



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Erik McFarland
- Sarah Scripps
- Carol Molepske (Alternate 1)
- Jordan Hornung (Alternate 2)

Date and Time: July 13, 2022
4:00 PM

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

OR

Zoom Teleconferencing

Meeting ID: 879 5666 1626

Passcode: jHudx7

By

Computer: <https://us02web.zoom.us/j/87956661626?pwd=andPRnRLZTEvT1NhTGcrRjExVGtKdz09>

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

Opening Section:

1. A physical inspection of the property identified below by the Commission will take place at **3:00pm**. Please note that no official business will be conducted during the inspection and that a quorum of Commission members may attend.
 - a. 1035 Union Street (Parcel ID 281240832200115)

Following the site inspection referenced above, the Commission will convene at the Community Room, 933 Michigan Avenue, at **4:00pm** for discussion and possible action on the agenda items below.

2. Roll Call

Discussion and Possible Action on the Following:

3. Report of the June 1, 2022 meeting of the Historic Preservation / Design Review Commission.

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.

4. A request from Michael Veum for a design review to construct an accessory structure in the rear of the property located at 1500 Clark Street (Parcel ID 281240832100619).
5. A request from Nick Busa, representing 13 Investments LLC, for a demolition review to raze the principal and accessory structure on the property located at 1035 Union Street (Parcel ID 281240832200115).
6. A request from Nick Busa, representing 13 Investments LLC, for a design review to create a parking lot on the property located at 1043 Union Street (Parcel ID 281240832200115).

Closing Section:

7. 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 Strong's Avenue, Stevens Point, WI 54481.

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

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

June 1, 2022 – 4:00 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Commissioner Siebert, Commissioner Munck, Alderperson Christianson, Commissioner McFarland, Commissioner Scripps, Commissioner Molepske, and Commissioner Hornung.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Dana Sonnenberg, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Minutes of the May 4, 2022 meeting of the Historic Preservation / Design Review Commission.
3. A request from CREATE Portage County for a design review to paint a mural on the north facing wall of the building located at 1224 Strongs Avenue (Parcel ID 281240832202932).
4. A request from the City of Stevens Point for a demolition review to raze the principal structure and associated parking areas on the property located at 1450 Water Street (Parcel ID 281240832201933 & 281240832201935).

Closing Section:

5. Adjourn
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Opening Section:

1. Roll Call

Present: Siebert, Munck, Christianson, McFarland, Scripps, Molepske, Hornung

Discussion and Possible Action on the Following:

2. Minutes of the May 4, 2022 meeting of the Historic Preservation / Design Review Commission.

Motion by Vice Chairperson Munck to approve the minutes of the May 4, 2022 meeting of the Historic Preservation / Design Review Commission; seconded by Commissioner McFarland.

Motion carried 5-0.

3. A request from CREATE Portage County for a design review to paint a mural on the north facing wall of the building located at 1224 Strongs Avenue (Parcel ID 281240832202932).

Dana Sonnenberg, Project Activator representing CREATE Portage County, provided the following:

- History of property owner seeking artwork.

- CREATE Portage County's process of selecting the artwork.
- Brief overview of artist and artwork proposal.

Commissioners had the following comments:

- Inquiry as to whether the artwork would wrap around the proposed main wall, to which the applicant confirmed that it would wrap to face the Guu's on Main patio space.
- There was a back-and-forth conversation on the commission's purview over the design content, noting that murals going into the Historic Downtown should have a relating historic significance to the area's history.
 - Comment that allowing creative content, like the mural, would be beneficial to the area and provide additional points of interest.
 - Clarification requested for the commission's task over murals, and what the boundaries of their review were.
 - Agreement that utilizing art to enhance placemaking in the downtown area was beneficial, however they didn't see control over the content as being under the commission's purview.
 - Didn't want to restrict the specific content of art, as they have not historically done so with the others.

Director Kernosky explained that while CREATE'S murals created unique opportunities for placemaking, the commission could deny and send it back to the applicant to revise their request, however they would need to provide a reason for denial. He made a case for the murals enhancing the downtown, noting that he did not believe that it would detract from the historic nature, especially for walls that were already dilapidated.

Dana Sonnenberg, applicant, reiterated that the mural would enhance the space and provide additional points of interest, especially for drawing in the younger community to the downtown.

Associate Planner / Zoning Administrator Kuhn noted that City staff could work on providing additional clarification and guidelines for murals, and what would be under the purview of the commission.

John Quirk noted that over time, the front-facing wall has shifted, and depending on which way an individual was driving, the proposed wall could be considered the front-facing wall.

Motion by Vice Chairperson Munck to approve a request from CREATE Portage County for a design review to paint a mural on the north facing wall of the building located at 1224 Strongs Avenue (Parcel ID 281240832202932); seconded by Commissioner Molepske.

Roll Call

Aye: Munck, Christianson, McFarland

Nays: Siebert

Abstain: Scripps

Motion carried 3-1.

4. A request from the City of Stevens Point for a demolition review to raze the principal structure and associated parking areas on the property located at 1450 Water Street (Parcel ID 281240832201933 & 281240832201935).

Alderperson Christianson departed for a scheduled engagement, moving Commissioner Molepske into a voting position.

Director Kernosky provided a history of the request:

- Historical and existing status of the building's structural and safety concerns.
- History of relocation of previous tenants.
- Long term plans for the parcel, noting that additional requests for redevelopment would come before the commission.
- Summary of key events since the construction of Edgewater Manor.
- Explanation of TIF fund utilization.

Commissioners had the following comments:

- Inquiry as to whether there were efforts to salvage or repurpose materials, to which staff confirmed that they had looked at salvaging or selling what they could.
- Comment about retaining the site for park purposes.
- Inquiry as to what occurred with the Section-8 eligible tenants, to which staff explained that they were relocated successfully to other Section-8 eligible housing, noting half of the tenants in Edgewater were moved to the Berkshire building by utilizing a social worker.
- Brief back-and-forth discussion on the future plans for redeveloping the parcel.

Motion by Commissioner Molepske to approve the request from the City of Stevens Point for a demolition review to raze the principal structure and associated parking areas on the property located at 1450 Water Street (Parcel ID 281240832201933 & 281240832201935) with the following:

1. A razing permit shall be obtained prior to demolishing the structure.

seconded by Commissioner Munck.

Motion carried 5-0.

Closing Section:

5. Adjourn.

Meeting adjourned at 4:48 PM.

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

Administrative Staff Report

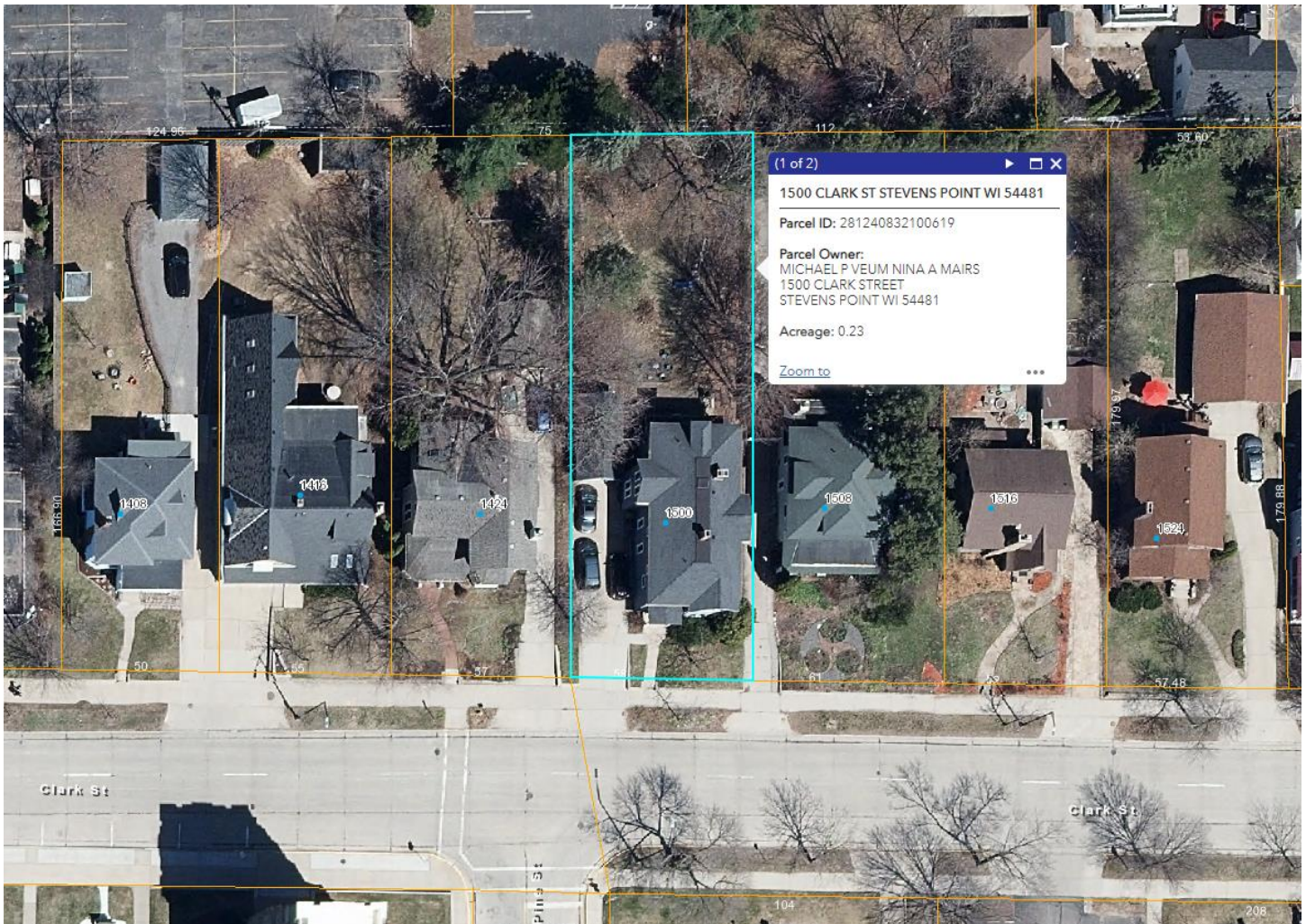


Design Review
1500 Clark Street
July 13, 2022

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

Applicant(s): - Michael Veum Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832100619 Zone(s): "R-5" Multiple Family II Residential Council District: - District 1 – Ald. Christianson Lot Information: - Actual Frontage: 58 feet - Effective Depth: 171 feet - Square Footage: 10,019 - Acreage: 0.230 Structure Information: - Year Built: 1895 (127 years) - Number of Stories: 2 Current Use: - Single-Family Residential Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request A request from Michael Veum for a design review to construct an accessory structure in the rear of the property located at 1500 Clark Street (Parcel ID 281240832100619). City Official Design Review / Historic District - Downtown Historic Design Review District Staff Recommendation Approve the request to construct an accessory structure in the rear of the property located at 1500 Clark Street (Parcel ID 281240832100619), subject to the following condition: - Upon installation of the accessory structure, a final inspection shall be performed by the Zoning Administrator to ensure compliance with the Commission's Design Guidelines.
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Vicinity Map



Scope of Work

Overview: The applicant is requesting a design review to install a 24 square foot accessory structure within the subject property. The proposed structure, standing approximately 5.68 feet in height, will utilize a prefabricated metal exterior and consist of a dark grey color to better complement the roof and accent colors used on the property's principal structure. According to the applicant, the proposed structure will be located at the northwest corner of the property and will purposely be positioned behind the property's principal structure to prohibit its view from Clark Street. Please note that, consistent with Zoning Code requirements, the accessory structure must be set back at least three feet from the north and west lot lines.

According to Section 7.4 of the Historic Preservation / Design Review Commission's Design Guidelines, the construction of new accessory structures is considered a 'major work' and requires the review and approval of the Commission. Said requirement is outlined below.

Sec. 7.4: Major and Minor Works

Sec. 7.4.1 Major Works (HPDRC Approval)

- f. Construction of new accessory structures.*

The process for obtaining a design review from the Commission is identified below.

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.



Proposed Structure

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.

SEC. 3.12: OUTBUILDINGS AND ACCESSORY STRUCTURES

5. Designs for new outbuildings and accessory structures should complement the architectural style and period of the primary structures as well as examples of similar structures within the district.

Analysis: The proposed structure is 24 sq ft in size and will consist of grey, metal siding. The primary structure on

the property, constructed in 1895, consists of aluminum, vinyl and steel siding. Customary with historic residential structures, asphalt shingles are the roofing material used on the residence.

Findings: For any accessory structure, the primary intent is that it complements and not detracts from the historic structure located on the property. While the Commission's Design Guidelines generally deters from using synthetic siding materials, it is important to note that requiring this accessory structure to utilize wood or masonry as its siding material would likely detract in historic significance from the 1895 residence. Therefore, staff is supportive of using metal as the siding material for the proposed accessory structure.

6. New outbuildings should be located in rear yards if possible.

Analysis: The accessory structure is proposed to be located in the rear yard of the subject property.

Findings: This standard is met.

7. New outbuildings should be proportionally the same in size and height to the primary structure as is seen in the relationship between other primary and secondary structures in the district.

Analysis: A two-story residence exists on the property, along with a roughly twelve-foot-tall, 300 sq ft accessory structure located along the west lot line. The proposed structure would be 24 sq ft in size and stand 5.68 ft in height.

Findings: Accessory structures are intended to be smaller in size and height when compared to primary structures. While the City's Zoning Code would permit new accessory structures up to 900 sq ft in size and 20 feet in height, staff is generally supportive of this smaller building as means to preserve the minor relationship with the primary structure.

SEC. 5.2.1: MASSING, SCALE AND ORIENTATION GUIDELINES FOR RESIDENTIAL CONSTRUCTION

2. Oversized or monumental residential construction is not prevalent in the districts and should be avoided. Only in special cases and in strategic locations should this type of architecture be permitted.

Analysis: The proposed accessory structure would be 24 sq ft in size.

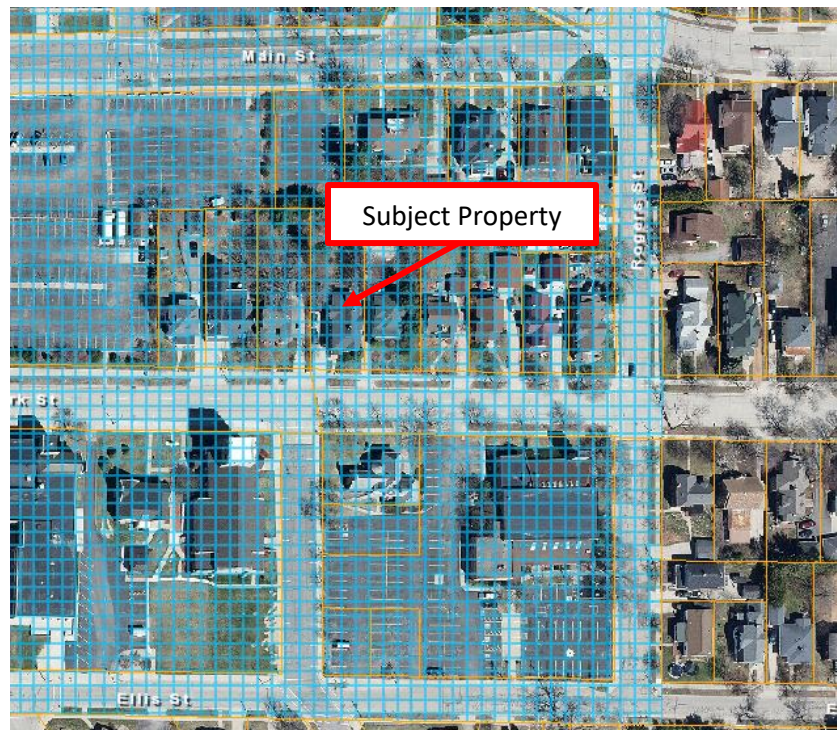
Findings: Staff believes that the size of the proposed structure is appropriate and is harmonious with other residential structures within the Design Review District and Clark Street Historic District.



Building Images



Circa 2009



Relationship of Subject Property with Design Review District



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
Michael P Veum	6/8/2022	Michael P Veum	6/7/2022

Adam Kuhn

From: Michael Veum <smecticx@gmail.com>
Sent: Wednesday, June 8, 2022 2:51 PM
To: District 1
Cc: Adam Kuhn
Subject: [External] Proposed Garden Shed at 1500 Clark Street

Dear Alderperson Christianson,

As part of the application process, I am writing to inform you that I will be submitting a proposal to construct a small garden shed at my home (1500 Clark Street). I will be submitting the paperwork for consideration by the Design Review Committee this afternoon. Please don't hesitate to contact me if you have any questions or concerns.

Sincerely,
Michael Veum
1500 Clark Street
Stevens Point

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

Proposal to Build a 4' x 6' Garden Shed at 1500 Clark Street

I am proposing the construction of a small garden shed in the rear of my property at 1500 Clark Street, Stevens Point, WI. The property at 1500 Clark Street has a substantial backyard that requires care and presents a variety of horticultural opportunities. While the house itself is quite large (3000 finished square feet), there is but a single-car garage (not original to the house by a long shot) with dimensions of roughly 12' x 20'. Storing and easily accessing gardening supplies, tools, and equipment has been a problem ever since I moved in almost 20 years ago. I am always loathe to give up green space in my backyard or to adversely alter the architecture of my property, but about seven years ago I requested permission to level the unoriginal, dilapidated, single-car garage and then construct a larger garage that would have been, for aesthetic and practical reasons, set farther back from the main house and from the street. At that time, the Design Review Committee denied the request and put strict guidelines on an alternate proposal to rehabilitate the dilapidated garage. I complied with those orders to the benefit of the garage's aesthetic appeal, but it still left me without much space to easily store and access items for yard care. I respectfully request the committee's permission to add a small garden shed toward the back of my property to address that space need without compromising the historical integrity of the property or the neighborhood. I hope to show that it meets or exceeds the guidelines of the committee. My proposal seeks to:

1. Minimize the footprint of the structure to maintain the green space of the property;
2. Use a simple, neutral design and color in order to draw little or no attention to the shed;
3. Position the shed to: a) be virtually invisible from the street due to the house and garage blocking the view, b) not disrupt the backyard trees, c) be angled to follow the natural flow of the yard's trees and landscape, d) be well over the required distances from property lines and other structures, and e) be built from fire resistant materials since a big bonus of this proposal is removing a gas can from my tinderbox of a garage which is located dangerously close to my house and my neighbor's house (garage was built way too close to Clark Street);
4. Not be cost prohibitive for what a 4'x6' shed delivers.

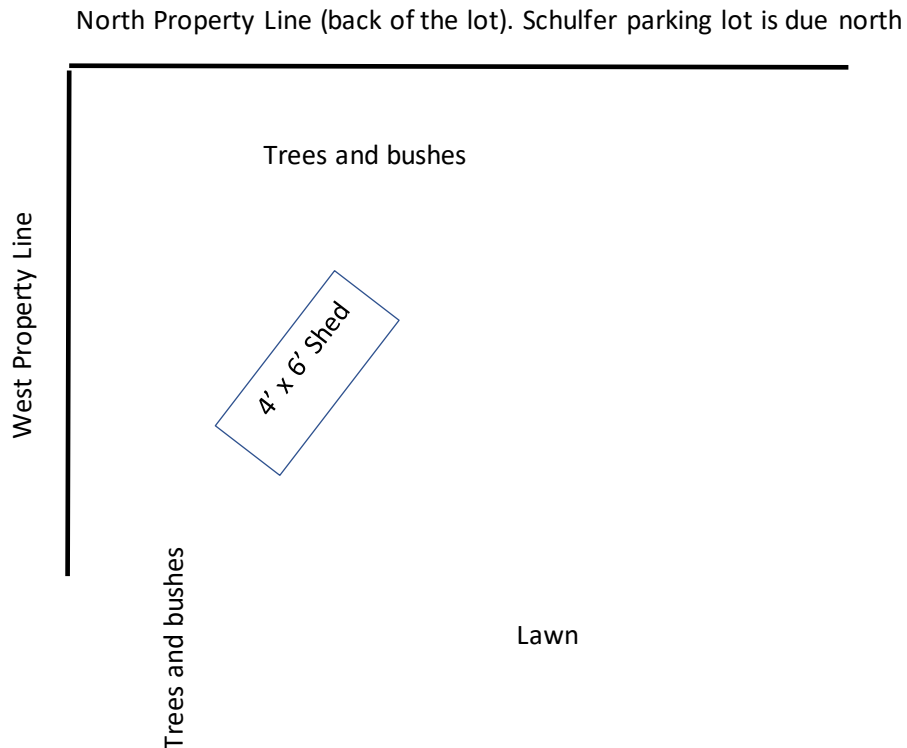
The shed design I propose is simple, and I would very much like permission to use a prefabricated kit with a neutral color that complements the colors of my house and garage. I don't want to reinvent the wheel, nor do I want to spend a great deal of time and money to make a tiny shed look like it is pretending to be something other than a shed. The design I request is shown in the following image. While not the most ornate of designs, I think this design will meet the items described above and the guidelines of the committee. I am shooting for understated simplicity with profuse functionality. The color is chosen to match the roof color of my home. My house has a custom color for its siding with white trim. Customized colors for a prefab kit would be a pain at best that can't be simply ordered. A white shed would draw attention due to the amount of visible light reflected from the structure. A gray shed would probably clash with the color of my house. A black shed is a standard color that matches the house's roof and will blend into the background due to the low amount of reflected light. Below is an example of an available kit (dimensions shown to see how small-scale this project really is).



This particular kit has the advantage of including the framing for a floor. I would be most likely to build something akin to a mini-deck, a bit above grade to serve as the foundation rather than pour a concrete floor. Getting a concrete truck into my backyard is virtually impossible, and mixing that many bags of concrete doesn't appeal to me. An anchored deck frame would make it easy to secure the building to the foundation, and, if built using deck screws, there is the advantage of straightforward disassembly should a future owner want to take down the structure.

My proposed location is the northwest corner of my back yard. My house and garage face south and are both positioned toward the front of the lot. They would quite effectively hide the shed from people passing along Clark Street. My entire backyard is nearly invisible from Clark Street. The northwest corner of the lot is bordered on the north by the parking lot for Schulfer and Associates Wealth Management (just south of the Castle), and so there is not anything aesthetic to preserve from the view of someone passing along Main Street. Such a passerby is looking at a parking lot. Furthermore, there are some trees and bushes along the property line that block the view of my backyard from Main Street. A small, black shed won't stand out. I propose to position the shed in a patch that has no trees, is not used for gardening, nor is part of the yard used for recreation. There is more than ample space to keep

the shed well over three feet from the property line and very, very much over ten feet from the nearest structure. I propose to orient the shed at a roughly 45-degree angle so it is facing southeast. My rational is that the landscaping of the yard and the position of trees make it so the flow of the yard transitions from north-south to east-west with the property lines. Angling the shed at 45 degrees in that corner would create a sense of transition between the property line on the west and the property line on the north. A rudimentary sketch of the northwest corner is shown below. I thank you for your consideration. Sincerely, Michael Veum



2022 Property Records for City of Stevens Point, Portage County

July 7, 2022

Tax key number: 281-24-0832100619

Property address: 1500 Clark St

Owner: Michael P. Veum
1500 CLARK ST
STEVENS POINT WI 54481

Zoning: R5 Multi-Family 2, Downtown Design Review

Traffic / water / sanitary: Light / City water / Sewer

Legal description:

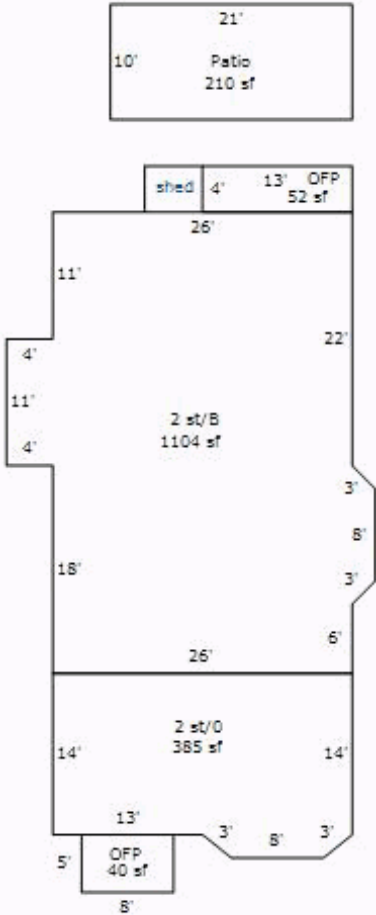
Summary of Assessment	
Land	\$18,400
Improvements	\$133,800
Total value	\$152,200

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential			10,019	0.230	None	Residential		\$18,400

Residential Building			
Year built:	1895	Full basement:	1,104 SF
Year remodeled:		Crawl space:	
Stories:	2 story	Rec room (rating):	
Style:	Colonial	Fin bsmt living area:	
Use:	Single family	First floor:	1,489 SF
Exterior wall:	Alum/Vinyl/Steel	Second floor:	1,489 SF
Masonry adjust:		Third floor:	
Roof type:	Asphalt shingles	Finished attic:	
Heating:	Gas, hot water	Unfinished attic:	
Cooling:	No A/C	Unfinished area:	
Bedrooms:	4	Open porch	40 SF
Family rooms:		Patio	210 SF
Baths:	3 full, 0 half	Open porch	52 SF
Other rooms:	6		
Whirl / hot tubs:			
Add'l plumb fixt:	1		
Masonry FPs:	1 stacks, 1 openings		
Metal FPs:			
Gas only FPs:			
Bsmt garage:			
Shed dormers:		Energy adjustment:	No
Gable/hip dorm:		Percent complete:	100%



Total living area is 2,978 SF; building assessed value is \$131,100



2022 Property Records for City of Stevens Point, Portage County

July 7, 2022

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 12 LF	Grade: D		
Const type: Detached, frame or cb	Depth: 25 LF	Condition: Average		
Year built: 1915	Fir area: 300 SF	% complete: 100%		
		Assessed \$: \$2,700		

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
2/22/2022	20220173	Replace boiler	\$6,027	5/24/2022
9/5/2008	35832	Remove old shingles/reroof	\$10,500	9/5/2009
3/21/2005	33022	Add bathroom to bedroom	\$7,200	3/21/2006
4/4/1994	24318	Electrical	\$2,000	4/3/1995

Sales History		
Date	Price	Type

Administrative Staff Report

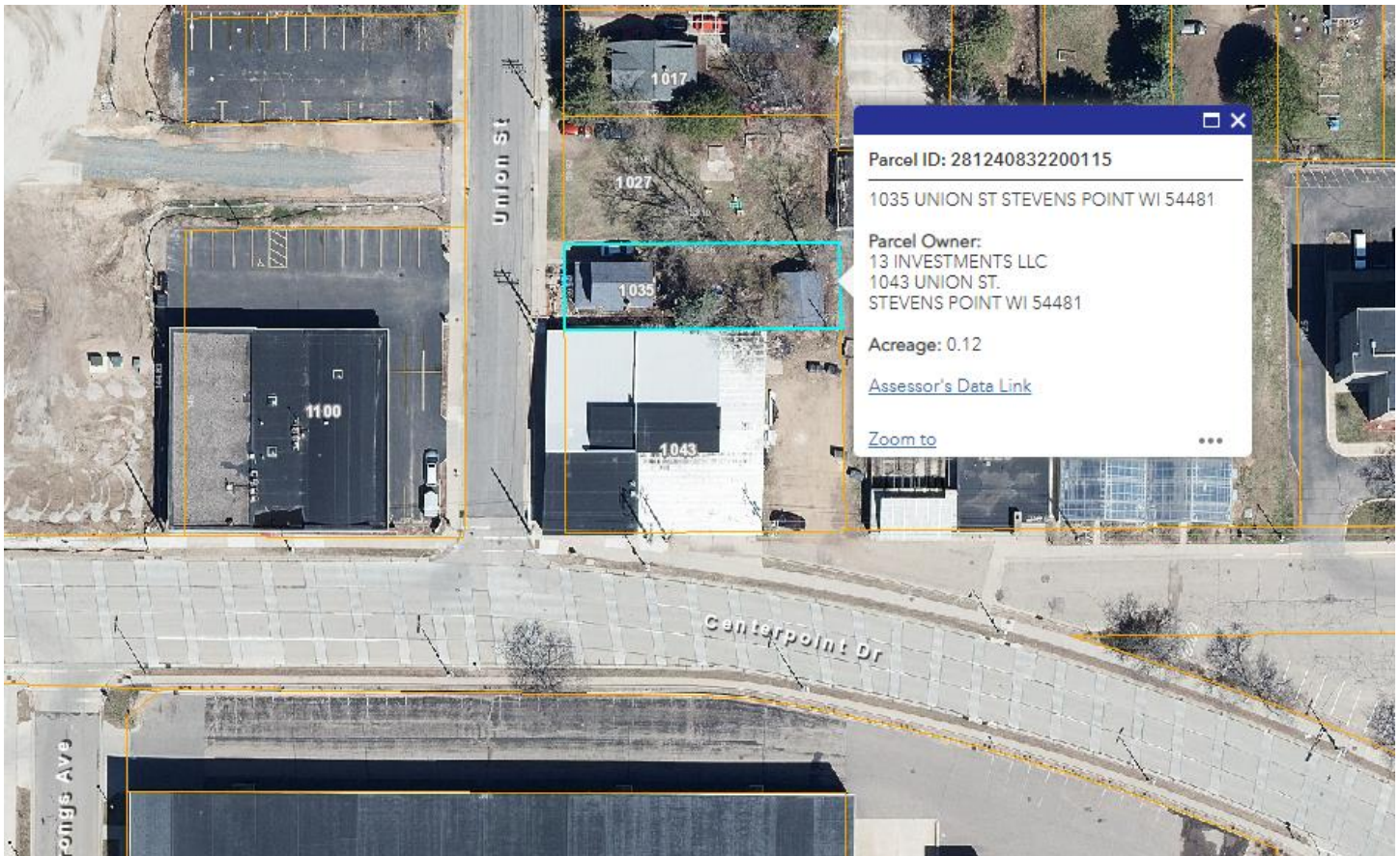


Demolition & Design Review 1035 Union Street July 13, 2022

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

Applicant(s): - Nick Busa, representing 13 Investments LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832200115 Zone(s): "B-2" Central Business Transition District Council District: - District 1 – Ald. Christianson Lot Information: - Actual Frontage: 40 feet - Effective Depth: 132 feet - Square Footage: 5,274 - Acreage: 0.121 Structure Information: - Year Built: 1890 (132 years) - Number of Stories: 2 Current Use: - Single-Family Residential Applicable Regulations: - Chapter 22 - Downtown Design Guidelines	Request A request from Nick Busa, representing 13 Investments LLC, for a demolition review to raze the principal and accessory structure on the property located at 1035 Union Street (Parcel ID 281240832200115). A request from Nick Busa, representing 13 Investments LLC, for a design review to create a parking lot on the property located at 1035 Union Street (Parcel ID 281240832200115). City Official Design Review / Historic District - Downtown Historic Design Review District Staff Recommendation Approve the request to raze the principal and accessory structure on the property located at 1035 Union Street (Parcel ID 281240832200115) subject to the following condition: - A razing permit shall be obtained prior to demolishing the structure. Approve the design review request to create a parking lot on the property located at 1043 Union Street (Parcel ID 281240832200115), subject to the following conditions: - The applicant shall meet minimum parking lot dimensional standards as required within the City's Zoning Code. - Landscape screening shall be provided along the west lot line. - 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. - A building permit shall be obtained prior to the start of land disturbance. - Staff shall have the ability to approve minor amendments to the site plan.
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Vicinity Map



Scope of Work

Overview: The applicant is requesting a demolition review to raze the principal structure and detached garage on the subject property. The two-story residence, built in 1890, consists of aluminum, vinyl and steel siding with asphalt shingles being the predominant roofing material used. Two distinguishing features of this structure includes a dedicated entry location on the north facing wall of the building which services a housing unit located in the basement. A second feature of importance is the violet window trim that is prevalent only on the windows facing Union Street. Located in the rear of the property exists a 432 sq ft detached garage that was built in the same year as the house.

According to Section 7.4 of the Historic Preservation / Design Review Commission's Design Guidelines, the demolition of any structure is considered a 'major work' and requires the review and approval of the Commission. Said requirement is outlined below.

Sec. 7.4: Major and Minor Works

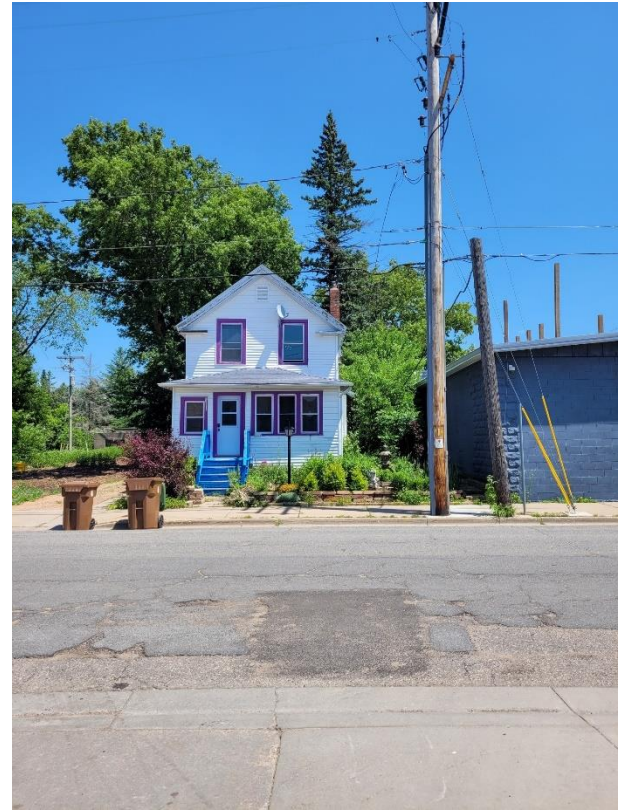
Sec. 7.4.1 Major Works (HPDRC Approval)

c. Demolition of any structure

The demolition of structures within a locally recognized historic or design review district is further discussed within Chapter 22 of the Revised Municipal Code of the City of Stevens Point. The process for obtaining a design review from the Commission is identified below.

According to the applicant, the intent of the demolition review request is to provide additional off-street parking to serve their commercial establishment located immediately to the south (1043 Union Street). While a preliminary parking lot plan has been submitted, please note that there are several requirements associated with constructing a parking lot per the City's Zoning Code. These limitations include the following:

- Parking stalls shall be a minimum of nine feet wide by 18 feet long.
- Parking areas providing at least four parking stalls shall provide an accessible parking stall as required by the Americans with Disabilities Act.
- Parking lot aisles intended for two-way traffic must be a minimum of 22 feet in width.
- A minimum five-foot pavement setback shall be provided from all property lines.
- The subject property, being zoned "B-2" Central Business Transition District, is exempt from parking ratio requirements.
- New parking lots must provide landscaping in accordance with City landscaping standards.



Residence

Although the construction of parking lots are administrated by the Zoning Code, the Historic Preservation / Design Review Commission shall review and approve new or expanded parking lots based on key design guidelines. Said requirement is listed below.

Sec. 7.4 Major and Minor Works

1. Major Works (HP/DRC Approval)

k. New or expanded parking areas



Detached Garage

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 for Demolition 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.

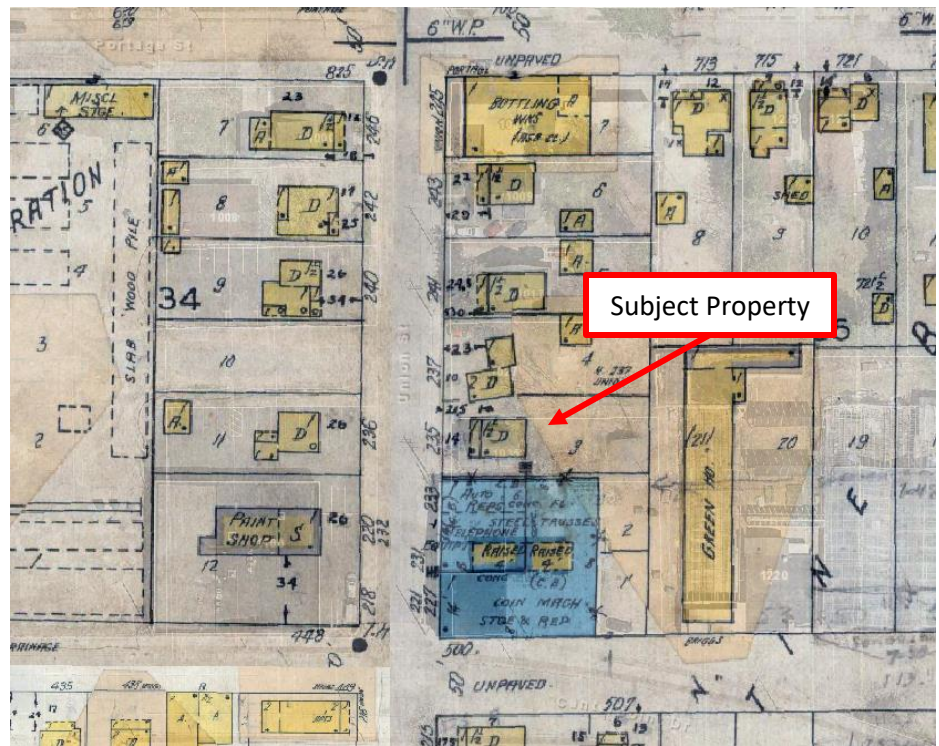
SEC. 6.1: DEMOLITION

1. Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city or state.

Analysis: The residence and garage were constructed in 1890. Distinguishing elements of the residence include purple window trim and a blue staircase off of Union Street and a secondary entrance into the building off of the north side of the house. While the house has been originally constructed as a single-family residence, alterations have been made to the building to add a separate living unit within the basement.

Findings: City staff believes that both structures do not portray architectural and historical significance to the overall Design Review District. From an architectural standpoint, vinyl is the predominant material used for the exterior walls of the residence. According to the Commission's Design Guidelines "engineered and synthetic siding is not found frequently in Stevens Point's historic districts" and that synthetic siding "can also be quite damaging to a historic structure." While synthetic siding is common among new residential builds, using vinyl increases the likelihood of moisture retention among wooden siding. Buildings within the Design Review District are intended to complement, but not detract from the older, more historically significant buildings within defined historic districts.

Regarding historical significance, both structures lie along a stretch of Union Street that once housed predominately residential uses. Over time, however, these residential structures have been demolished in lieu of commercial establishments, parking areas or vacant land. While the block of Union Street between Centerpoint Drive and Portage Street once housed eight residential lots, currently three remain. Knowing the historic change of this area on the fringe of the Design Review District, staff believes that the razing of both structures would not detract from the historic significance of this area.



Circa 1939

2. Whether the building or structure, although not itself a historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole, and therefore, should be preserved for

the benefit of the people of the city or the state.

Analysis: The exterior materials used on the residence consists primarily of vinyl that arguably conflicts with both structures given the color choice (white and purple for the house, red for the garage). As stated above, new residential structures are required to stay clear of engineered or synthetic siding given the structural implications it leads to wooden structures.

Findings: Given that the surrounding uses are predominately commercial and mixed-use in nature, a low-density residence arguably provides a different area to this area of the Design Review District. Additionally, significant repairs needed to the building would likely result in significant changes to the exterior appearance of the building and may detract from the character of this region.

3. Whether demolition of the subject property would be contrary to the objectives of the historic preservation plan for the applicable district as duly adopted.

Analysis: One objective of the Design Review District is that “the materials used in the final facade should be visually compatible with the buildings and environment with which it is visually related.”

Findings: Vinyl siding is not aesthetically pleasing to the surrounding environment given the increased number of commercial uses in this area. For commercial uses, masonry is a common exterior building material used (in large part to create a harmonious appeal with the commercial uses located closer to Downtown Stevens Point). With the change in residential and commercial uses, razing both structures would lead to a more uniform architectural appeals of buildings along this city block.

4. Whether the building or structure is of such old, unusual or uncommon design, texture, and/or material, that it could be reproduced only with great difficulty and/or expense.

Analysis: See standards one and two above regarding building design and material.

Findings: According to the applicant, there has been fire damage within the second story of the residence, cracks within the walls and ceilings of both structures and that there are structural issues with the front porch on the residence. Staff believes that correcting these issues would likely incur a significant cost and impose a financial hardship on the property owner.

5. Whether retention of the building or structure would promote the general welfare of the people of the city or the state, by encouraging study of American history, architecture and design, or by developing an understanding of American culture and heritage.

Analysis: See standard one above.

Findings: Staff believes that the architectural appeal of both buildings are insufficient in nature



to promote the general welfare of individuals by encouraging study of American history, architecture and design, or by developing an understanding of American culture and heritage.

6. **Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship-or difficulty claimed by the owner which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of an approval to demolish.**

Analysis: See standard four above.

Findings: Given the vinyl siding that exists on the building, along with the structural and cosmetic issues that were mentioned above, staff believes that it would not be economically feasible to preserve or restore it.

7. **Whether demolition of the building or structure would promote conformance with other criteria as designated in the City of Stevens Point Historic Design guidelines.**

Analysis: If approved, the subject property would be required to be combined with the property located at 1043 Union Street.

Findings: The property located at 1043 Union Street does not currently meet minimum Zoning Code requirements for the “B-2” Central Business Transition District but would if both parcels are combined. Additionally, the razing of both structures would promote conformity with the Commission’s Design Guidelines. For example, Section 3.1 of the Commission’s Design Guidelines states that the “application of synthetic siding materials to historic structures are not recommended in all of Steven Point’s historic districts.” Knowing the impact that wrongly used siding material has on wooden structures (i.e., moisture retention within the building), it can lead to the gradual disrepair of a building.

8. **Prior to undertaking demolition work, the property owner should approach the Historic Preservation / Design Review Commission to determine the historical significance of the structure and its relationship to the district.**

Analysis: City staff have reviewed the findings of fact and have concluded that there is little historical significance of the building and does not complement well to the broader Design Review District.

Findings: See standards one and two above. Staff believes that this standard is met.

Guidelines for Design 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.**

SEC. 4.3: PARKING, DRIVEWAYS AND SIDEWALKS

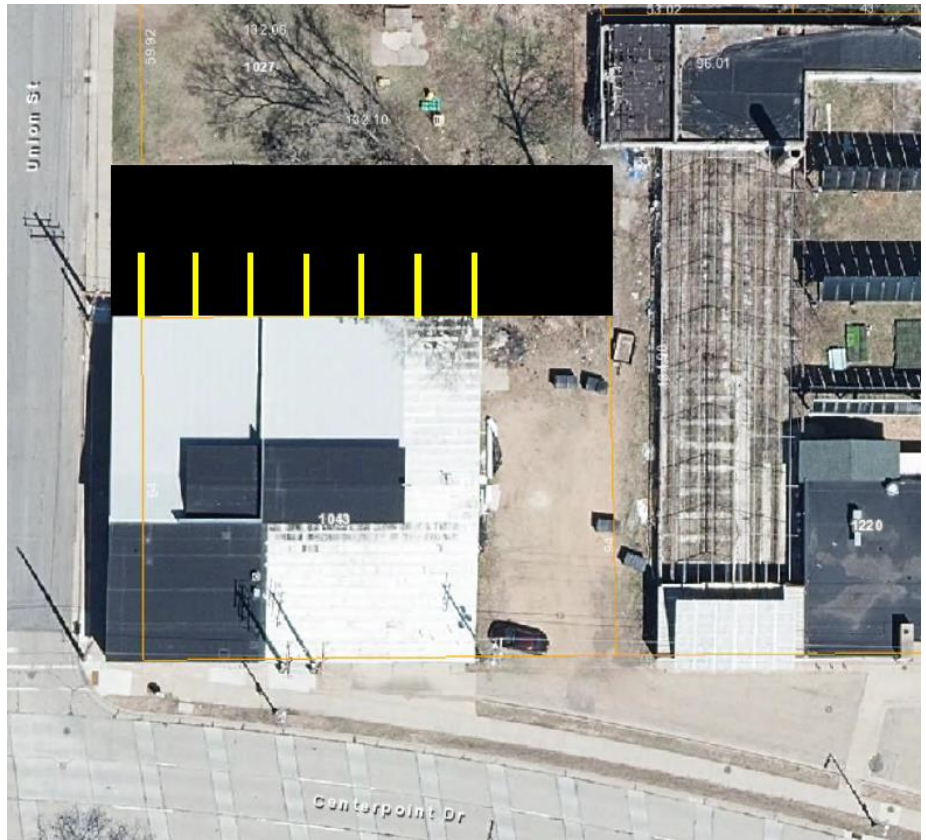
1. **Parking lots, driveways, and sidewalks shall comply with any ordinance requirements for size and landscaping elements as well as site grading.**

Analysis: Access to the parking lot will come off of Briggs Street and Union Street.

Findings: This standard is met provided that the applicant obtains a building permit prior to the construction of the parking lot.

2. **On-site parking within commercial areas should be to the side or rear of the structure. Front yards, in particular, should be used for building area to create a continuous street wall consistent with the historic development of the commercial district.**

Analysis: The property at 1043 Union Street is bounded by three street frontages (Centerpoint Drive, Briggs Street and Union Street). A principal structure exists on the 1043 Union Street parcel and accounts for roughly 71% of the land area for the property. Should this request be approved, both the subject property and the 1043 Union Street property would need to be combined into one parcel.



Should this request be approved, both the subject property and the 1043 Union Street property would need to be combined into one parcel.

Findings: Although the parking lot would be located in the secondary front yard, the size of the lot and its location restricts where parking can be offered on the site. To meet Zoning Code requirements, appropriate screening must be provided along Union Street to better hide the view of vehicles from Union Street.

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: The proposed parking area would provide six parking stalls.

Findings: With only six parking stalls proposed, the Zoning Code does not require terminal or interior landscape islands to be constructed. Pedestrian access to the parking area will be off of Union Street and Centerpoint Drive.

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: The proposed parking lot would be surfaced with asphalt.

Findings: This standard is met.

Conclusion

Based on the findings above, staff believes that the aforementioned request meets applicable provisions within the Historic Preservation / Design Review Commission's Design Guidelines.

Historic Photographs





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	13 Investments LLC	Contact Name	
Address	1043 Union St.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715.254.0679	Telephone	
Fax		Fax	
Email	nick.busa@13investments.com	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
281240832200115		
Legal Description of Subject Property		
1035 Union St.		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
.12		

Current Zoning District(s) B2		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property Residential House	Proposed Use of Property Parking Lot	
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)			
Tear down the existing run down house, replace with parking lot			
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.			
No			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Yes, parking is needed in this area. The house is run down and cleaning up the area would look nice.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Yes, there's no historic significance of the current home.			
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.			
Yes, there's no historic significance of the current home.			

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
	G. 20.22		G. 20.22

2022 Property Records for City of Stevens Point, Portage County

July 7, 2022

Tax key number: 281-24-0832200115

Property address: 1035 Union St

Owner: 13 Investments LLC
1043 UNION ST
STEVENS POINT WI 54481

Zoning: B2 Central Business Transition, Downtown Design Review

Traffic / water / sanitary: Light / City water / Sewer

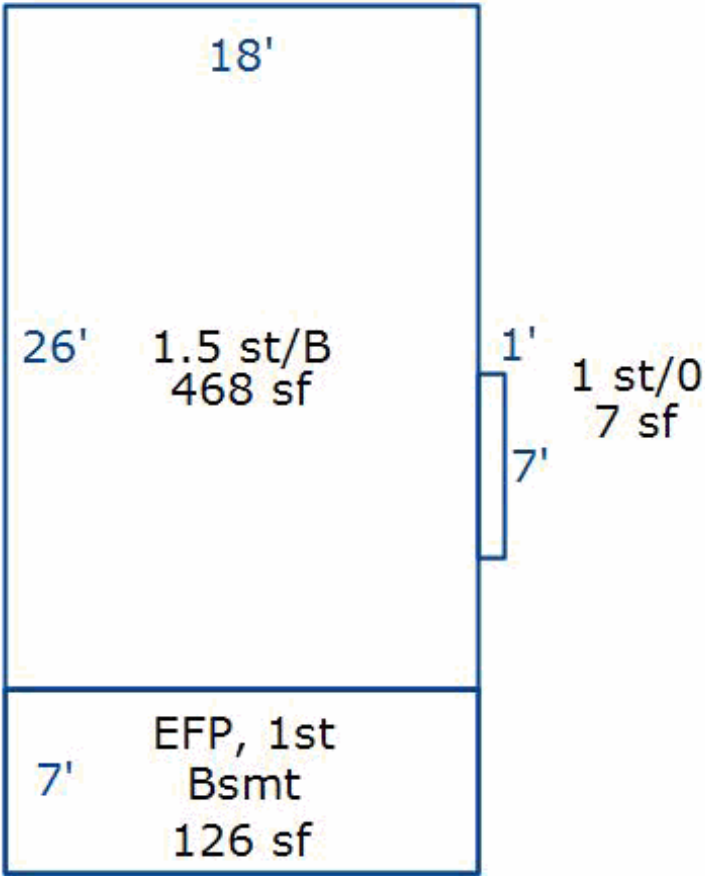
Legal description:

Summary of Assessment	
Land	\$10,500
Improvements	\$55,400
Total value	\$65,900

						Land			
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential	40	132	5,274	0.121	None	Residential		\$10,500

Residential Building									
Year built:	1900	Full basement:	594 SF						
Year remodeled:		Crawl space:							
Stories:	1.5 story	Rec room (rating):	298 SF						
Style:	Residence Old Style	Fin bsmt living area:							
Use:	Single family	First floor:	475 SF						
Exterior wall:	Alum/Vinyl/Steel	Second floor:	351 SF						
Masonry adjust:		Third floor:							
Roof type:	Asphalt shingles	Finished attic:							
Heating:	Gas, forced air	Unfinished attic:							
Cooling:	No A/C	Unfinished area:							
Bedrooms:	2	Enclosed porch	126 SF						
Family rooms:									
Baths:	2 full, 0 half								
Other rooms:	2								
Whirl / hot tubs:									
Add'l plumb fixt:	1								
Masonry FPs:									
Metal FPs:									
Gas only FPs:									
Bsmt garage:									
Shed dormers:		Energy adjustment:	No						
Gable/hip dorm:		Percent complete:	100%						

Total living area is 826 SF; building assessed value is \$53,900



2022 Property Records for City of Stevens Point, Portage County

July 7, 2022

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 18 LF	Grade: D		
Const type: Detached, pole frame	Depth: 24 LF	Condition: Fair		
Year built: 1890	Flr area: 432 SF	% complete: 100%		
		Assessed \$: \$1,500		

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
10/31/2019	20191357	Replace valves & hose bib	\$662	11/27/2019
8/17/2015	15-0464	Replace furnace	\$4,130	12/31/2015
4/7/2011	37681	Replace hwh	\$850	4/6/2012

Sales History		
Date	Price	Type