

CITY OF VERONA
MINUTES
COMMITTEE OF THE WHOLE MEETING
JANUARY 11, 2016

1. The meeting was called to order by Mayor Hochkammer at 7:38 p.m.
2. Roll call: Jon Hochkammer, Luke Diaz, Elizabeth Doyle, Jack Linder, Mac McGilvray, Heather Reekie, Brad Stiner, Evan Touchett, Absent (excused): Dale Yurs. Also in attendance: Bill Burns, City Administrator; Adam Sayre, City Planner; and Ellen Clark, City Clerk.
3. Public Comment

Jesse Charles, 1234 Cathedral Point Drive, spoke on behalf of the Verona Historical Society (VHS). VHS would like the Matts House property restored for use as an historical museum and visitor center. Mr. Charles stated that they believe that the work can be done in phases with the first phase costing an estimated \$188,777. This would include renovating the first floor and mothballing the second floor. It also anticipates that volunteers would assist with much of the work.

Troy Rost, 6436 Sunset Drive, Town of Verona, stated that he has interest in renovating the Matts House for use as a commercial property with retail on the first floor and office on the second floor. He has done several similar renovation projects including the Stamm House in Middleton. Mr. Rost said that he would like to see the City use a Request for Proposal (RFP) process to determine what to do with the property.

Craig Deller, Madison Trust for Historic Preservation, stated that he encourages the saving of the house and that the Madison Trust for Historic Preservation would be willing to assist if there are questions about how to proceed with restoration.
4. Minutes of the November 16, 2015 Committee of the Whole Meeting. Motion by Touchett, seconded by Reekie, to approve the minutes of the November 16, 2015 Committee of the Whole Meeting. Motion carried 8-0.
5. Discussion on the Matts House Property at 101 North Main Street

Mr. Sayre provided a presentation with information on the City's purchase of the Matts House, its current status, and a Facility Assessment Report that was prepared for the property. The City purchased the property because it anticipates needing about twenty feet of right-of-way to allow for the future expansion of the Main Street and Verona Avenue intersection. This would not impact the building on the site. Estimates for the restoration of the property range from approximately \$500,000 for infrastructure rehabilitation to \$1.3 million for a full restoration and white boxing of the property. The City has made some minor repairs to prevent additional damage to

the property over the winter. Staff recommends that the City issue a RFP for the property. Staff also presented several discussion questions and potential criteria that could be used to evaluate response to a RFP.

Discussion on the property included the City's purchase price, the amount of right-of-way needed for future intersection improvements, potential uses of the property, and the scope of the rehabilitation needed. The consensus of the committee members is that there is interest in seeing the house preserved and that the City should use a Request for Proposal process to solicit and evaluation proposals for the property. Staff suggested that it may be appropriate for the Community Development Authority to be involved in the review of RFP responses. Mayor Hochkammer asked that if Committee Members have comments on the discussion questions, potential RFP criteria, or process to provide them to staff by the end of the week.

John Volker, 613 E. Hillcrest Drive, stated that the City should invest in the property and that it is important to keep this project on the front burner.

Troy Rost stated that he has offered to work with the Verona Historical Society for use of the second floor if he were to renovate the building. He also cautioned that the \$190,000 estimate to renovate the property is low and that often these types of projects involve considerable time and expense.

Craig Deller stated that there is a right way and a wrong way to preserve historic properties.

6. Adjourn. Motion by Touchett, seconded by Linder, to adjourn the Committee of the Whole meeting at 9:00 p.m. Motion carried 8-0.

Bill Burns
City Administrator/Recorder