



# **HISTORIC PRESERVATION COMMISSION AGENDA**

**March 16, 2022 at 3:00 PM**

**City Hall - Conference Room 207, 828 Center Avenue,  
Sheboygan, WI**

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Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## **OPENING OF MEETING**

1. Call to Order
2. Pledge of Allegiance

## **MINUTES**

- [3.](#) Approval of minutes from the January 19, 2022 meeting.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- [4.](#) Discussion and possible action on Certificate of Appropriateness for the former Sheboygan Press building at 632 Center Avenue.
5. Presentation by Jason Tish, Certified Local Government and Preservation Education at the Wisconsin Historical Society.

## **NEXT MEETING DATE**

6. Next Meeting Date: TBD

## **ADJOURN**

7. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*

**1. OPENING OF MEETING**

**MEMBERS PRESENT:** Travis Gross, Peter Fetterer, Paul Gottsacker, Peter Mayer, and Carolynn Lee

**STAFF/OFFICIALS PRESENT:** Planning & Development Director Chad Pelishek

1.1 Call to Order

Chair Travis Gross called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

**2. MINUTES**

2.1 Approval of Minutes of the March 19, 2019 meeting.

Motion by Travis Gross, seconded by Paul Gottsacker to approve. Motion carried

**3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

3.1 Election and/or reaffirmation of Chairperson.

Motion by Peter Fetterer, seconded by Paul Gottsacker to elect Travis Gross as Chairperson. Motion carried.

3.2 Election and/or reaffirmation of Vice-Chairperson.

Motion by Travis Gross, seconded by Paul Gottsacker to elect Peter Fetterer as Vice- Chairperson. Motion carried.

3.3 Discuss and review committee's mission per City ordinances including commission Membership.

Commission discussed and reviewed commission membership and City Ordinance pertaining to Historic Preservation Commission included in the City's zoning ordinance. Members asked the city staff to contact Mayor Sorenson and see when he will be appointing an alderperson and registered architect to the commission.

3.4 Review and set Commission duties and responsibilities.

The Commission discussed ways that members can educate the public on historic preservation. Commissioner Mayer, Commissioner Lee, and Chair Travis Gross agreed to work with city staff on the roll-out of the upcoming Armory documentary in April 2022. The goal is to provide more options for the public to learn about historic preservation in the community. The Commission also asked that City staff contact the State Historical Society Certified Local Government staff person to attend the next meeting remotely. The Commission discussed the update on the Architectural Historical Intensive Use report and agreed that city staff needs to pursue the update of that plan and whether it makes sense to have a Historical Preservation Plan as well.

**4. NEXT MEETING DATE**

Next Meeting Date: March 16, 2022

**5. ADJOURN**

5.1 Motion to Adjourn

Moved by Peter Mayer, seconded by Peter Fetterer to adjourn. Motion Carried.

Being no further business, the meeting was adjourned at 3:52 p.m.

# CITY OF SHEBOYGAN HISTORIC PRESERVATION

## CERTIFICATE OF APPROPRIATENESS

This Certificate of Appropriateness shall be valid only when signed by the Planning Department official and the Historic Preservation Commission (HPC) Chairperson. Construction work shall not be permitted without a signed Certificate of Appropriateness.

**Applicant:** Cardinal Capital Management **Phone:** (414) 727-9902

**Applicant Mailing Address:** 901 S 70th St, West Allis, WI 53214

**Property Owner:** CCM-Press Owner LLC

**Property Building Address:** 632 Center Avenue, Sheboygan, Wisconsin

The construction work for which this Certificate of Appropriateness is sought is described below. Further supplementing the application are the following attached photos, drawings, plans, colors, material lists or other reliable information as described in the Certificate of Appropriateness application requirements.

### Description of Work to be Performed

This project is the renovation of the historically designated Sheboygan Press building. The, currently vacant, building will be renovated into apartments using the Secretary of the Interiors Standards for Rehabilitation in order to qualify for State and Federal Historic Tax Credits.

**Date:** 2/21/22 **Signature of Applicant:** 

### City of Sheboygan Use Only

Approved: \_\_\_\_\_ HPC Chairperson Signature \_\_\_\_\_ Date: \_\_\_\_\_

Approved: \_\_\_\_\_ Planning Dept. Signature \_\_\_\_\_ Date: \_\_\_\_\_

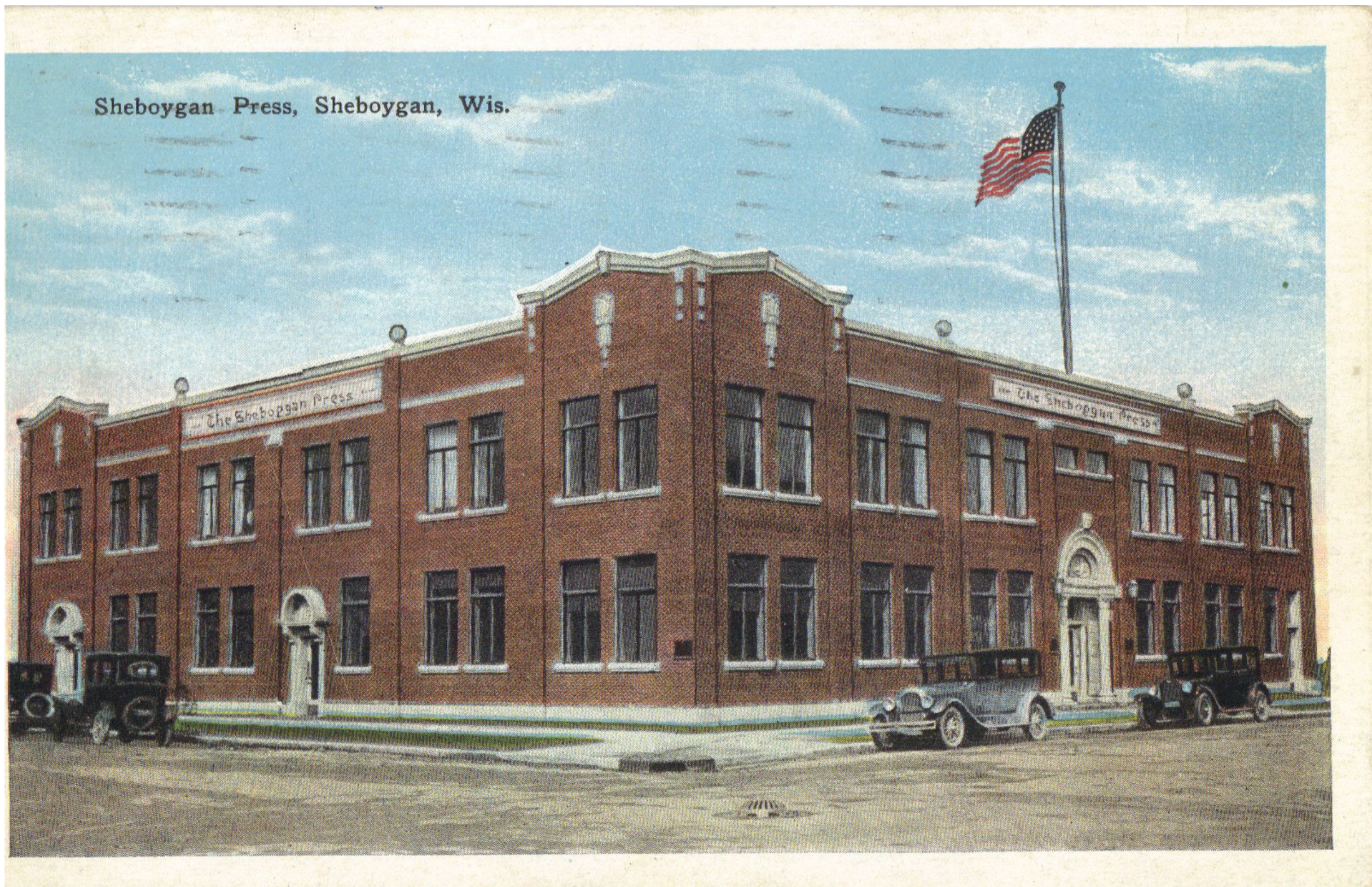
Conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I understand and agree to the above listed conditions. \_\_\_\_\_

Applicant Signature/Date

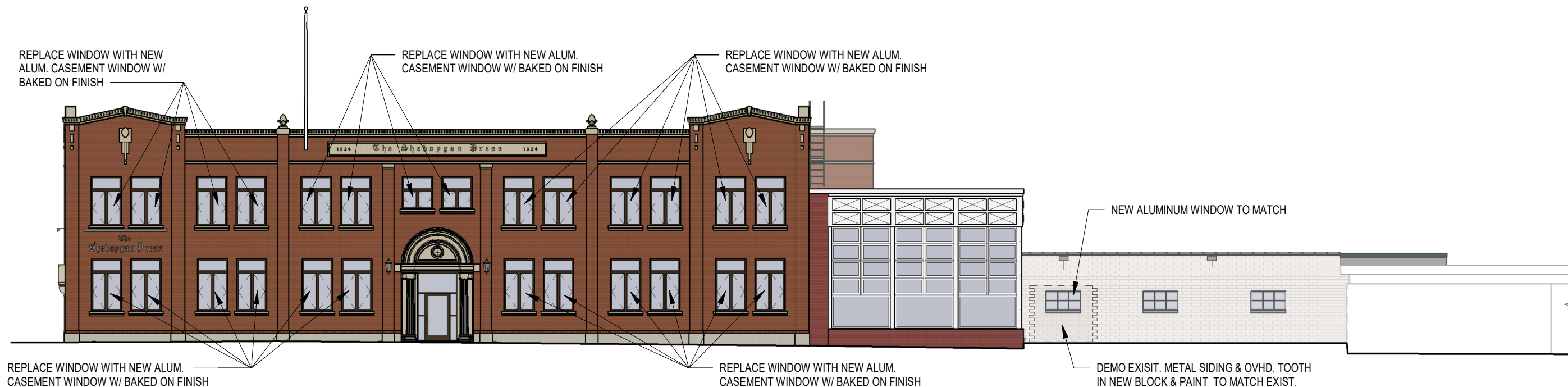




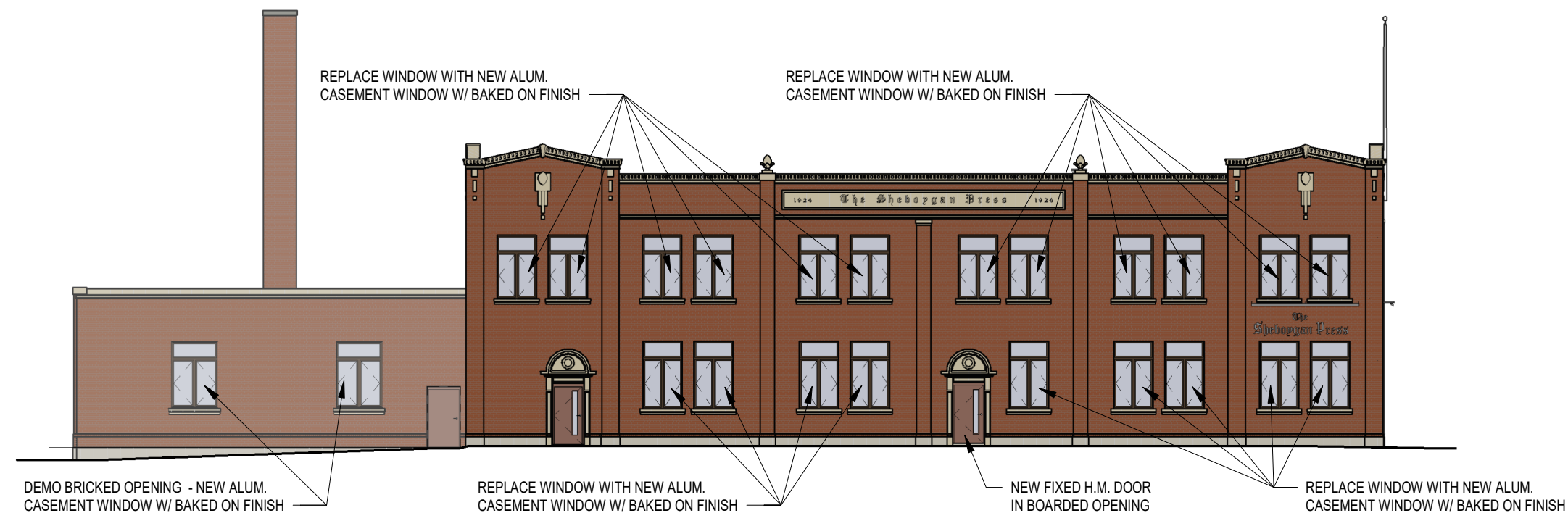




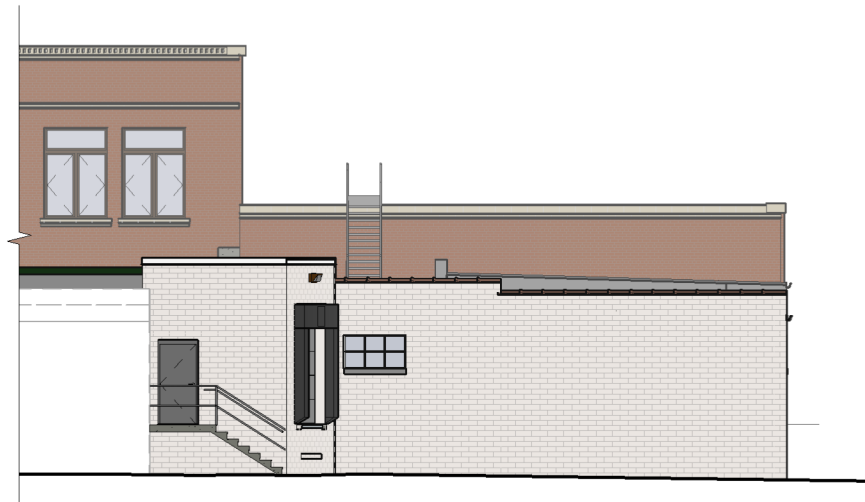




**2** SOUTH ELEVATION - Colored  
A200 1/16" = 1'-0"



**1** WEST ELEVATION - Colored  
A200 1/16" = 1'-0"

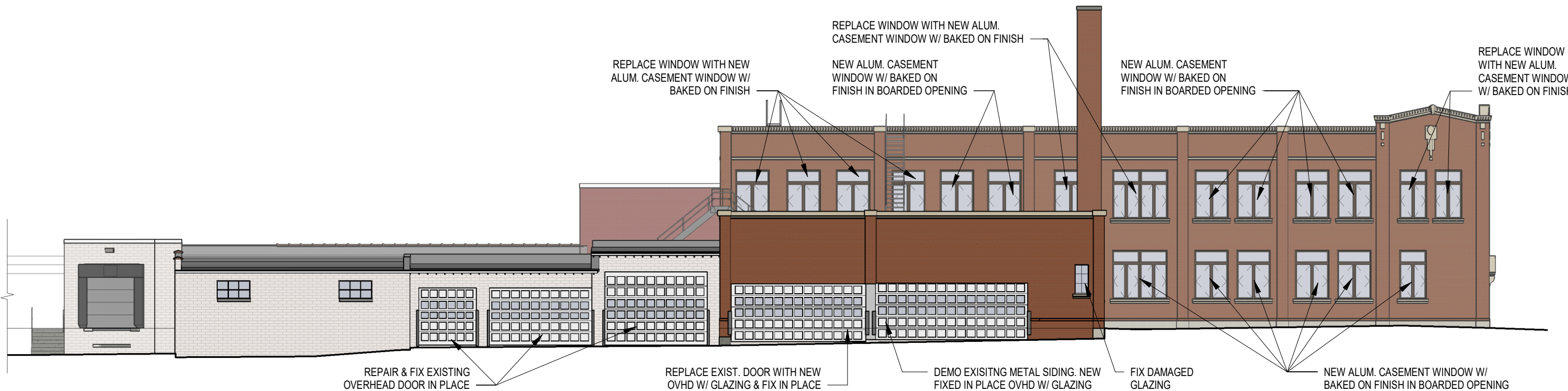


**3** EAST ELEVATION - Colored

A201 1/16" = 1'-0"

**2** EAST ELEVATION (REAR) - Colored

A201 1/16" = 1'-0"



**1** NORTH ELEVATION - Colored

A201 1/16" = 1'-0"