

2023-0268

Presentation of the Adopted Preliminary Historic Districts Study Committee Report for the Winkler Mill Pond Historic District Boundary Change
(Staff Report dated 9-19-23, Draft HDSC Minutes of 8/10/23, 6/01/23 and 3/9/23, McLeod memo to HDSC of 8/3/23, Kidorf Staff Reports of 8/1/23 and 3/1/23, Preliminary HDSC Report, Winkler Mill Pond Survey Report dated December 2022, Winkler Mill Map and Inventory from 2002, Included and Excluded Property Survey Sheets, Research Sources, and City Council Resolution 2023-0165 had been placed on file and by reference became a part of the record hereof.)

Chairperson Brnabic introduced this item and asked if there was anyone in attendance from the historic district.

Mr. McLeod explained that the Winkler Mill Pond Historic District has been reviewed over the course of the last 20-odd years, and stated that there are a number of properties within the district itself that are considered to be non-contributing. He noted that going all the way back to 2002, the study indicates that the City should consider removing them. He explained that in 2019 the City started that process as a part of a consistent review of historic districts. The study has now been completed and has re-verified the fact that there are a number of properties that should come out of the Winkler Mill Pond Historic District to more accurately reflect the period of influence that the district is designed to protect. He reviewed the district's current configuration on the screen, and noted that the graphic showed the contributing and non-contributing buildings and properties. He reviewed a red line which is proposed to become the new historic district. He pointed out an area where the pond would stay in the historic district while the house was out. He noted that if a house were to be built, it would be able to be built without historic regulations; while a boathouse on the shoreline would be in the district as the pond itself is a part of that historic element. He noted that while this really simplifies what has been going on, the Historic Districts Study Committee has approved the preliminary re-survey study. The plan is distributed to the Planning Commission as required by State Law and also to the State Historic District Commission, who will take a review of the survey up on Thursday and respond back.

He mentioned that a public workshop was held for all of those people within the district itself, and both those who are proposed to stay in the district and those proposed to be removed were invited. He reported that several residents attended to provide their commentary and two were quite happy to be out of the district. One was going to propose to be out, and now wants to go back in; so they will be talking to the Historic Districts Study Committee about that request. He stated that this is scheduled to go to Public Hearing at the Study Committee on October 12; and once they feel it is appropriate, they will make a recommendation to City Council, who will make the final determination as to whether the District should be amended or not.

Chairperson Brnabic commented that she thought the history was really interesting and she would agree with the re-survey and redrawing the lines. She saw that no one else wished to speak, and asked for a motion.

Mr. McLeod noted that the motion would be that the Planning Commission has received and reviewed the preliminary report and either accepts the report as written or accepts it with any additions or corrections.

Mr. Hooper moved the motion in the packet to accept the report as written. Ms. Neubauer seconded the motion.

After a voice vote, Chairperson Brnabic noted that the motion passed unanimously.

A motion was made by Hooper, seconded by Neubauer, that this matter be Approved. The motion carried by the following vote:

Aye 9 - Bowyer, Brnabic, Denstaedt, Dettloff, Gallina, Hooper, Neubauer, Struzik and Weaver

Resolved, the Planning Commission has received and reviewed the adopted Preliminary Winkler Mill Pond Historic District Re-survey Committee Report and accepts the Preliminary Report as written.