



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chair Tim Siebert
- Vice Chair Mary McComb
- Alderperson Marc Christianson
- Joe Debauche
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Peter Munck (Alternate 2)

Date and Time: October 20, 2021
5:00 PM

Location: Community Room
933 Michigan Avenue, Stevens
Point, WI

OR

Zoom Teleconferencing

Meeting ID: 899 5801 6889
| Passcode: 550637

By

Computer: <https://us02web.zoom.us/j/89958016889?pwd=NVhWbElvSExwTjlpQ3BMNWZuMytNQT09>

By Phone: +1-312-626-6799 (US
Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the September 20, 2021 meeting of the Historic Preservation / Design Review Commission.
3. A request from Ryan Wanta, representing Great Northern Distillery, for a design review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 22.05(2).

Closing Section:

4. Adjourn

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.

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REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

September 20, 2021 – 9:30 PM

Zoom Conference Call Meeting

PRESENT: Chairperson Siebert, Commissioner McComb, and Commissioner Debauche.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Reese Frederick, Joy Hanneman, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. A physical inspection of the sites described below by the Commission will take place at 9:30am. Please note that no official business will be conducted during the inspection and that a quorum of Commission members may attend.
 - a. 1000 Union Street (Parcel ID 281240832200201).
 - b. 1043 Union Street (Parcel ID 281240832200116).

Following the site inspections referenced above, the Commission will convene at the Community Room, 933 Michigan Avenue, at 10:30am for discussion and possible action on the agenda items below.

Discussion and Possible Action on the Following:

2. Roll Call
3. Report of the September 3, 2021 meeting of the Historic Preservation / Design Review Commission.
4. A request from Joe Stuczynski, representing North Side Yard LLC, for a demolition review to raze the principal structure on the property at 1000 Union Street (Parcel ID 281240832200201).
5. A request from Nick Busa, representing 13 Investments LLC, for a design review to reconstruct an existing parking lot located on the property at 1043 Union Street (Parcel ID 281240832200116).

Closing Section:

6. Adjourn

Opening Section:

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 1. 1000 Union Street (Parcel ID 281240832200201).
 2. 1043 Union Street (Parcel ID 281240832200116).

Following the site inspections referenced above, the Commission will convene at the Community Room, 933 Michigan Avenue, at 10:30am for discussion and possible action on the agenda items below.

Discussion and Possible Action on the Following:

2. Roll Call

Present: Siebert, McComb, Debauche

Excused: Molepske, Munck, Scripps

3. Report of the September 3, 2021 meeting of the Historic Preservation / Design Review Commission.

Motion by Commissioner McComb to approve the report of the September 3, 2021 meeting of the Historic Preservation / Design Review Commission with the following changes:

1. Update Commissioner McComb to *Excused* under Roll Call

seconded by Commissioner Debauche.

Motion carried 3-0.

4. A request from Joe Stuczynski, representing North Side Yard LLC, for a demolition review to raze the principal structure on the property at 1000 Union Street (Parcel ID 281240832200201).

Commissioners made the following comments:

1. Inquiry as to the intent of the parcel.
2. Comment that delaying the demolition would just lead to the forgone conclusion that the property would not be moved and eventually be demolished.
3. Comment that the property would have been a good candidate for Demolition by Neglect if the property had been caught sooner.
4. Inquiry as to whether it needed to be demolished now considering the remaining developments were not complete yet, and if there was an option to have it remain standing.
5. Comment that it would be unlikely someone would not only move it but repair it. It would be a financial hardship.
6. Comment that the house, minus age, was lacking historic interest, to which there was an opposing comment.
7. There was a brief discussion in what would be involved in making people aware that the home would be for sale/moving.

Reese Frederick, representing Merge Development, noted that he could only speculate to the intent of the property, but he could attempt to contact the owner, Joy Hanneman.

Joy Hanneman, owner, called in at 11:16AM and explained that the purchase of the property was made with intention to folding it into the greater development plan of the North Side Yard. Additionally, they were in communications with the cleaners to the south as well.

There were a general discussion regarding the making of motions, what could be done through conditions, and about any potential issues they could encounter in the future. Staff explained that the request at hand is what had to be addressed. The commission had to approve, deny, or postpone the request.

Motion by Commissioner from Joe Stuczynski, representing North Side Yard LLC, for a demolition review to raze the principal structure on the property at 1000 Union Street (Parcel ID 281240832200201) with the following:

- 1. All applicable Building and Zoning Code requirements shall be met prior to demolition.**
- 2. A razing permit shall be obtained prior to demolishing the structure.**

seconded by Commissioner McComb.

Motion carried 2-1, with Chairperson Siebert voting in the negative.

5. A request from Nick Busa, representing 13 Investments LLC, for a design review to reconstruct an existing parking lot located on the property at 1043 Union Street (Parcel ID 281240832200116).

Associate Planner/Zoning Administrator Kuhn summarized the request for design review to reconstruct an existing parking lot located on the property at 1043 Union Street. After staff review, they saw no concerns and recommended approval with conditions outlined in the staff report.

Brief discussion regarding requirements for the use of gravel, however it was noted that the proposal was for asphalt.

Motion by Commissioner McComb to approve the request from Nick Busa, representing 13 Investments LLC, for a design review to reconstruct an existing parking lot located on the property at 1043 Union Street (Parcel ID 281240832200116) with the following:

- 1. stalls provided on the property shall have a minimum dimension of nine feet wide by 17 feet long. This stall dimension shall not apply to the required accessible parking stall.**
- 2. The two-way parking lot aisle shall be 20 feet in width.**
- 3. A minimum three-foot pavement setback shall be provided from the northern, southern and eastern lot lines.**
- 4. Trash receptacles shall be screened from public view, subject to the review and approval of the Zoning Administrator meeting applicable landscaping and/or screening requirements.**
- 5. The applicant shall obtain a right-of-way permit through the Public Works Department prior to any land disturbance in the public right-of-way.**
- 6. A building permit shall be obtained prior to the start of land disturbance.**
- 7. Staff shall have the ability to approve minor amendments to the site plan.**

seconded by Commissioner Debauche.

Motion carried 3-0.

Closing Section:

6. Adjourn.

Motion by Commissioner Debauche to adjourn; seconded by Commissioner McComb.

Motion carried 3-0, meeting adjourned at 11:25 PM.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>

Administrative Staff Report

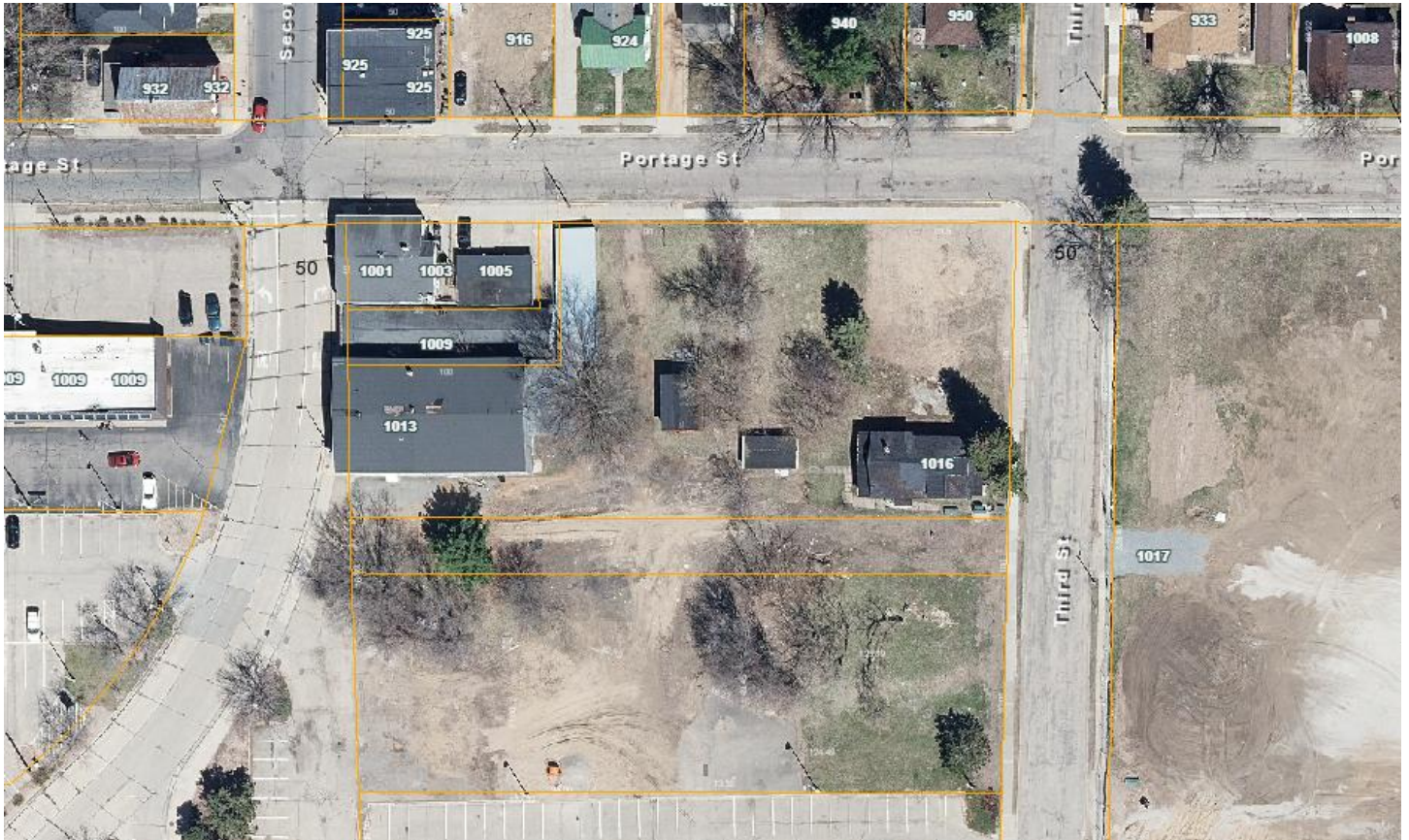


Design Review
1013 Second Street
October 20, 2021

Department of Community Development
1515 Strongs Avenue, Stevens Point, WI
54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

Applicant(s): - Ryan Wanta, representing Great Northern Distillery Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832200405 281240832200422 Zone(s): "B-2" Central Business Transition District Council District: - District 4 – Ald. Zarazua Lot Information: - Actual Frontage: 461 feet - Effective Depth: 309 feet - Square Footage: 39,441 - Acreage: 0.906 Structure Information: - N/A (former Belke Lumber Company) Current Use: - Undeveloped Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request A request from Ryan Wanta, representing Great Northern Distillery, for a design review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 22.05(2). Attachment(s) - Application - Renderings and plans City Official Design Review / Historic District - Downtown Historic Design Review District Staff Recommendation Approve the design review to construct a principal structure located at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), subject to the following conditions: - The applicant shall select paint colors from the Commission's approved color palettes (Sherwin Williams, Benjamin Moore and Valspar) to be used in painting masonry walls. Selected paint colors shall be reviewed and approved by Community Development staff. - Masonry used to create the trash enclosure shall be painted with a color that is compatible with the proposed structure, subject to the review and approval of Community Development staff. - A building permit shall be obtained prior to the start of construction. - Staff shall have the ability to approve minor changes to the site plan, building design and materials.
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Vicinity Map



Scope of Work

In February 2019, the City's Redevelopment Authority (who is the owner of the subject parcels) obtained a demolition review from the Historic Preservation / Design Review Commission to raze all structures located on the former Belke Lumber Company site. Since Belke Lumber Company ceased operation several decades ago, the structures left behind have been vacant and vulnerable to increased deterioration due to lack of maintenance. Due to the deteriorating state of the Belke buildings, along with these building being made of a simple design and construction (e.g., wood and metal) that could be easily replicated, the structures were subsequently razed over the last few weeks. Please see the following for a breakdown of the buildings that once stood on the property.



Structure One: Main Manufacturing Building



Structure Two: Residential Home



Structure Three: Storage Warehouse



Structure Four: Residential Garage



Structure Five: Storage Shed



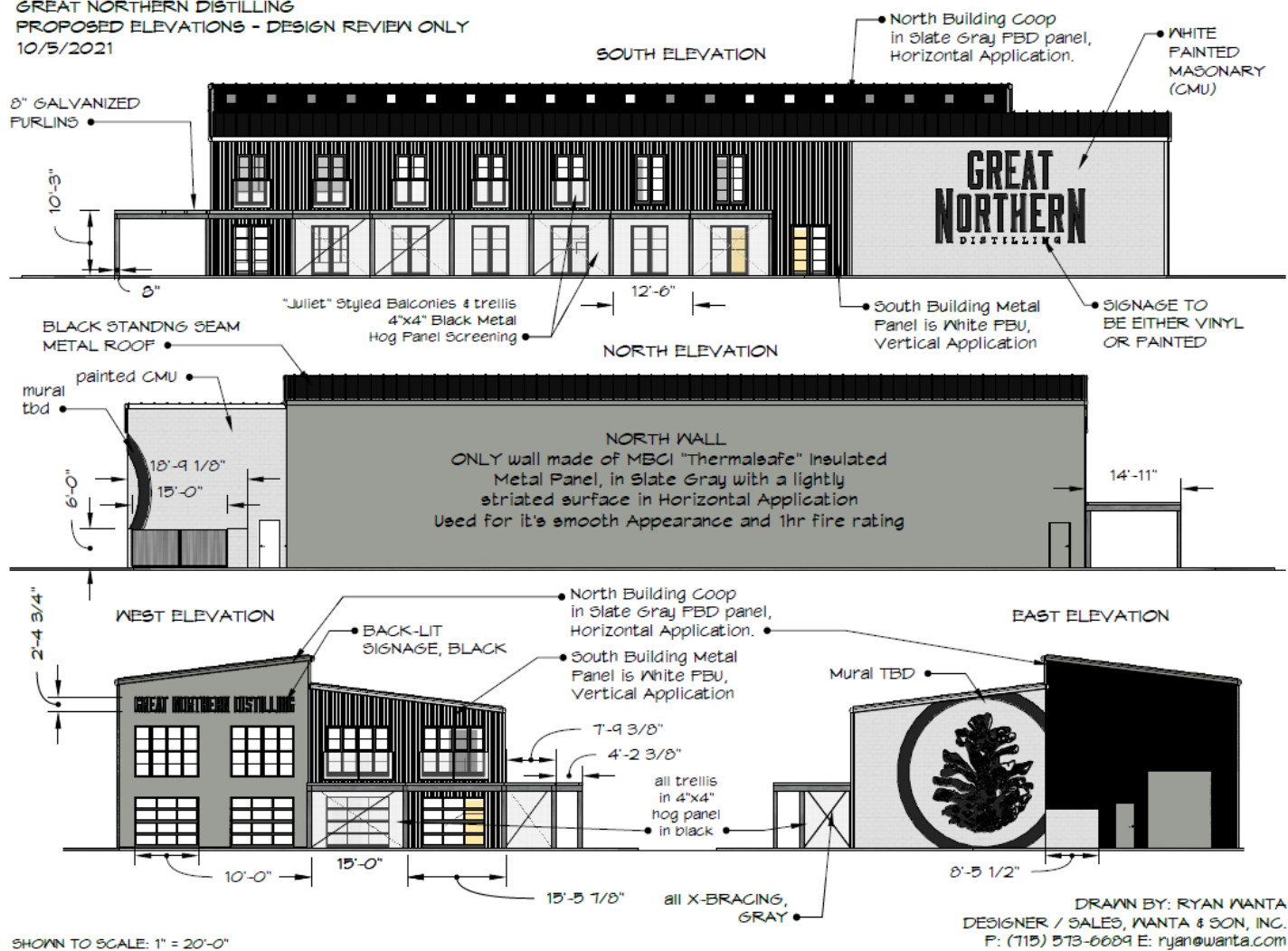
Structure Six: Storage Shed

The subject property is located within the Downtown Historic Design Review District. To construct a new primary building within the Design Review District, the Historic Preservation / Design Review Commission shall review the request based on key design guidelines discussed throughout this staff report. Said requirement is listed below.

As all structures listed above are now demolished, the applicant has been working with City staff on redeveloping the subject parcels to accompany a new use. As part of this design review, the applicant is requesting to construct an 8,250 sq ft structure that will house Great Northern Distilling, a distillery currently located in Plover. The first floor of the structure would comprise of a production area and tasting room, while the second floor will house an event room that can be rented out for various events (e.g., weddings, parties, etc.).

The image below provides an overview of the materials and color samples used as part of all exterior building components. As shown, a mixture of metal panels and painted masonry will be incorporated to complement the industrial use of the building. A series of large windows are proposed on the building's west and south façade with lighting fixtures strategically placed above key door entrances and windows. Two wall signs are proposed on the building's south and west façade, and Great Northern Distillery's logo is planned to be painted on the east façade of the building. Please note that a color scheme has been determined by the applicant, however a specific color from the

GREAT NORTHERN DISTILLING
PROPOSED ELEVATIONS - DESIGN REVIEW ONLY
10/5/2021



Commission's approved color palettes have not been chosen at this time. Overall, significant efforts on behalf of the applicant and City staff were made to ensure that the proposed structure ties into the historic use of the property (i.e., the Belke Lumber Company). For example, trim that was retained during the demolition of the Belke house will be incorporated as part of the interior design of the building.

The construction of a principal building on the subject properties represents a 'major work' and requires the review of the Historic Preservation / Design Review Commission. The Commission's review of the project will relate solely to the exterior characteristics of the proposed structure and applicable site features planned to be incorporated with the development (i.e., parking lot, landscaping, etc.). Please note that in addition to the Historic Preservation / Design Review Commission reviewing the proposal, the City's Plan Commission will be reviewing the request due to the proposed land use of the property.

Sec. 7.4 Major and Minor Works

1. Major Works (HP/DRC Approval)

(a) New construction or additions to primary building

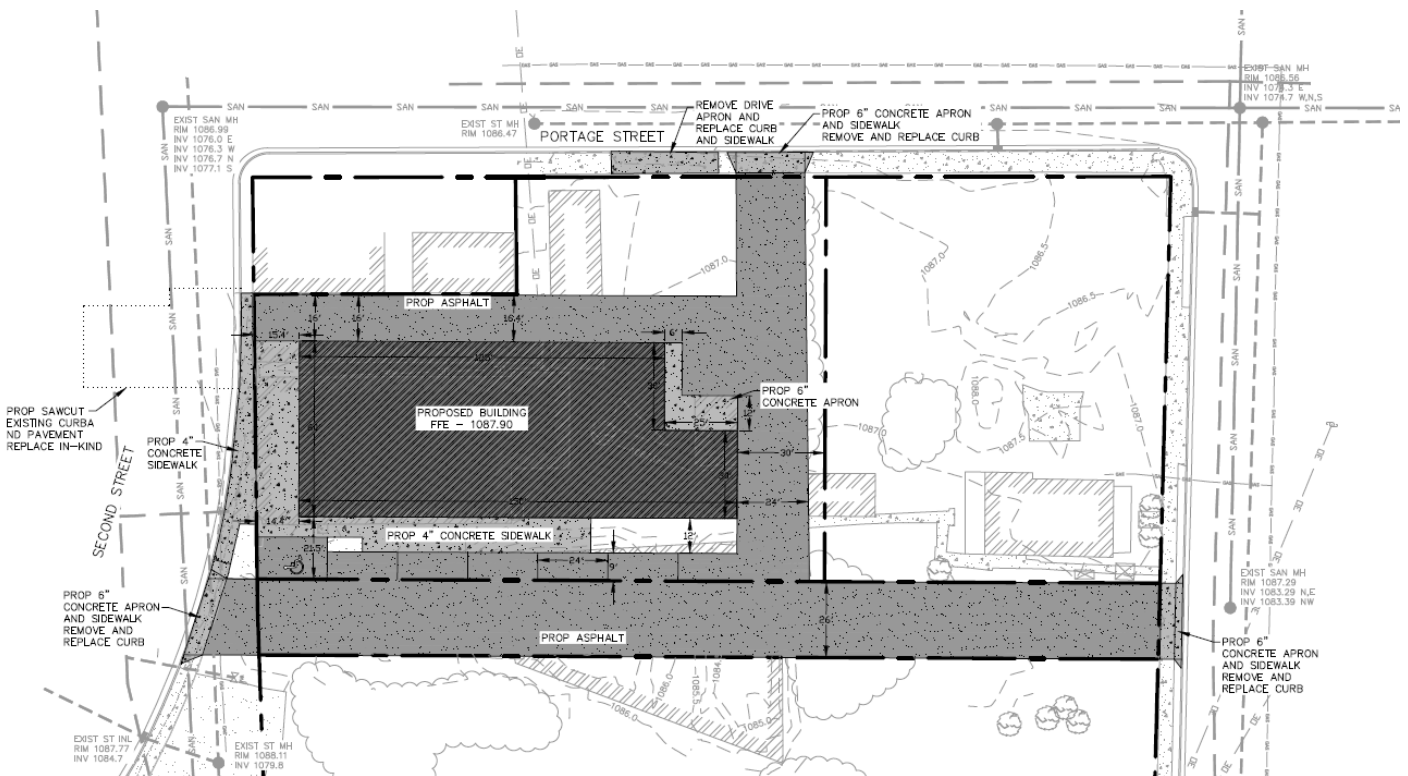
Chapter 22 of the Revised Municipal Code of the City of Stevens Point further provides design review requirements for certain types of improvements requested within a designed historic district, design review district or an approval local landmark. This requirement is discussed further in the following section.

CHAPTER 22: HISTORIC PRESERVATION

Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition

No owner or person in charge of a historic structure or historic site, or property located within a historic district shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless approval has been granted by the commission.

Upon the filing of any request for a design review certificate with the commission, the commission shall review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design guidelines, it shall issue the design review certificate. Upon the issuance of such certificate, any other required permits shall be obtained.



Guidelines of Review (numbers below pertain to the pertinent guideline standards)

*****Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.**

COMMERCIAL: MASSING, SCALE AND ORIENTATION (Sec. 5.1.2)

1. Buildings within Stevens Point's Downtown Historic / Design Review District are of similar heights. Therefore, the height of a new building should be compatible with other buildings in the district when measured from grade.

Analysis: The proposed building is two stories tall and will stand 30 feet in height.

Findings: A majority of building in Downtown Stevens Point, especially along Main Street, range three to seven stories in height. These buildings predominately are of mixed-use where a commercial use occupies the first floor and residential units are located above. Along the periphery of the downtown lies buildings that are predominately two stories in height. Given the location of the proposed structure, on the fringe on the downtown area, having a two-story building provides an appropriate buffer between the adjoining residential uses to the north.

2. All new buildings should be compatible in height with adjacent buildings on the block.

Analysis: Residential homes exist to the north of the property that are one to two stories in height. Please note that these homes are located outside of the Design Review District. Commercial uses exist to the west of the subject parcels that are two stories in height, whereas a range of residential and mixed-use buildings are planned to the east of the property as part of the North Side Yard development. These buildings range from three to four stories in height. Lastly, a ten-unit two-story building was approved in 2019 to construct live-work units to the south of the subject property.

Findings: Although the proposed structure would be of less height than the adjoining North Side Yard development, staff believes a two-story structure would be of adequate height giving the intent of the property being to provide separation from the taller, denser commercial uses to the south and the shorter, residential uses to the north.

6. Where buildings are set back from the front property line, the parking should be to the side and rear only.

Analysis: The proposed building is planned to provide a 14' 4" setback off of Second Street, a 21' 6" setback off of the proposed alley, 56' 4" setback off of Portage Street and a 30' setback off of a newly created parcel at the intersection of Portage Street and Third Street.

Findings: Six parking stalls are proposed to be located to the south of the proposed building and adjacent to the proposed alley. Although the proposed parking stalls would be visible from Second Street, the proposed building and corresponding patio area would better shield its view from the public right-of-way. Note that the proposed parking stalls would meet minimum dimensional requirements as administered in the Zoning Code and the Americans with Disabilities Act Accessibility Guidelines.

7. New buildings should have their main entrance and primary architectural façade facing the street. New buildings should have a rear entrance to accommodate rear parking and access.

Analysis: Metal panel and masonry is the proposed wall material for the north, south and east elevation of the building. The west elevation would be comprised exclusively of two different types of metal panels.

Findings: Overall, staff is supportive of the architectural appeal of the proposed building. By having two primary materials encompass the building's façade, it provides variation. Specifically, using metal panel is symbolic of the former Belke Lumber Company building and the broader industrial use of the property. Additionally, the use of decorative window trim and signage along the building's west and south façade provides grater architectural appeal when facing Centerpoint Drive and Second Street.

COMMERCIAL: DESIGN, PROPORTION AND ARCHITECTURAL ELEMENT (Sec. 5.1.3)

1. The design of a new building should not attempt to create a false historic appearance, but rather complement buildings in the existing district. New construction should have its own character and style.

Analysis: Several façade materials are incorporated into the development including masonry, metal, glass and synthetic materials. The design of the building also includes a patio space along Second Street, signage and a trash enclosure offset from the structure.

Findings: The proposed building has been brought close to the street similar to other commercial buildings located north of Centerpoint Drive. Similarly, having a building that is two stories in height provides similarities between adjoining commercial uses within the Design Review District (e.g., 1009 First Street). Parking has also been provided on the property and complements other historic properties that offer off-street parking stalls.

2. **Use materials that are common to the district such as brick, stone, terra cotta, wood, and metal. Modern materials are appropriate on a new building, however, masonry should be the predominant material on the façade as most of downtown’s historic structures are brick or stone. Whenever modern materials are used, they should be similar in their physical qualities to historic materials found in the district.**



Analysis: Proposed façade materials include glass, masonry and metal.

Findings: The proposed façade materials are appropriate for the building. While the majority of historic buildings downtown are brick or stone, today’s construction industry rarely produces stone or brick buildings due to the high costs associated with it and because of improvements in insulation when using other materials. As mentioned before, it is important to note the differences in building materials used among buildings downtown (primarily brick and stone) and the fringe downtown area (e.g., north of Centerpoint Drive). Overall, staff believes that the materials proposed for the building have been placed in appropriate places to create a harmonious design within the district and in relation to the historic industrial use of the property.

3. **The fenestration of a new building should reflect that of existing historic structures within the district in proportion, shape, location, pattern and size. The ratio of solids to voids on a building’s façade should reflect the buildings within the same block.**

Analysis: The proposed building encompasses a majority of the block.

Findings: Since the proposed building would front multiple street frontages, careful planning in building design took place to create a historic appeal for the block. For example, masonry has been incorporated into the building design to complement the structure located at 1001 Second Street (Kim’s Barrel Inn). The building’s proportion, shape, location, pattern and size is appropriate for the location and will help define a new block face for the block, further promoting the planned development of this City block.

4. **New construction should include storefront elements proportional to that of existing historic structures.**

Analysis: See standard one above.

Findings: The patio area will include a pergola that has a trellising 4” x 4” hog panel grid on top to provide greater aesthetic variation and complement the black window trim. Patio and open space areas exist elsewhere within the Design Review District, such as the adjacent North Side Yard development. With the first level of the building being used as a tasting room, staff believes that appropriate building design and site amenities exist to have the building resemble a storefront.

5. **Aluminum and vinyl siding are not recommended on new construction within the Downtown Historic / Design**

Review District.

Analysis: Aluminum and vinyl are not proposed as major components of the project. Proposed signage is to either be painted or made out of vinyl and affixed to the mortar.

Findings: This standard is met.

6. **Architectural details such as cornices, arches, and parapet walls give a building texture and define its scale. New construction should reflect that of existing structures. The orientation and pattern of windows, doors, and architectural details can help reduce the impact to new construction.**

Analysis: The proposed building is for a distillery and tasting room, with an event room located on the second level.

Findings: A great deal of architectural elements and façade materials are proposed to provide character and break-up any monotony for buildings traditionally used for industrial uses. Furthermore, variation in siding material and a focus on site design allows for a development that complements new construction within the Design Review District.

7. **The design of deck parking should be compatible to the district in size, scale, proportion, and materials.**

Analysis: Deck parking is not proposed as part of this development. Six off-street parking stalls are proposed to the south of the building.

Findings: This standard is met.



PARKING, DRIVEWAYS AND SIDEWALKS (Sec. 4.3)

1. **Parking lots, driveways, and sidewalks shall comply with any ordinance requirements for size and landscaping elements as well as site grading.**

Analysis: The "B-2" Central Business Transition Zoning District, the zoning classification for the subject property, does not place minimum parking stall requirements for proposed uses. With that said, six parking stalls are proposed on the site and is required to meet other parking requirements as outlined in the Zoning Code (e.g., stall dimensions, accessibility requirements, etc.).

Findings: Although the property abuts multiple street frontages, the off-street parking stalls have been strategically placed to minimize its view from the public right-of-way. Due to soil contamination of the property due to its prior industrial use, the use of certain landscaping elements are limited and have been discussed as part of the overall site design.

4. **Large expanses of parking are not recommended. Parking should be adequately landscaped with buffers and vegetative islands. Pedestrian access and crossings should be clearly designated in parking areas.**

Analysis: Six parking stalls are proposed on the site. See the above standard for further information.

Findings: Staff believes that this standard is met.

6. **Commercial parking areas should be surfaced with suitable materials such as asphalt, concrete, brick, etc. Gravel, crushed stone, or other loose material including unpaved lots are not recommended.**

Analysis: Asphalt is the proposed surfacing material for the planned parking stalls and driveway off of Portage Street.

Findings: This standard is met.

PAINT GUIDELINES (Sec. 3.11)

2. **No more than three of the approved colors for the body, trim, and accent color are recommended. Both the trim and accent color should complement the body color.**

Analysis: The applicant is proposing to paint the masonry walls white and proposed signage either black or a slate gray color.

Findings: As a condition of approval to this design review, the applicant shall select a color from one of the Commission's approved color palettes (Sherwin Williams, Benjamin Moore and Valspar) for approval by City staff. Given the building materials planned to be painted, staff believes that this standard is met.

LIGHTING (Sec. 4.2)

1. **The design of lighting fixtures and poles should be compatible in size, scale, material, and brightness with the structure, landscape, and neighborhood setting.**

Analysis: Outdoor wall lanterns are proposed to be placed above first- and second-floor windows on the building's south and west elevation. These light fixtures will be approximately 10 3/8" x 13" and extend 15 1/8" from the wall.

Findings: As the proposed windows are arguably larger in size (10' x 10'), having wall lanterns placed above all windows will provide sufficient lighting for the patio space and accentuate the black hog panel screening attached to these windows.



SIGNS (Sec. 4.4)

4. **Size, scale, location, style and material of signage should be compatible with the architecture of the historic buildings and character of the district.**

Analysis: One wall sign is proposed on the west elevation of the building that is approximately 59.9 sq ft in size and will be illuminated. A larger wall sign is proposed on the south elevation of the building that is 337.6 sq ft in size that will either be painted or made out of vinyl.

Findings: The proposed signs will be reviewed during the subsequent Plan Commission meeting and will adhere to applicable Sign Code provisions. Given the size of the proposed building (30 feet in height and 8,250 sq ft in size), staff believes that the proposed signs are compatible with other historic buildings in the Design Review District in term of size, scale and location. As stated earlier, if the proposed sign on the building's southern

façade is painted, it must meet the painting guidelines as outlined in the previous section.

Conclusion

Given the above findings, staff believes that the proposed building is appropriate within the Design Review District. The proposed structure has been designed to not create a fake historic aesthetic, and incorporates the functionality of buildings within the broader downtown region. Furthermore, the variety of materials proposed for the façade, as well as its design, includes variation that aids in creating an aesthetically pleasing building and can serve as a gateway to the downtown region for commuters driving on Centerpoint Drive. Other features, such as an outdoor patio, panel screening and variation in window size among the south and west elevation helps to break up the monotony of the façade. Lastly, off-street parking stalls have been purposely placed to the south of the proposed structure to better shield its view rather than having it positioned in the front of the building (i.e., adjacent to Second Street or Portage Street). The proposed construction and site improvements should improve the broader character of the neighborhood and entice additional development. Therefore, staff recommends approval of the design review, subject to the conditions outlined on page one.

Site Images







HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Assigned Case Manager	
Associated Permits or Applications (if any)				Pre-Application Conference Date	
Decision		Date Reviewed		Staff Signature	
Notes:					

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)

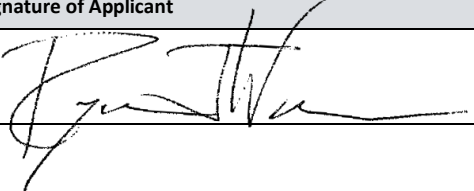
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)			
Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	☐	Additional Exhibits If Any (List):
Photographs of Building or Structure	☐	
Renderings or Elevations	☐	
Site Plan (for additions, and new construction)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	10/05/2021		10-4-2021

10/5/2021

Ryan Wanta
Wanta & Son, Inc.
172943 County Rd C
Hatley, WI 54440
P: (715) 573-6689
ryan@wanta.com

City of Stevens Point
Community Development Department
1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

SUPPLEMENTAL ATTACHMENT
for
HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION
APPLICATION FOR DESIGN REVIEW

Great Northern Distilling

Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)

We are proposing a new structure for the relocation of Great Northern Distilling from Plover to Downtown Stevens Point, located at the former Belke Lumber Company lot. Wanting to create a new home that better reflects the brand's identity as local and homegrown, GND looked toward the downtown area because of its entrepreneurial, creative spirit – a place that feels better-connected to the community.

Beyond the production area, the new building will have an expanded Tasting Room with ample outdoor seating areas. We will also have an event room on the mezzanine of the building. The proposed building will be a steel structure and concrete plank mezzanine.

GND along with Wanta & Son, are aiming to excavate and pour concrete this late fall/early winter. The steel building will hopefully be delivered in late February. Once on the ground we expect the steel to go up quickly. Our goal is to get GND into the production space earlier than finishing out the tasting and event rooms. This way the flow of liquid sunshine will not face any interruptions. We expect that to happen around the end of March / beginning of May. If everything goes according to plan and the weather cooperates, our target is to be fully-open by July 4th.

Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done?

N/A – this is a new build on vacant land

Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements?

Yes, I believe so. When looking at the neighboring development (Northside Yards) to the East, Great Northern's new distillery will mirror its contemporary look, but it will still stay married to a traditional Wisconsin rural appearance. We wanted to capture the essence of what it means to be rooted in Central Wisconsin, which is in the heart of the GND brand. It is about honoring your traditions and quality of life while looking forward to the future. Clean lines and a tidy appearance, like a well-made cocktail.

The traditional use of the "coop" gives us that stepped appearance that I believe should be harmonious is its transitional zone category, between the more urban downtown and the residential streets to the north. It harkens to the appearance of the old industrial buildings that used to stand in the same downtown area that have since disappeared. Honoring our past was very important to the "look," as this is being built upon a site which formerly had a quasi-historical structure standing, known as the "Belke building." We wanted to make sure our choices respected that without sacrificing aesthetics.

Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.

Yes. To take from the guideline's own text:

"The purpose of the districts are to promote and provide for land use activities, which will reflect its heritage through the cultural, educational, architectural and economic elements of the districts while preserving the historic integrity of the City of Stevens Point."

And

"Stevens Point's downtown attractions, such as the farmer's market held in the historic Mathias Mitchell Public Square, historically significant murals, along with the historic Whiting Hotel and Sentry Insurance buildings give the city its own distinct character, but also attracts numerous visitors from surrounding communities. This draw and tourism into the city's downtown creates a positive impact on lodging, restaurants, shopping, and entertainment throughout the area, therefore, demonstrating the economic importance of historic preservation. In addition, historic preservation creates jobs, produces income, produces state and local tax revenue, as well as, raises property values. Furthermore, historic preservation helps the environment by balancing urban sprawl and encourages smart development and adaptive reuse"

If the goal of historic preservation district is to create a positive economic impact, think of what having a downtown Distillery could do for the area? It's obvious. The effects were wasted in the parking lots of Plover. It is here we can realize the vision of being a part of the culture. We encourage good design, thoughtfulness in product and experience, and, most importantly, bringing people together.

In addition, what is more Stevens Point than having not only "wonderful water" but wonderful beverages? Currently a city of Beer, Great Northern's move intends to broaden the offerings...and sometimes with "wonderful water" ice.

Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness?

The height of the structure is 30', which is in keeping with a lot of surrounding downtown structures. It also closely mimics the scale of the former Belke Lumber building, which stood in its spot. We wanted to honor the past in this design, so using metal panels that were a bit more "elevated," larger repetitive window placement, and the basic layout of the structure feels to be a good direction. We also wanted to be able to feel that classic "barn" appearance on the elevations.

We even have details that nod towards our more rural life – hog panel fashioned as modern balconies and trellises. We hope to have all sorts of climbing green vines covering them. Those elements will be brought indoors as well.

Playing with the proportions was key in discovering this design. We wanted it grand, but not imposing. We aimed to make it incredibly approachable. It's a very "clean" looking building. Adding the hint of a coop to make it seem more rustic, also emphasizing its grand, linear proportions.

The choice of the materials seemed obvious to us. The brand is about good, honest ingredients that do not pretend to be something they are not – clean crisp contemporary steel, silvering wood, solid block. The south seemed it needed to be white, welcoming customers from both the South and West corridors surrounding. We kept that looking clean with bold vertical ribs, giving a more pronounced highlight and shade as the sun goes by. Think about how all of the ribs will play with the architectural lighting at night! The taller, northern building subtly compliments and supports the white south with a slate gray color and finer horizontal texture. The wood brought us back to homey, natural elements.

Although we were unable to reclaim material from the Belke site due to the nature of its demolition, we do retain some trim from the Belke house that we plan on incorporating. We will also be using reclaimed material from other sites to incorporate into our interior design.

We achieved a very distinct rhythm throughout the design, as simple, paired-down designs really require. The large swathe of the south wall is cut by strong vertical ribs in a crisp white, dotted with large black windows and tall swinging doors. The coop above is in a subtle shade of slate gray, in a much finer horizontal rib, popping off of the black roof and windows. The white painted block feels more like an older part of the wall of the Distillery, with the Great Northern Distilling name, jumping off the sea of white. It also seemed like having the southern portion of the building extend, but intersect with the different masonry material was quite striking. I loved the various elements all coming together, overlapping one another.

The Western elevation is divided in half, where the two sections of the building meet. They are contrasting to each other, having the slate gray punctuate the white panel. The wood and galvanized steel pergola will silver with age, tying a vertical plane across the South and West. This too will have distinct x-bracing to really enhance the industrial element of the building.

We find, through working through all of the elements, that we have found a very expressive building, one that speaks not only of the brand, but of us as a community – who we were and who we are becoming.

Wanta & Son, Inc.

Ryan Wanta
172943 County Rd C
Hatley, WI 54440
ryan@wanta.com



10/5/2021

District 4 Alderperson Mykeerah Zarazua,
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Dear District 4 Alderperson Mykeerah Zarazua,

I hope this letter finds you well. This is Ryan Wanta, and I am writing to you, representing both my client, GND Properties QOZB, LLC and my family construction company Wanta & Son, Inc. For a while now, Great Northern Distilling has been looking to relocate to an area that is more connected to the community, especially downtown Stevens Point. As you know, lot where the Belke building formerly stood is primed for development. We all feel that this specific location in your very own District 4 is an ideal spot for Great Northern Distilling for many reasons.

What we're proposing to bring to Second Street is quite exciting. Great Northern Distilling will now be housed in a stylish new facility that honored the past yet looked forward to the future. It will have a greatly-expanded Tasting Room and a second story Event Space. It will reside in the transitional business district, helping to tie the downtown area to the more residential north, also anchoring the commercial corridor of Second St.

It checks the boxes on so many things needed for our downtown area to thrive. It brings more visitors, more tax revenue, and more jobs and people downtown; all while fostering infill development. It enhances the cultural experience of what Stevens Point is: a strong, thoughtful community that loves to come together with a proud and creative entrepreneurial spirit.

To be precise, Wanta & Son, Inc. is putting-in both a request for a conditional use permit for a "Small-scale alcohol production facility" and an application to the City of Stevens Point Historic Preservation / Design Review Commission to construct live/work apartments on a newly-drawn

property totaling 0.5353 acres bounded by Second Street and Portage Street, comprising the former following addresses: A portion of 1013 Second Street (Parcel ID 281240832200422) and 1009 Second (Parcel ID 281240832200405). The newly-minted address is 1011 Second Street. This is in the area of the former Belke building. In addition, the properties we are looking at are all currently zoned "B-2" Central Business Transition District. As outlined in Chapter 23 Zoning Code, 23.02 2)b)3)m, "Small-scale alcohol production facility" is allowed as a conditional use in this zone.

We look forward to breaking ground and having your support. If there are any questions, thoughts, or concerns, please do not hesitate to reach out.

We look forward to working with you.

Thank you for your time.

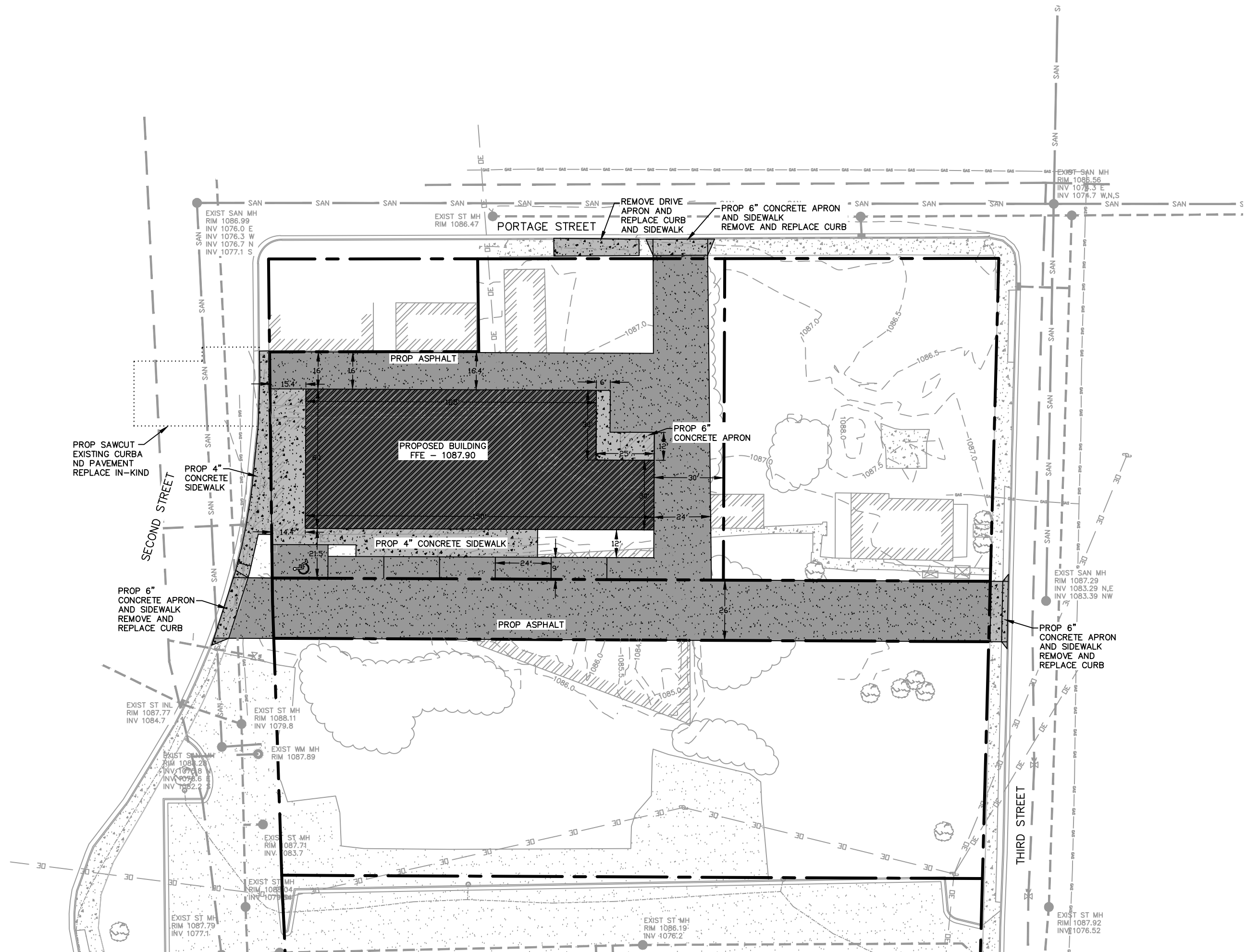
Sincerely,

A handwritten signature in black ink, appearing to read "Ryan J. Wanta", with a long horizontal flourish extending to the right.

Ryan J. Wanta

Designer / Sales

Wanta & Son, Inc.



MARATHON TECHNICAL SERVICES LLC
CONSULTING ENGINEERS

SURVEYED: RIVERSIDE
DESIGNED: MTS
DRAWN BY: NSB
APPROVED: MWT

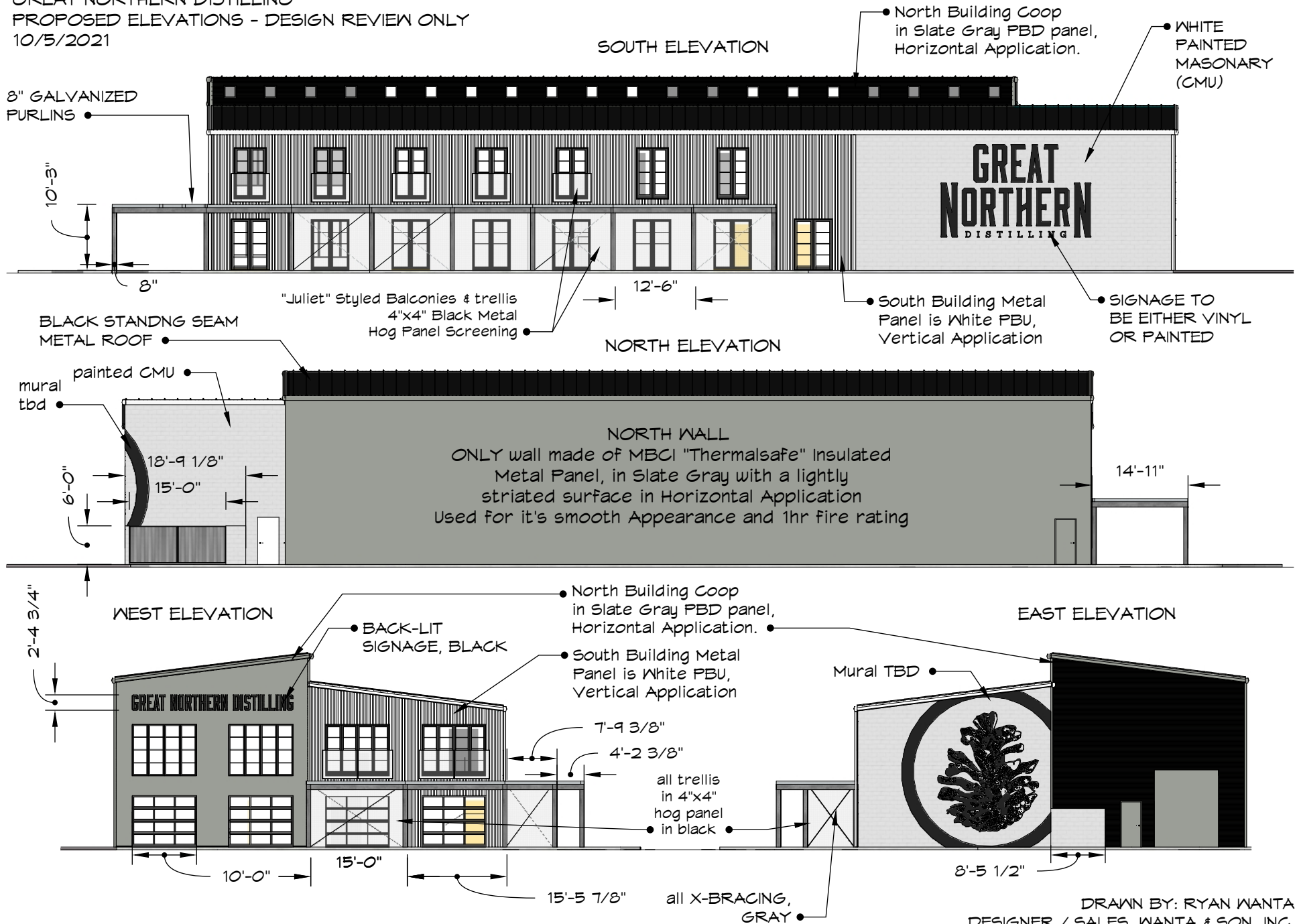
SITE PLAN

SCA

SHEET

404 FRANKLIN ST - WAUSAU, WI 54405
PHONE & FAX - (715)843-7292
WWW.MTSLLC.NET

GREAT NORTHERN DISTILLING
PROPOSED ELEVATIONS - DESIGN REVIEW ONLY
10/5/2021



SHOWN TO SCALE: 1" = 20'-0"

DRAWN BY: RYAN WANTA
DESIGNER / SALES, WANTA & SON, INC.
P: (715) 573-6689 E: ryan@wanta.com

Smoothface

CONCRETE
MASONRY UNITS

Smoothface units provide an attractive alternative to standard CMUs with their ultra-smooth, modern surface used to create contemporary façades that stand the test of time.

Durable and Long-Lasting Beauty

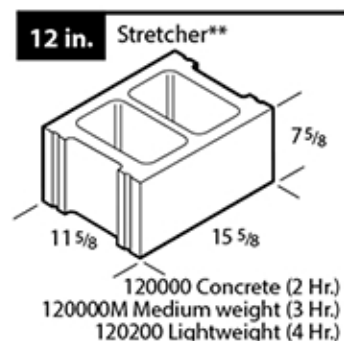
- Ideal for commercial, industrial, institutional, and residential applications
- Minimal maintenance
- Compatible with all roofing systems
- Eliminates need for additional wall coverings
- Available in a variety of integrally colored units

Smoothface units are available in both Splitface colors on pages 44 & 45, and Heritage Collection Brick colors on page 9.



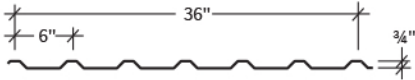
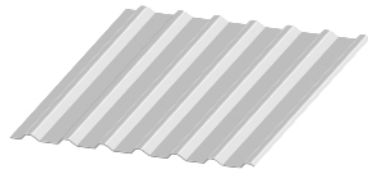
Natural (01-000A)

**TO BE PAINTED
WHITE**



GND - METAL PANEL SPECIFICATIONS

WHITE PBU



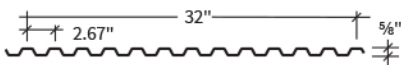
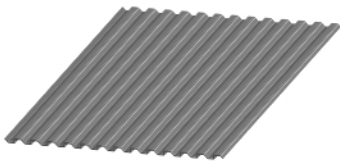
The PBU panel is an exposed fastener system that can be used for both roof and wall applications and can be installed directly over purlins or joists. PBU offers the versatility of being used in both vertical and horizontal applications to give designers a contemporary appearance for their building project. PBU is recommended for 1:12 or greater roof slopes.

Product Specifications

- **Applications:** Roof and Wall
- **Coverage Width:** 36"
- **Rib Spacing:** 6" on Center
- **Rib Height:** $\frac{3}{4}$ "
- **Minimum Slope:** 1:12

- **Panel Attachment:** Exposed Fastening System
- **Gauges:** 26 (standard); 22, 24, 29 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300

SLATE GRAY PBD



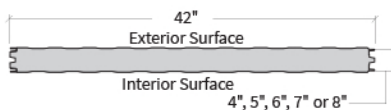
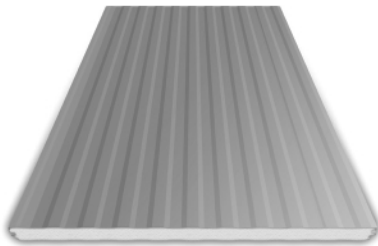
The PBD panel is an exposed-fastened panel system that can be used for roof and wall applications. When used in wall applications, panels can be installed vertically or horizontally. The ribs in the PBD panel are symmetrical from top to bottom, which makes this panel ideal as a roof liner.

Product Specifications

- **Applications:** Roof and Wall
- **Coverage Width:** 32"
- **Rib Spacing:** 2.67" on Center
- **Rib Height:** $\frac{5}{8}$ "
- **Minimum Slope:** 3:12

- **Panel Attachment:** Exposed Fastening System
- **Gauges:** 26 (standard); 22, 24, 29 (optional)
- **Finishes:** Smooth (standard); Embossed (optional)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300

SLATE GRAY THERMALSAFE®



The ThermalSafe® panel consists of metal facings bonded to a structural mineral wool core to create a composite panel that achieves fire resistance ratings under the most demanding conditions. Unlike traditional wall materials, ThermalSafe® offers a level of flexibility architects, contractors and building owners won't find in any other product in the U.S. The mineral wool panel is rated for its one-, two- and three-hour fire resistance qualities and provides satisfactory thermal performance and protection from the elements. The R-value of this panel is 3.61 per inch of insulation.

Fire Resistant Data

- The finished panel in four-inch thickness for one-hour, seven-inch thickness for two-hour and eight-inch thickness for three-hour Fire Resistant ratings for nonbearing walls in accordance with UL 263 Fire Endurance tests and ASTM E119 tests
- For more complete Fire Resistant rating data, including Fire Resistant ratings for pipe penetrations both metallic and non-metallic, ducts and fire door and window assembly design installed in an ThermalSafe® wall, go to www.mbc.com or shop.mbc.com and follow links to Fire Resistant approvals data.
- Wall-framing support members and adjacent construction may require fire protection as specified by applicable building code. The customer is responsible for specifying the appropriate fire protection of these areas.

Features & Benefits

- Resists high temperatures and will not burn because of mineral wool core
- Can be disassembled, moved and reinstalled rather than having to be demolished, waste materials disposed of and the walls completely rebuilt
- Our exclusive integral spline design eliminates labor to install a separate cement board spline at side joint of panels to maintain the fire rating
- Good sound reduction acoustic properties because of mineral wool
- Dimensionally stable, water repellent and will not expand
- Can be combined with other MBCI panels for an aesthetically consistent profile facing, texture and color

Product Specifications

- **Application:** Wall (vertical or horizontal)
- **Gauges:** Exterior: 26, 24 | Interior: 26, 24
- **Width:** 42"
- **Thicknesses:** 3", 4", 5", 6", 7" and 8"

- **Length:** 8'-0" to 40'-0", variable by thickness
- **Panel Attachment:** Exposed Fastening System
- **Standard Coatings:** Signature® 200, Signature® 300, Signature® 300 Metallic



shown to scale: 1/8" = 1'-0"

DRAWN BY: RYAN WANTA
DESIGNER / SALES, WANTA & SON, INC.
P: (715) 573-6689 E: ryan@wanta.com

8638501-12: Large One Light Outdoor Wall Lantern



Collection: Crittenden

Featured in the decorative Crittenden collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652079108

Finish: Black (12)

Dimensions:

Width:	13"	Extends:	15 1/8"
Height:	10 3/8"	Wire:	6 1/2" (color/Black/White)
Weight:	2.2 lbs.	Mounting Proc.:	Cap Nuts
		Connection:	Mounted To Box

Bulbs:

1 - Medium A19 75w Max. 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Black

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (990W8538501-CRI)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			7/8	5	3 3/8	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Fr. Class	UPS Ship
Individual	8638501-12	1	785652079108	17.25	16	13.25	2.116	4.3	250	Yes
NJ Pallet		32		48	40	75	83.333	137.6		No
NV Pallet		32		48	40	75	83.333	137.6		No



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& Son*

DESIGN/BUILD SERVICES


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**GREAT
NORTHERN**
DISTILLING

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