



**AGENDA**  
**HISTORIC PRESERVATION/  
DESIGN REVIEW COMMISSION**

**Members**

- Chairperson Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Barry Calnan
- Erik McFarland
- Carol Molepske (Alternate 1)

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**Date and Time:** May 28, 2024  
5:00 PM

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

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. A request from the City of Stevens Point to raze the structure located at 1200 Main Street (Parcel ID 281240832202950), consistent with Ch. 22.05(2).
3. Staff Updates:  
- Community Preservation Plan

Closing Section:

4. Adjourn

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**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.

# Administrative Staff Report

**Demolition Review  
1200 Main Street  
May 28, 2024**



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

<b>Applicant(s):</b> <ul style="list-style-type: none"><li>City of Stevens Point</li></ul> <b>Staff:</b> <ul style="list-style-type: none"><li>Adam Kuhn, Associate Planner <a href="mailto:akuhn@stevenspoint.com">akuhn@stevenspoint.com</a></li></ul> <b>Parcel Number(s):</b> <ul style="list-style-type: none"><li>281240832202950</li></ul> <b>Zone(s):</b> <ul style="list-style-type: none"><li>"B-3" Central Business District</li></ul> <b>Council District:</b> <ul style="list-style-type: none"><li>District 1 – Ald. Christianson</li></ul> <b>Lot Information:</b> <ul style="list-style-type: none"><li>Actual Frontage: 261 feet</li><li>Effective Depth: 260 feet</li><li>Square Footage: 104,971</li><li>Acreage: 2.410</li></ul> <b>Structure Information:</b> <ul style="list-style-type: none"><li>Year of construction: 1985 (39 years old)</li></ul> <b>Applicable Regulations:</b> <ul style="list-style-type: none"><li>Chapter 22</li><li>Downtown Design Guidelines</li></ul>	<b>Request</b> <p>A request from the City of Stevens Point to raze the structure located at 1200 Main Street (Parcel ID 281240832202950), consistent with Ch. 22.05(2).</p> <b>City Official Design Review / Historic District</b> <ol style="list-style-type: none"><li>Downtown Design Review District</li></ol> <b>Staff Recommendation</b> <p>Approve the request to raze the structure located at 1200 Main Street (Parcel ID 281240832202950), subject to the following conditions:</p> <ol style="list-style-type: none"><li>A razing permit shall be obtained prior to the start of demolition.</li></ol>
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## Vicinity Map



## Scope of Work

*Overview:* The applicant is requesting a demolition review to raze the Shopko building, located at 1200 Main Street. Located within the Downtown Design Review District, the razing of any structure within this District is considered a 'major work' and would require approval from the City's Historic Preservation / Design Review Commission.

### 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.*

This request has been reviewed subject to the Commission's review standards for considering a demolition review request. An analysis is found below.

## 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. 6.1.2: DEMOLITION GUIDELINES

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.

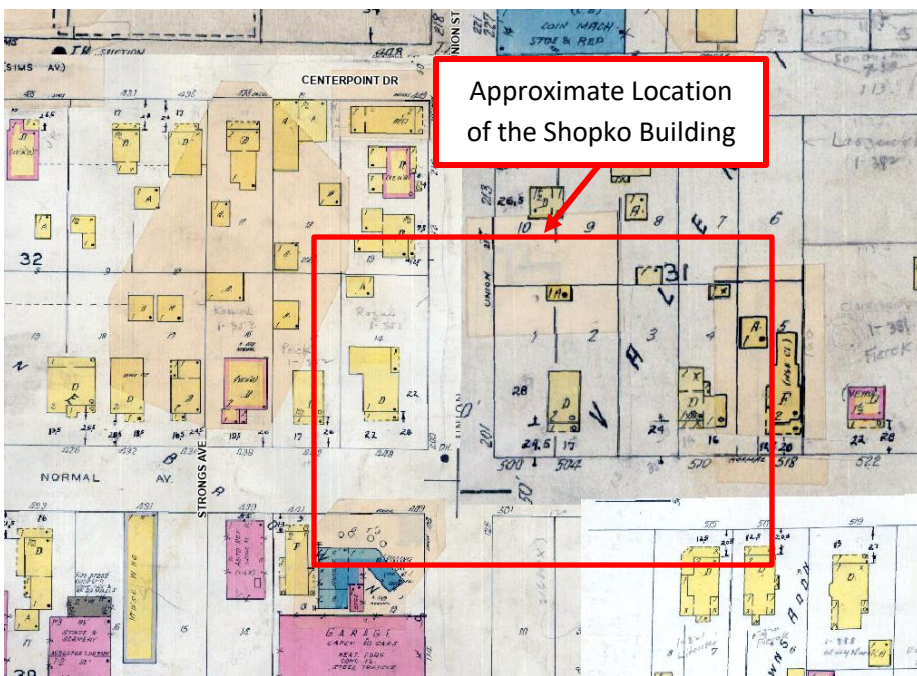
**Analysis:** Concrete block is used to make up a majority of the building's exterior wall. Storefront windows are located on the south facing wall of the building, which was used for the main entrance into the building.

**Findings:** While the concrete block is textured, the façade material is not designed in a way to be architecturally significant to its surrounding area. Additionally, no significant architectural details – commonplace on historic buildings – exist, which provides staff a degree of comfortability in recommending approval of this request.

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:** Please see the above pertaining to staff's opinion that the Shopko building is not considered a historic building.

**Findings:** The Shopko building does not have distinctive architectural or historic character relative to other buildings within the Downtown Design Review District. In fact, there are several features of the building that detracts from adjacent buildings and the Commission's Design Guidelines. For example, new construction is intended to have a similar fenestration pattern to nearby buildings. Outside of the two storefront windows on the building's south facing wall, the other exterior walls comprise exclusively with solids and does not have any voids (e.g., doors, windows, etc.) to have a compatible proportion and façade pattern with nearby buildings. Due to this, staff believes that this non-historic building is not of historic value that warrants it being preserved for the benefit of our citizens and visitors.



1939 Sanborn Map

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:** A historic preservation plan does not exist that addresses the subject property.

**Findings:** This standard is met.

- 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:** The building was constructed in 1985.

**Findings:** The Shopko building was constructed in a manner that is similar to big box store construction that occurs today. Staff believes that due to the lack of a unique design of this building, this standard would be met.

- 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:** The Shopko building was not the historic land use of the subject property. A variety of single- and two-family homes, along with a segment of Normal Avenue, were located within the subject property and was demolished to make way for the construction of Centerpoint Mall.

**Findings:** The architecture and design of the building is not unique in a way that should encourage its' survival for public education. In fact, the Shopko building highlights the demolition of several historic homes that occurred during the late-20th century.



# 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](mailto:communitydevelopment@stevenspoint.com)  
<http://stevenspoint.com>

## APPLICATION FOR DEMOLITION

### ADMINISTRATIVE SUMMARY (Staff Use Only)

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

### APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/> )	
Applicant Name	City of Stevens Point	Contact Name	
Address	1515 Strongs Avenue	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-346-1567	Telephone	
Fax		Fax	
Email		Email	

### OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/> )		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
281240832202950		
Legal Description of Subject Property		
THAT PRT BLKS 29, 30,31 & 32 & VAC UNION ST & COLLEGE AVE VALENTINE BROWN ADD LOCATED IN NE NW S32 T24 R8 DES IN 457/1087-89 901556		
Area of Subject Property (Acres/Sq Ft)		Area of Building or Structure (Sq Ft)
2.41 acres		90,087

<b>Current Zoning District(s)</b>		<b>Current Historic District(s) - Local, State, National</b>	
B-3 Central Business District		Downtown Design Review District	
<b>Designated Future Land Use Category</b>	<b>Current Use of Property</b>		<b>Proposed Use of Property</b>
Downtown District	Former Discount Store		N/A
<b>Briefly describe the property and building(s) Please also provide reasoning for the demolition request, along with the time schedule (if any) for demolition. (Use additional pages if necessary)</b>			
The Shopko building was constructed in 1985. Off-street parking is located around the building and within the adjacent lot to the south. The Shopko building is proposed to be demolished to allow for the redevelopment of this City block (bounded by Main Street, Church Street, Centerpoint Drive and Strongs Avenue).			
<b>Please describe the building or structures architectural or historical significance (if any).</b>			
The structure has no architectural or historical significance. Concrete block is the predominant exterior surfacing material, along with storefront windows on the building's southern wall.			
<b>Does the building or structure contribute to the architectural or historic character of the historic district as a whole?</b>			
The massing of the Shopko building, along with its fenestration pattern, is inconsistent with the surrounding buildings along Main Street and Church Street. Normal Avenue used to run through the subject parcel, with single- and two-family homes lining the street.			
<b>Does the building or structure display old, unusual or uncommon design, texture, and/or materials?</b>			
No significant or uncommon architectural details exist on the building that would warrant preserving the building.			
<b>Does the building or structure promote or encourage the study of American history, architecture and design or assist in developing an understanding of American culture and heritage?</b>			
No. The Shopko building highlights the demolition of several historic buildings that occurred for the construction of Centerpoint Mall.			
<b>Describe the building or structures current condition and provide rationale and cause (if any) for its current state. Photographs are encouraged.</b>			
The building is not in a state of disrepair.			
<b>What is the anticipated land use or proposed development (if any) for the property?</b>			
No finalized plans at this time. The adopted Downtown Targeted Area Master Plan identifies this location for multi-family housing.			

Please describe any non-conformities that exist on the property or structure (if any), regarding building and zoning regulations, as well as architectural design guidelines.


Please see the above regarding architectural guidelines. The property is compliant with applicable Zoning Code requirements.

**EXHIBITS**

Letter to District Alderperson ( <a href="http://www.stevenspoint.com/directory">www.stevenspoint.com/directory</a> )	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input type="checkbox"/>	
Site Plan (for any future improvements)	<input type="checkbox"/>	
Historic Photos, Renderings or Maps	<input type="checkbox"/>	

**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
	5/23/2021		

2024 Property Records for City of Stevens Point, Portage County

May 23, 2024

Tax key number: 281-24-0832202950

Property address: 1200 Main St

Owner: City of Stevens Point  
1515 Strongs Ave  
Stevens Point, WI 54481

Zoning: B3 Central Business, Downtown Design Review

Traffic / water / sanitary: Medium / City water / Sewer

Legal description:

Summary of Assessment	
Land	\$0
Improvements	\$0
Total value	\$0

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial	421	260	104,971	2.410	None	Exempt local		\$0

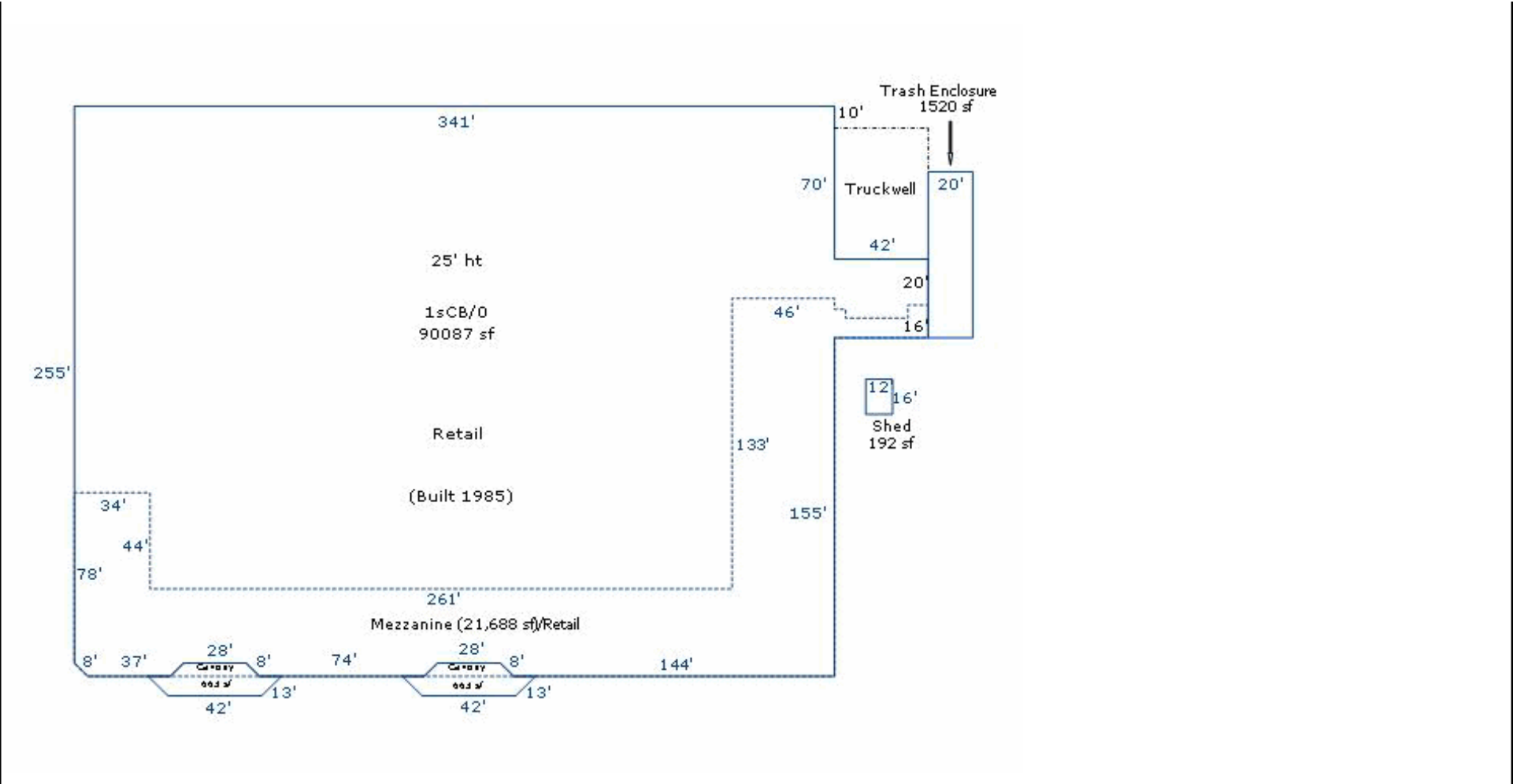
Commercial Building (Old Shopko Store)

Section name: Section 1  
Year built: 1985  
% complete: 100%  
Stories: 1.00  
Perimeter: 1,292 LF  
Total area: 90,087 SF (all stories)



Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Discount store	Discount store	1	90,087	Masonry bearing walls	25.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
	Exterior walls	Concrete Block, Textured Face			90,087	100.0%
HVAC	Complete HVAC			90,087	80.6%	C (AV)
Fire sprinklers	Wet sprinklers			90,087	80.6%	C (AV)
Mezzanines	Mezzanines-office			21,688	24.1%	C (AV)



2024 Property Records for City of Stevens Point, Portage County

May 23, 2024

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
8/16/2023	20231080	Temporary signage	\$0	9/20/2023
8/23/2022	20221139	Temporary signage	\$0	9/9/2022
5/14/2021	20210340	Raze shed	\$0	9/29/2021
1/27/2011	37551	New logo	\$14,000	1/27/2012
6/17/2009	36343	Replace water heater	\$700	6/17/2010
10/24/2008	35941	Remodel pharmacy area	\$19,977	10/24/2009
8/30/2007	35022	Replace 2 roof top heating uni	\$11,800	8/29/2008
8/23/2007	35006	Electrical	\$2,400	8/22/2008
10/8/2006	34344	Replace 3 BTUs	\$12,586	10/8/2007
9/18/2006	34274	Roof/Strip & re-roof	\$40,000	9/18/2007
5/31/2005	33233	Roof/Strip & re-roof	\$45,000	5/31/2006
9/10/2004	32719	Roof/Strip & re-roof	\$75,000	9/10/2005
4/3/2000	29015	5 different signs	\$0	4/3/2001
10/27/1999	28795	Remodel handicapped bathroom	\$33,000	10/26/2000
5/6/1996	25767	Interior Renov/Remodel	\$29,432	5/6/1997

Sales History		
Date	Price	Type