

MINUTES
City of Monona
Landmarks Commission
Wednesday October 14, 2020

Chair Goforth called the meeting of the Monona Landmarks Commission to order at 4:37 PM.

Present: Chair Kristie Goforth, Ms. Mary Murrell, Mr. Rick Bernstein, and Ms. Rebecca Holmquist

Absent: Ms. Branda Weix, Ms. Anne Wellman and Mr. Erik Lincoln

Also Present: Douglas Plowman, City Planner

Approval of Minutes

A motion by Mr. Bernstein, seconded by Ms. Holmquist, for the approval of the minutes of August 12, 2020 carried with no corrections.

Appearances

There were no appearances.

Unfinished Business

A. Updates regarding Stone Bridge Park Design

Planner Plowman provided an update to the Commission. A number of meetings have taken place since the last Landmarks meeting. A joint meeting with the Parks Board was held where public input and discussion on the plans was solicited including how they incorporate the Pagoda. A second Parks Board meeting took place where revisions were made to the design. Finally, a number of Landmarks members met with Parks Director Anderson on site, and discussed the Pagoda and the surrounding area. This included discussion of the slope behind the Pagoda, as well as the extent of the excavation that may occur. Suggestions were for an equal distance all around the Pagoda, with more room from the slope. Stonework in the lower sections, with terracing and native plantings on the slope towards the top. These are still to be finalized, but the feedback will be taken back to the design team.

Chair Goforth discussed the design of the spring in Lodi, as shared by Mr. Lincoln, and how design queues could be taken for the Pagoda. The water is directed efficiently, but it doesn't about a shoreline as is the case with Stone Bridge Park. Mr. Bernstein supports a natural treatment for the area with effective landscaping. Planner Plowman will follow up with Parks Director Anderson to understand the next steps for the design process. Chair Goforth shared with the Commission that she will be proposing an amendment to the 2021 Capital Budget to limit the park redesign portion. Specifically, this will focus on the armored wall and retaining walls, which could save \$100,000. The Pagoda will remain a high priority with this proposal, but some of the additional walls could detract from the natural feel of the park. Ms. Holmquist asked if these changes would impact access to the Pagoda. The walkway should still access the Pagoda, but Chair Goforth specifically focused on the limestone walls leading to the shore instead.

New Business

A. Recommendation to Council on selection of National Register Consultant

Planner Plowman provided the Commission with an update and overview of the interview process that took place with assistance from other Commission members. There were four responses to the RFP, three of which wanted to proceed with the work. Interviews were held,

with assistance from Chair Goforth, Ms. Holmquist and Mr. Bernstein, and the panel were impressed by them all. Each consultant demonstrated significant knowledge in the subject area, as well as the necessary experience.

UWM-CRM had expertise with each of the building types in the RFP. This includes experience with school buildings in Milwaukee, as well as another Kohl's grocery store. The UWM does not charge profit for work with municipalities, and the proposal is at cost. Mr. Bernstein added that the project lead lives in Stoughton, so that will limit travel time. The second group was the Preserve group. They also proposed all six properties, there was different pricing for each property. Their opinion was that the school buildings would require the most research and time. They had good examples of previous work, which were complimentary to the City's list. They were also located in Milwaukee, and not having a local team member meant they would require more travel time. The cost was almost double the UWM proposal, and would require a budget request of Council to cover the difference. The skill level and expertise was very similar when compared with UWM. Ms. Holmquist said that the Preserve are a fantastic firm that do great work, but that she doesn't see the City spending the extra money. Mr. Heggland has specific ties to the two residential properties he bid, and has conducted over 180 successful National Register nominations. He has extensive experience in Monona, and has worked on other Landmark materials. Ms. Holmquist shared that initially her preference was for one consultant, but having interviewed the candidates, she thinks he would be a great fit for the houses, and UWM to assist with schools and commercial buildings.

A motion was made by Ms. Murrell, seconded by Ms. Holmquist, to recommend the award of National Register Consulting Services to Mr. Timothy Heggland for the two properties listed in his proposal, and to the University of Milwaukee CRM for the remaining four properties as listed in the RFP.

The motion carried.

There is the possibility that there be money left over from the CLG grant. There has been past discussion of how else to spend the money. Mr. Bernstein added that it would need to be an eligible activity, and it could go towards local landmark nominations or other mound groups in Monona that are still unregistered. There was also discussion of the possibility of adding a National Register plaque, and if this could be covered. Planner Plowman can check with the State to see what could be an eligible expense. UWM have experience with mounds, and have worked in Monona when infrastructure projects occur. Planner Plowman will contact the State Archaeologist again, as he is yet to hear next steps for the Panther Mound.

B. Staff Updates

i. Springhaven Pagoda RFP

Planner Plowman updated the Commission that the RFP document is currently being prepared as had been directed at the last meeting. The delay was caused by the proposal being reviewed by City Engineering Staff to ensure it was as complete as possible. The Commission requested that this be presented at their November meeting, and that Mr. Eagan be invited to join the meeting to answer any questions that may arise.

ii. San Damiano – City of Monona Purchase Agreement Update

Chair Goforth updated the Commission on the San Damiano purchase agreement that has been reached. The 2021 Capital Budget was also discussed which has \$50,000 in funds for conceptual planning, an appraisal of the property as well as archaeological services. Mr. Bernstein shared that the property was previously reviewed for National Register eligibility, and deemed ineligible. If the issues could be addressed it could become eligible, and also for tax credits. Ms. Holmquist added

Minutes Approved on November 11, 2020

that the previous nomination was for architecture (Criterion C), but that it could be eligible for historic significance (Criterion A).

Upcoming meetings

Upcoming meetings are scheduled for November 11, 2020 and December 9, 2020.

Adjournment

A motion by Ms. Holmquist, seconded by Mr. Bernstein, to adjourn carried. (5:27pm)

Submitted by,

Doug Plowman, City Planner