	BW
MODIFIED BY	

JOE MILLER 2ND FLOOR DECK

QTY	Description	Quantity	U/M	Price	Per	Amount
12T	LEDGER BOARD 2x8-12ft TREATED POST BY OTHERS	2	EA	11.7800	EA	23.56
16T	STEEL BEAM BY OTHERS 2x6-16ft TREATED	5	EA	12.4800	EA	62.40
112T	JOIST 2x8-12ft TREATED	48	EA	11.7800	EA	565.44
18707	JOIST HANGER LUS28Z 2X8 JOIST HANGER ACQ APP 50	40	EA	1.2100	EA	48.40
114T	RIM 2x8-14ft TREATED NO STAIRS	2	EA	13.9900	EA	27.98
1616C	CEDAR DECKING 5/4x6-16ft CEDAR DECKING RADIUS EDGE SLCTGH	46	EA	26.2100	EA	1205.66
1612C	CEDAR DECKING 5/4x6-12ft CEDAR DECKING RADIUS EDGE SLCTGH	46	EA	19.6600	EA	904.36

This is an estimate; prices vary based on market conditions. This is NOT a legally binding contract between parties. Customer is responsible for quantity specifications.

Subtotal

Sales Tax



CORE VALUE #1: ETHICS,
IT'S #1 & IT'S #1 FOR A REASON



QUOTE

1405-203454

PAGE 2 OF 2

SOLD TO
QUOTE ACCOUNT

JOB ADDRESS
PAT SESING CARP. FOND DU LAC 933-9559

ACCOUNT	JOB
QUOTE	0
CREATED ON	05/05/2014
EXPIRES ON	06/05/2014
BRANCH	CBS
CUSTOMER PO#	
STATION	NASS
CASHIER	BW
SALESPERSON	
ORDER ENTRY	BW
MODIFIED BY	

JOE MILLER 2ND FLOOR DECK

Item	Description	Quantity	U/M	Price	Per	Amount
11012C	FINISH RIM					
C	1x10-12ft CEDAR S1S2E	6	EA	27.6600	EA	165.96
4410C	RAILING					
448C	4x4-10ft CEDAR S4S	4	EA	39.7000	EA	158.80
2412C	4x4-8ft CEDAR S4S	4	EA	31.7600	EA	127.04
1416C	2x4-12ft CEDAR S4S	12	EA	16.4800	EA	197.76
2242C	1x4-16ft CEDAR S1S2E	5	EA	9.3400	EA	46.70
C	2x2x42in CDR BVL ANGLE END 6/BL	180	EA	2.0100	EA	361.80
SO10B	HARDWARE					
52147	HARDWARE ALLOWANCE	1	EA	400.0000	EA	400.00
	2-1/2in DECK SCREWS 25# PAIL PRM SRC# P212SBK	2	EA	95.6900	EA	191.38

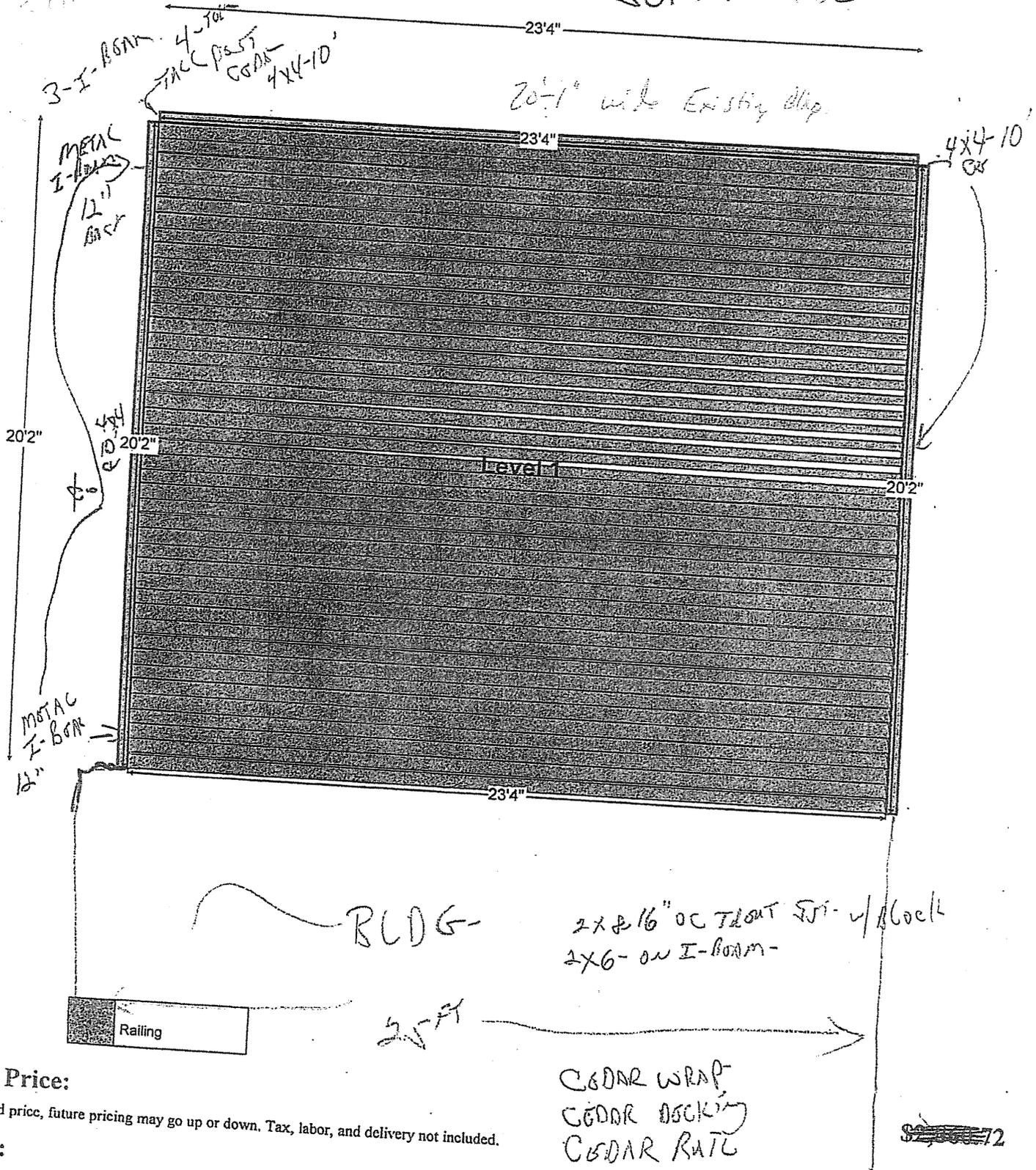
This is an estimate; prices vary based on market conditions. This is NOT a legally binding contract between parties. Customer is responsible for quantity, specifications, code requirements, pricing errors, and lead times. PLEASE EXAMINE CAREFULLY.

F01 5.50%	Subtotal	4,487.24
	Sales Tax	246.80
	Total	4,734.04

Signature _____

10 1/4" H
4 1/4" W

Joemiller
30N Main FDL

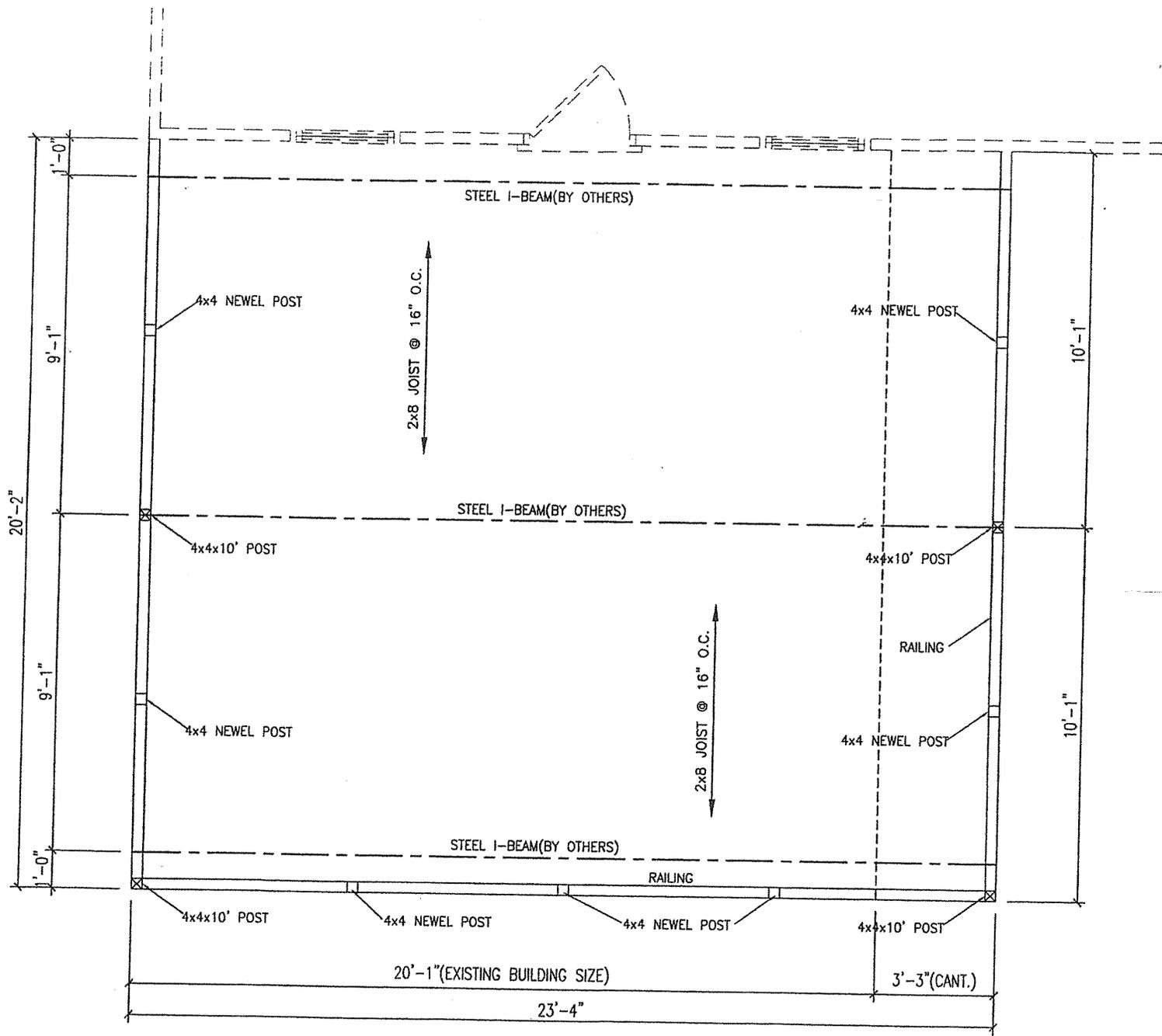


Estimated Price:
 s estimated price, future pricing may go up or down. Tax, labor, and delivery not included.

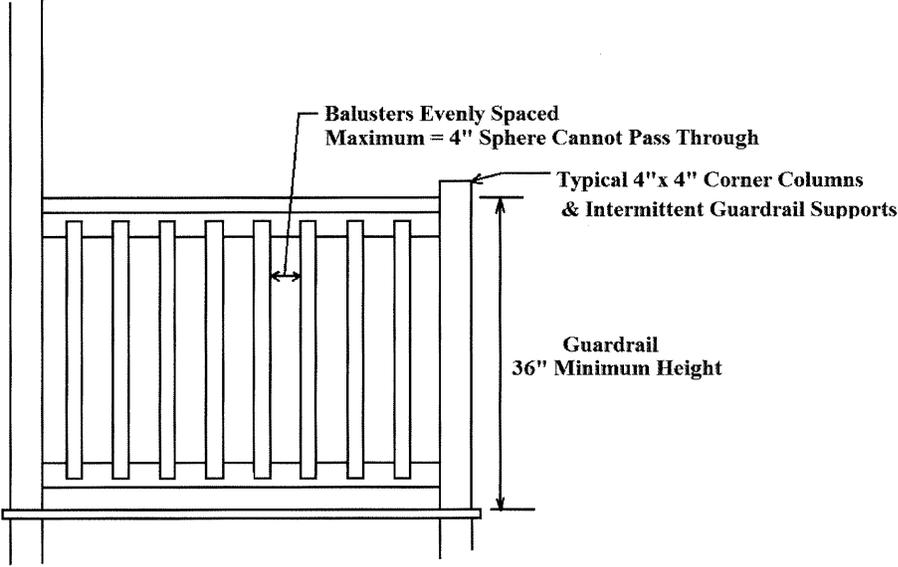
Price:
 ase price includes: 40 PSF deck live load

CEDAR WRAP
 CEDAR DECKING
 CEDAR RAIL

~~12~~ 12



FLOOR PLAN



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: June 3, 2014

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner *DB*

Re: Discussion Regarding Designation Goals and Considerations

A request was made at the April meeting to have a discussion regarding setting goals for local designations and to have this as topic on a future meeting agenda.

Properties that would be candidates for local designation have been identified either through the architectural and historic resources surveys (1992 & 2011) as well as through requests from property owners. At the May meeting, the property at 313 3rd Street was listed as a possible designation. The property was constructed in 1919 and currently has aluminum/vinyl siding. Typically, these characteristics would limit eligibility or designation. The characteristics of this property led to a discussion about looking at bungalows or other architectural styles (i.e. ranch homes) as a way of promoting historic preservation and looking beyond the “traditional” architectural styles (Queen Anne, Gothic Revival, Second Empire, Italianate, etc.). that individuals associate with historic homes.

Another element of the Historic Preservation Commission discussion on goals for local designations is what aspects of the property are considered in the designation process and how the proposed designation is presented to the Commission.

The key elements of this discussion will relate to what goals do the Historic Preservation Commission wish to establish for local designations; how will properties be identified for local designation and the considerations that should be incorporated into a proposal for designation.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: May 29, 2014

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner 

Re: Review of Historic Preservation Ordinance Changes

At the April 21, 2014 meeting, the Historic Preservation Commission reviewed the Historic Preservation Ordinance. During the discussion there were a few questions about what changes had occurred to the ordinance over time.

The ordinance creating the Historic Preservation regulations was adopted in November 1989. Since its creation, there have been five (5) amendments to the Historic Preservation ordinance. Copies of the ordinance are The changes are summarized below.

The first amendment to the ordinance in 1990 (Ordinance No. 2455) relates to the procedures for designating historic structures. It deleted language that required notification at least ten (10) days in advance of the public hearing on the designation to the owners of records and property owners within 200 feet of the property under consideration. The amendment also deleted language that stated “owners have the right to confer with the Commission prior to final action by the Commission on the designation.”

The second amendment to the ordinance in 2003 (Ordinance No. 3153) relates to the deferral period on taking action on demolition permits. The original ordinance had three (3) months for all property types. The amendment established six (6) month deferral period for single family homes and up to one (1) year for other types of structures.

The third amendment to the ordinance in 2007 (Ordinance No. 3341) relates to the regulation of construction, reconstruction and exterior alterations. The amendment added a provision that in cases where a principal historic structure has been damaged by fire, demolition or other means that the plan review requirements do not apply unless there is a historic structure within 200 feet of the historic structure that has been destroyed.

The fourth amendment to the ordinance in 2010 (Ordinance 3439) relates to the re-designation of properties that had their designation rescinded over concern that the

designation would impact their ability to sell the property. The amendment deleted the provision that the HPC had to wait five (5) years before re-designating a historic site.

The fifth amendment to the ordinance in 2011 (Ordinance No. 3449) relates to the procedures for designating structures. The amendment added provisions that if a property owner objects to a designation or rescission that they may appeal to the city Council and the means by which the city Council may affirm, deny or modify the designation or rescission.

ORDINANCE NO. 3449

AN ORDINANCE AMENDING THE REVISED ZONING CODE
OF THE CITY OF FOND DU LAC, WISCONSIN

The City Council of the City of Fond du Lac do ordain as follows:

Section 1. That Section 11.16 F PROCEDURE at subsection 1. Designation of Historic Structures, Historic Sites and Historic Districts is hereby amended to read as follows:

11.16 F. PROCEDURES

1. Designation of Historic Structures, Historic Sites and Historic Districts

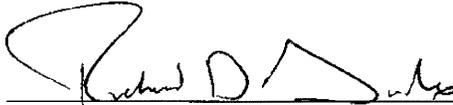
The Commission may, after notice published as a Class 1 Notice and public hearing, as well as due notice to the parties in interest and adjacent property owners, establish historic structures and sites and may recommend historic districts, or rescind such designation or recommendation, after application of the criteria in Section D above. The Commission shall also notify the following: Department of Public Works, Redevelopment Authority, Parks Division, Fire and Police Departments, Inspection Division, Zoning Board of Appeals, and Plan Commission. Each such department shall respond to the Commission within thirty (30) days of notification with its comments on the proposed designation or rescission. The Commission shall then conduct such public hearing and, in addition to the notified persons, may hear expert witnesses. The Commission may conduct an independent investigation into the proposed designation or rescission. Within ten (10) days after the close of the public hearing, the Commission may designate the property as either an historic structure, an historic site, or recommend its inclusion in an historic district, or may rescind the designation.

Where the owner(s) of the property objects to the designation or rescission of a historic site,

historic structure, or historic district, the property owner(s) may file a written appeal of the designation or rescission to the City Council within 10 days after the close of the public hearing. The City Council may either affirm, deny or modify the designation or rescission. The action of the City Council shall not become effective except by the favorable vote of three-fourths (3/4) of the entire membership of the City Council.

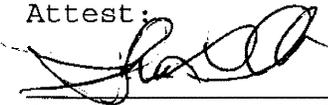
After the designation, recommendation or rescission has been made, notification shall be sent to the property owner or owners and to the persons who appeared at the public hearing. Notification shall also be given to the City Clerk, Building Inspector and the City Assessor. The Commission shall cause the designation or rescission to be recorded, at City expense, in the County Register of Deeds office, or the recommendation to be submitted to the City Council of the City of Fond du Lac as provided by subsection F.3.

ADOPTED: JAN 26 2011



Richard D. Gudex, President
Fond du Lac City Council

Attest:



Sue L. Strands, City Clerk

City Attorney:

Reviewed 

ORDINANCE NO. 3439

AN ORDINANCE AMENDING THE REVISED ZONING CODE
OF THE CITY OF FOND DU LAC, WISCONSIN

The City Council of the City of Fond du Lac do ordain as follows:

Section 1. That Section 11.16 E. POWERS AND DUTIES., Section 5. Sale of Historic Structures and Historic Sites, is hereby amended as follows:

Delete:

d. Following any such rescission, the Commission may not redesignate the subject property a historic structure or site for a period of not less than five (5) years following the date of rescission.

Section 2. The appropriate City officials are hereby authorized and directed to take such action as is necessary to effectuate the terms of this Ordinance.

Section 3. All other ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. This Ordinance shall take effect and be in force upon its passage and publication as provided by law.

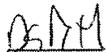
ADOPTED: OCT 27 2010


Richard D. Gudex, President
Fond du Lac City Council

Attest:


Sue L. Strands, City Clerk

City Attorney:

Reviewed 

ORDINANCE NO. 3439
AN ORDINANCE AMENDING THE REVISED ZONING CODE
OF THE CITY OF FOND DU LAC, WISCONSIN

The City Council of the City of Fond du Lac do ordain as follows:

Section 1. That Section 11.16 E. POWERS AND DUTIES.,
Section 5. Sale of Historic Structures and Historic Sites, is
hereby amended as follows:

Delete:

d. Following any such rescission, the Commission may not redesignate the subject property a historic structure or site for a period of not less than five (5) years following the date of rescission.

ADOPTED: October 27, 2010

Richard D. Gudex, President, Fond du Lac City Council

Attest: Sue L. Strands, City Clerk

ORDINANCE NO. 3341

AN ORDINANCE AMENDING SECTION 11.16,
HISTORIC PRESERVATION ORDINANCE,
OF THE REVISED ZONING CODE
OF THE CITY OF FOND DU LAC, WISCONSIN

The City Council of the City of Fond du Lac do ordain as follows:

Section 1. That Section 11.16 E.2.c., of the Revised Zoning Code of the City of Fond du Lac, Wisconsin, is hereby amended by adding a new (4) to read as follows:

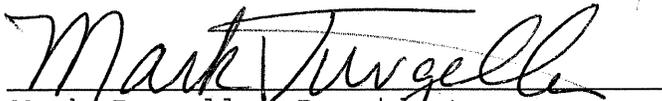
- (4) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16I., the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.

Section 2. The appropriate City officials are hereby authorized and directed to take such action as is necessary to effectuate the terms of this Ordinance.

Section 3. All other ordinances and resolutions inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4. This Ordinance shall take effect and be in force upon its passage and publication as provided by law.

ADOPTED: OCT 10 2007


Mark Jurgella, President
Fond du Lac City Council

Attest:


Sue L. Strands, City Clerk

City Attorney:

Reviewed 

**AN ORDINANCE AMENDING CHAPTER 11.16,
OF THE 1984 REVISED ZONING CODE OF
THE CITY OF FOND DU LAC, WISCONSIN**

The City Council of the City of Fond du Lac, Wisconsin, do ordain as follows:

Section 1. That Chapter 11 of the Revised Zoning Code of the City of Fond du Lac at Section 11.16 E. 3., Regulation of Demolition., Subsection b., is hereby amended to read as follows:

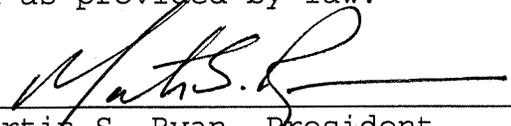
- b. At such time as such person applies for a permit to demolish such property, such application shall be filed with the Commission. Upon such application, the Commission may refuse to grant such written approval for a period of up to six (6) months from the time of such application for single family homes and up to one (1) year for other types of structures during which time Commission and the applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property. During such period, the applicant and the Commission shall cooperate in attempting to avoid demolition of the property. At the end of the required time period, if no mutually agreeable method of saving the subject property bearing a reasonable prospect of eventual success is underway, or if no formal application for funds from any governmental unit or nonprofit organization to preserve the subject property is pending, the Building Inspector may issue the permit to demolish the subject property without the approval of the Commission. If such mutually agreeable method for saving the subject property is not successful or no such funds to preserve the subject property have been obtained and available for disbursement within a period of sixty (60) days following the end of the required time period, the Building Inspector may issue the permit to demolish the subject property without the approval of the Commission.

Section 2. The appropriate City officials are hereby authorized and directed to take such action as is necessary to effectuate the terms of this Ordinance.

Section 3. All other ordinances and resolutions inconsistent with the provisions of this ordinance are hereby repealed.

Section 4. This Ordinance shall take effect and be in force upon its passage and publication as provided by law.

ADOPTED: APR 23 2003



Martin S. Ryan, President
Fond du Lac City Council

Attest:



Theresa Hochrein, City Clerk

City Attorney:

Reviewed 

ORDINANCE NO. 2455
(Amended)

**AN ORDINANCE AMENDING THE HISTORIC
PRESERVATION ORDINANCE**

The City Council of the City of Fond du Lac, Wisconsin,
do ordain as follows:

Section 1. That Chapter 11 of the Revised Zoning Code, Section 11.16, Historic Preservation at subsection 11.16 F.1, Designation of Historic Structures, Historic Sites, and Historic Districts, is hereby amended to read as follows:

Procedures

1. Designation of Historic Structures, Historic Sites and Historic Districts

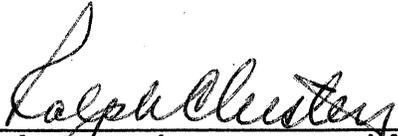
The Commission may, after notice published as a Class 1 Notice and public hearing, as well as due notice to the parties in interest and adjacent property owners, establish historic structures and sites and may recommend historic districts, or rescind such designation or recommendation, after application of the criteria in Section D above. The Commission shall also notify the following: Department of Public Works, Redevelopment Authority, Parks Division, Fire and Police Departments, Inspection Division, Zoning Board of Appeals, and Plan Commission. Each such department shall respond to the Commission within thirty (30) days of notification with its comments on the proposed designation or rescission. The Commission shall then conduct such public hearing and, in addition to the notified persons, may hear expert witnesses. The Commission may conduct an independent investigation into the proposed designation or rescission. Within ten (10) days after the close of the public hearing, the Commission may designate the property as either an historic structure, an historic site, or recommend its inclusion in an historic district, or may rescind the designation. After the designation, recommendation or rescission has been made, notification shall be sent to the property owner or owners and to the persons who appeared at the public hearing. Notification shall also be given to the City Clerk, Building Inspector and the City Assessor. The Commission shall cause the designation or rescission to be recorded, at City expense, in the County Register of Deeds office,

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or the recommendation to be submitted to the City Council of the City of Fond du Lac as provided by subsection F.3.

Section 2. This ordinance shall be in full force and effect upon its passage and publication as provided by law.

ADOPTED: JUN 13 1990



Ralph C. Leisten, President
Fond du Lac City Council

Attest:

City Attorney:



Theresa Hochrein, Acting City Clerk

Reviewed  _____

Approved  _____

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: May 30, 2014
To: Historic Preservation Commission
From: Dyann Benson, Redevelopment Planner 
Re: Action on Plan Review Committee

The Bylaws of the Historic Preservation Commission accommodate the formation of a Plan Review Committee which shall review and approve plans on behalf of the entire Commission.

At the April meeting, the Commission requested review of the Plan Review Committee by the City Attorney to ensure compliance with Open Meeting requirements. The City Attorney has stated that the Plan Review Committee may continue to meet under the following criteria:

- Posting and distribution of the meeting agenda
- Projects reviewed by the Plan Review Committee would be ratified by the Historic Preservation Commission at their next meeting.

The Plan Review Committee provides an expeditious review of minor changes to City-designated historic properties. This process has been well received and appreciated by residential property owners.

Staff would recommend continuing the Plan Review Committee process for residential properties with commercial properties reviewed at the Commission level. The Historic Preservation Commission can determine what type of exterior alterations is appropriate for the Plan Review Committee. In the past, the Plan Review Committee has primarily reviewed singular work items, such as a roof, window replacement or porch repair versus multiple work items undertaken as part of one project. If any party may disagree with a decision of the Plan Review Committee, they may request review by the entire Commission. Or, the Plan Review Committee may refer review to the entire Commission.

A subsequent item on the agenda, appointment of Plan Review Committee membership, is subject to the action taken by the Commission on this item.