



AGENDA
**HISTORIC PRESERVATION/
DESIGN REVIEW COMMISSION**

Members

- Chair Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Barry Calnan
- Carol Molepske
- Janet Jurgella Finn (Alternate 1)
- Dan Kryst (Alternate 2)

Date and Time:	April 16, 2025 5:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 829 1409 6315 Passcode: 238967
			<u>By</u>
			<u>Computer:</u> https://us02web.zoom.us/j/82914096315?pwd=ZkBoYl57FvrEUtnpwO2FKqxiqg1vBq.1
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the March 24, 2025 meeting of the Historic Preservation / Design Review Commission.
3. A request to remove the mural on the west elevation of the building located at 817 Clark Street (Parcel ID 281240832201412), consistent with Ch. 22.07(3).
4. Public Hearing and action on a request from the City of Stevens Point to amend Section 22.04 of the Revised Municipal Code of the City of Stevens Point. Said request outlines the approval process for historic structures, properties and districts to be nominated on the State and National Register of Historic Places.
5. A request from James Lucas, representing Amethyst Main LLC, for a design review to perform exterior improvements on the building located at 968 Main Street (Parcel ID 281240832201526), consistent with Ch. 22.05(2).

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.

6. A request from Jason Bacher, representing Leon Ayers, for a design review to perform storefront improvements on the building located at 1044 Main Street (Parcel ID 281240832202924), consistent with Ch. 22.05(2).
7. A request from David Ladick to paint the north-facing wall of the building located at 1216 Strongs Avenue (Parcel ID 281240832202932), consistent with Ch. 22.05(2).

Closing Section:

8. Adjourn

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

March 24, 2025 – 5:00 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Chair Siebert, Alderperson Christianson, Commissioner Calnan & Commissioner Kryst

EXCUSED: Vice Chair Munck, Commissioner Molepske, Commissioner Finn

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the January 27, 2025 meeting of the Historic Preservation / Design Review Commission.

3. A request from Katie Bingham, representing Michael O'Meara, for a design review to replace an existing window utilizing a different muntin pattern on the property located at 1809 Clark Street (Parcel ID 281240832102705), consistent with Ch. 22.05(2).

4. A request from the City of Stevens Point to amend program requirements of the Downtown Facade Improvement Grant Program.

5. Staff Update:

- Designation of properties onto the National Register of Historic Places.

Closing Section:

6. Adjourn

Opening Section:

1. Roll Call

Present: Siebert, Christianson, Calnan & Kryst

Excused: Munck, Molepske & Finn

Discussion and Possible Action on the Following:

2. Report of the January 27, 2025 meeting of the Historic Preservation / Design Review Commission.

Motion by Alderperson Christianson to approve the January 27, 2025 minutes of the Historic Preservation / Design Review Commission; seconded by Commissioner Calnan.

Motion carried 4-0.

3. A request from Katie Bingham, representing Michael O'Meara, for a design review to replace an existing window utilizing a different muntin pattern on the property located at 1809 Clark Street (Parcel ID 281240832102705), consistent with Ch. 22.05(2).

Associate Planner / Zoning Administrator Kuhn provided a summary of the design review request.

Motion by Alderperson Christianson to approve a request from Katie Bingham, representing Michael O'Meara, for a design review to replace an existing window utilizing a different muntin pattern on the property located at 1809 Clark Street (Parcel ID 281240832102705), subject to the following conditions:

1. **Caulking shall be maintained when installing the new window.**
2. **A sound paint film shall always be applied to the window.**
3. **A building permit shall be obtained prior to installing the window.**

Seconded by Commissioner Kryst.

Motion carried 4-0.

4. A request from the City of Stevens Point to amend program requirements of the Downtown Façade Improvement Grant Program.

Associate Planner / Zoning Administrator Kuhn provided a summary of the proposed changes to the Downtown Façade Improvement Grant Program. A lengthy conversation took place on what entities should review and approve grant disbursements. The Commission ultimately agreed that grant requests can be reviewed and approved by both the Designated Agent for the Commission and the Commission Chair.

Motion by Commissioner Calnan to approve the request to amend program requirements of the Downtown Façade Improvement Grant Program; seconded by Commissioner Kryst.

5. Staff Update: Designation of properties onto the National Register of Historic Places.

Associate Planner / Zoning Administrator Kuhn provided a summary of future changes to the City's Historic Preservation Ordinance regarding the City's role of designating buildings, sites and districts onto the National Register of Historic Places. A public hearing will be scheduled for an April Commission meeting where the Commission will consider an ordinance amendment request outlining these changes.

No action was taken.

Closing Section:

5. Adjourn

Meeting adjourned at 5:20 PM.

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



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: April 16, 2025

RE: Amendment to Historic Preservation Ordinance – Nomination of Buildings, Sites & Districts onto the National Register of Historic Places

Background: For several decades, the City has been a proud member of the Wisconsin Certified Local Government Program – a program that is administered by the State Historic Preservation Office. Earlier this year, the State Historic Preservation Office announced a directive to all certified local governments pertaining to a requested ordinance amendment for National Register nominations.

Currently, the City has no required role for the designation of buildings, sites & districts onto the National Register of Historic Places. Typically, the State Historic Preservation Office allows municipal historic preservation commissions to comment when any nominations are submitted in their jurisdiction – a process that the City has done in the past, most recently the nomination of the Sisters of St. Joseph of the Third Order of St. Francis grounds earlier this decade.

The State Historic Preservation Office is requesting the following changes be incorporated into the City's Historic Preservation Ordinance:

- Require the City's Historic Preservation / Design Review Commission to provide an opportunity for public comment on the nomination of buildings and land in city limits to the National Register of Historic Places.
- Require the City's Historic Preservation / Design Review Commission to vote on whether a proposed nomination meets the eligibility criteria for listing on the National Register of Historic Places.
- Require the Mayor of the City of Stevens Point to make a determination on whether a proposed nomination meets the eligibility criteria for listing on the National Register of Historic Places.

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The attached resolution highlights the proposed insertion into the City's Historic Preservation Ordinance. If the Commission recommends approval of these changes, it will be brought to the Common Council on April 21st for final consideration.

If you have any questions, please let me know.

**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE
OF THE CITY OF STEVENS POINT, WISCONSIN**

**[Chapter 22 of the Revised Municipal Code – Historic Preservation & Design Review –
Proposed Designations onto the National Register of Historic Places]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

SECTION I: That Section 22.04 of the Historic Preservation and Design Review Ordinance of the Revised Municipal Code of the City of Stevens Point shall be amended as follows:

Local **and National** Historic Structure, Historic Site, and Historic District Designation Criteria

- 1) For purposes of this ordinance, a **local** historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic, architectural, archeological or cultural significance to the city such as historic structures, sites, or districts which:
 - a) Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community; or
 - b) Are identified with historic personages or with important events in national, state or local history; or
 - c) Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship; or
 - d) Are representative of the notable work: of a master builder, designer or architect who influenced his age; or
 - e) Have yielded, or may be likely to yield, information important to prehistory or history.

The commission shall adopt specific operating guidelines for historic structure, historic site, and historic district designation providing such are in conformance with the provisions of this ordinance.

2) For purposes of this ordinance, the Commission encourages the nomination of buildings, sites and districts onto the National Register of Historic Places. When an applicant submits nomination papers to the State Historic Preservation Office to designate buildings, sites and districts in city limits to the National Register of Historic Places, the following shall be met:

- a) The Commission shall conduct a public hearing and, by majority vote, determine whether the proposed nomination meets the United States National Park Service’s eligibility criteria for listing onto the National Register of Historic Places. Such findings shall be sent to the Wisconsin Historic Preservation Office.**
- b) The Mayor of the City of Stevens Point shall make a recommendation on whether the proposed nomination meets the United States National Park Service’s eligibility criteria for listing onto the National Register of Historic Places. Such findings shall be sent to the Wisconsin Historic Preservation Office.**

SECTION II: That this ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: April 16, 2025
Adopted: April 21, 2025

Drafted By: Adam Kuhn
Return To: City Clerk

Adam Kuhn

From: Tish, Jason L - WHS <jason.tish@wisconsinhistory.org>
Sent: Monday, March 10, 2025 1:37 PM
To: Tish, Jason L - WHS
Subject: Policy clarification for CLG partners - updated CLG manual attached
Attachments: CLG Manual, WI - 2025March.pdf

Hello CLG and planning folks-

We recently added a section to the CLG Program Manual that you should be aware of. The new section is on page 5 of the attached CLG program manual. It clarifies the responsibilities of CLGs when a property in their community is nominated to the National Register of Historic Places.

Essentially, the rules for the CLG program require that when a property located in a CLG community is nominated to the NRHP, the Historic Preservation Commission in that CLG community must:

- *
provide an opportunity for public comment on the nomination (this can be done at a regular HPC meeting)
- *
prepare an opinion on whether the property meets the eligibility criteria for listing in the NRHP
- *
Share their opinion to the chief elected official.

The chief elected official must then make a recommendation on whether the property meets the eligibility criteria for the NRHP. Then the Chief Elected Official must forward the HPC's opinion along with their own opinion to the SHPO (this can be done within the same letter). The HPC may collaborate with the Chief Elected's office to satisfy these requirements.

In the case where the HPC and the Chief Elected Official determine that the property does not meet the eligibility criteria, our office will take no further action on the nomination.

In the rare case where the HPC and the Chief Elected Official disagree on whether the property meets the criteria, each may send a separate letter to our office with their opinion.

My office will initiate this process when we get a nomination for a property in your jurisdiction. It will be accompanied by instructions on how to respond to the notification and meet the CLG requirements.

If there is ever any question or uncertainty about this process, please contact me or the National Register program coordinator in my office, Elizabeth Hilton - elizabeth.hilton@wisconsinhistory.org

-Jason

JASON TISH

CERTIFIED LOCAL GOVERNMENT COORDINATOR

PRESERVATION EDUCATION COORDINATOR

State Historic Preservation Office

816 State Street, Rm. 305

Madison, WI 53706

608.264.6512



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: April 16, 2025

RE: Design Review – 968 Main Street

Background: The property owner at 968 Main Street is requesting a design review to replace second story windows on the east elevation of the building (adjacent to Third Street). The proposed window replacement is part of a larger interior remodel of the second floor to create one residential unit.

As shown in the attached plans, the proposal is to replace four existing windows with aluminum clad wood single-hung windows. The purpose of this project requiring Commission approval is twofold – 1.) the size of the southernmost window on the east elevation of the building will be slightly smaller to ensure that appropriate separation exists between the window and the sill line directly above the storefront windows, and 2.) the muntin pattern for three of the windows are currently different than what is proposed.

Overall, I am in support of the proposed changes. The change in muntin patterns with the windows better achieves uniformity in window design with the other windows on the south and east elevations of the building. Plus, the City's Historic Preservation Plan advocated for the reintroduction of housing units on the second floor of our historic buildings, and ensuring that historic preservation supports such an aspiration. This project meets the Plan's goal.

If you have any questions, please let me know.

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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? <input type="checkbox"/>)	
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? <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
Legal Description of Subject Property		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	

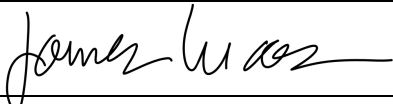
Current Zoning District(s)		Current Historic District(s) - Local, State, National	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale 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)	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input type="checkbox"/>	
Renderings or Elevations	<input type="checkbox"/>	
Site Plan (for additions, and new construction)	<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
	3.21.25		

Interior Alteration for Schultz Properties

PARCEL ID: 281240832201526

968 Main Street, Stevens Point, WI 54481



ARC CENTRAL LLC
ARCHITECTURE, CONSTRUCTION
MANAGEMENT, INTERIOR DESIGN
715-572-2698
arccentralinc@outlook.com

SITE PLAN & SHEET INDEX

PROPOSED PLANS

FOR
Schultz Properties
968 Main Street, Stevens Point, WI
54481

REVISIONS	
12.06.24	Date
01.22.25	2.1.25
2.1.25	4.3.25
4.3.25	Date

Prelim. Plan	Approval
Const. Docs	Revision 1
Revision 1	Revision 2

DATE
Dec 6th, 2024

PROJECT NO.
24068

CODE DATA

Governing Code
Wisconsin Enrolled, 2015 International Building Code
Wisconsin Enrolled, 2015 International Existing Building Code
Wisconsin Enrolled, Safety & Professional Services, SPS 321 & SPS 322

Existing Occupancy Classification - 303.1
Mercantile, Group M, 1,125 square feet, 1 Floor
Business, Group B, 980 square feet, 1 Floor

Proposed Occupancy Classification - 303.1
Mercantile - M, 1,125 square feet 1st Floor
Single Family Dwelling - 980 square feet 2nd Floor

Type of Construction - TABLE 601
TYPE 3 B,

Project Building Area
980 SF Proposed Level 3 Alteration

SPS 321.03 Exits
SPS 321.04 Stairways & Elevated Areas
STAIRS = 36" Min. : 39" PROVIDED
DOORS = Min. 36" Wide by Min. 80" High: 36" x 80" PROVIDED.

SPS 321.03(2) Exits From The Second Floor.
(a) At least 2 exits shall be provided from the second floor. At least one of the exits shall be a stairway or ramp and lead to the first floor or discharge to grade.
(b) Windows that comply with sub. (6) may be provided in each second floor bedroom or in another location on the second floor if there are no bedrooms on that floor in lieu of the second exit from that floor.

SPS 321.04 Stairways and Elevated Areas
(3)(3)(b.) - GUARDS SHALL BE CONSTRUCTED TO PREVENT THE THROUGH-PASSAGE OF A SPHERE WITH A DIAMETER OF 4 3/8 INCHES, WHEN APPLYING A FORCE OF 4 POUNDS.
(3)(4)(a.) - NEW DECK GUARDRAILS & HANDRAILS SHALL RESIST 200 LB LOAD
(3)(5)(b)(a.) - HANDRAILS SHALL BE LOCATED AT LEAST 30 INCHES, BUT NO MORE THAN 38 INCHES ABOVE THE NOSING OF THE TREADS. (TYPICAL: 36" ABOVE FLOOR)

SPS 321.05 Natural Light and Natural Ventilation
WINDOW AREA SHALL EQUAL 8% OF FLOOR AREA OF THE BEDROOM, WITH 4% OF FLOOR AREA OPENABLE.

Fire Separation - Table 508.4
SEPERATED OCCUPANCIES 508.4 (Group M)(R) NS = 2-HR

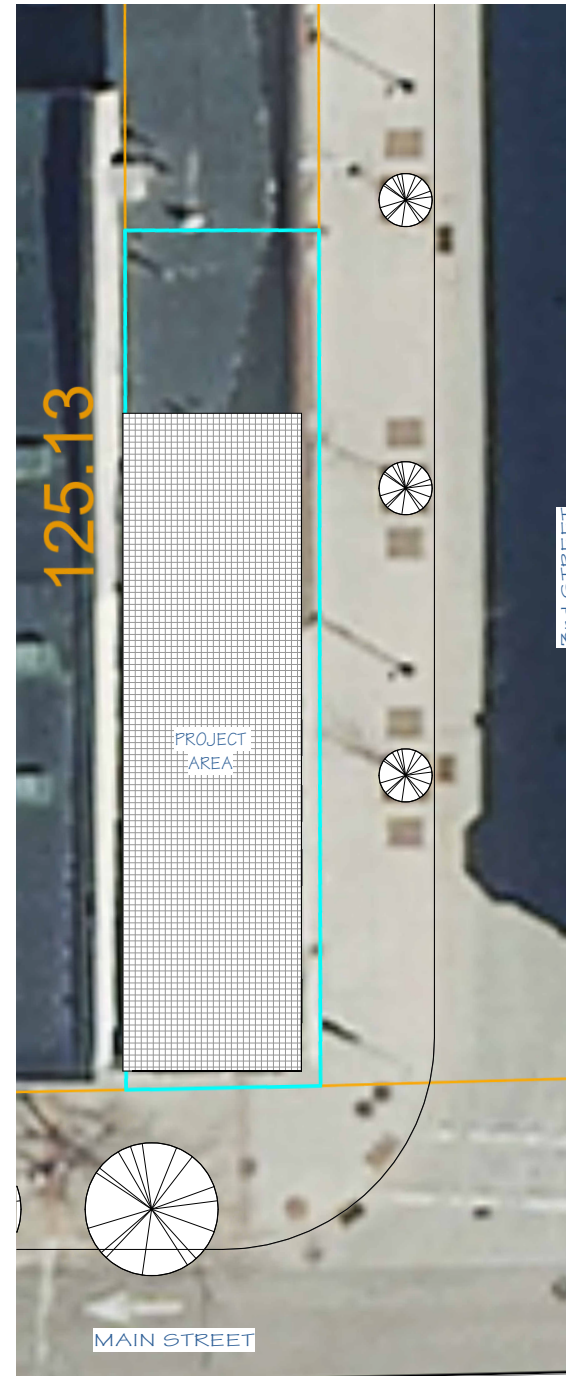
SPS 321.097 Carbon Monoxide Alarms
INSTALL CARBON MONOXIDE DETECTORS AT EACH BEDROOM DOOR

EXISTING STRUCTURE CONSIDERED HISTORIC BUILDING INSIDE STEVENS POINT DOWNTOWN HISTORIC DISTRICT

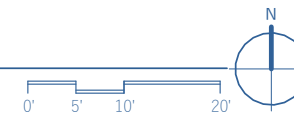
SHEET INDEX

TITLE	
T100	SITE PLAN & SHEET INDEX
ARCHITECTURE	
A001	LIFE SAFETY PLAN
A101	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED SECOND FLOOR PLAN
A103	BATHROOM ELEVATIONS
A201	EXTERIOR BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A700	INTERIOR 3D RENDERS
ELECTRICAL	
E101	ELECTRICAL POWER & LIGHTING PLANS

02.17.2025



1 SITE PLAN
1" = 10'-0"



ALL DRAWINGS ARE TO THE SCALE SHOWN ON THE SHEETS. THEY ARE INTENDED TO BE PRINTED ON 24x36" SHEETS. IF THEY ARE PRINTED ON A DIFFERENT SIZE SHEET THE SCALE NEEDS TO BE ADJUSTED ACCORDINGLY.

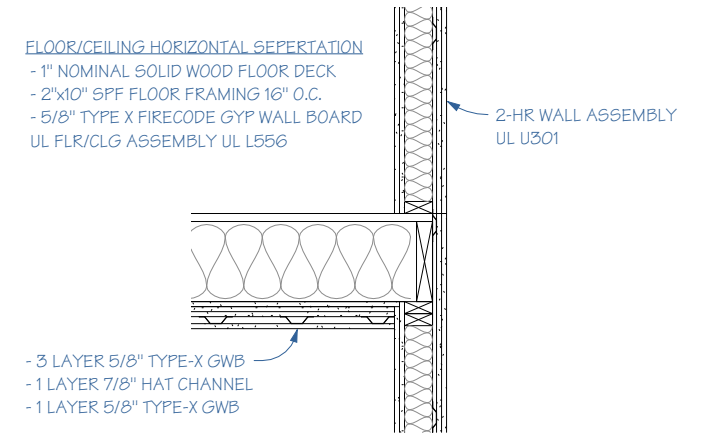


REVISIONS

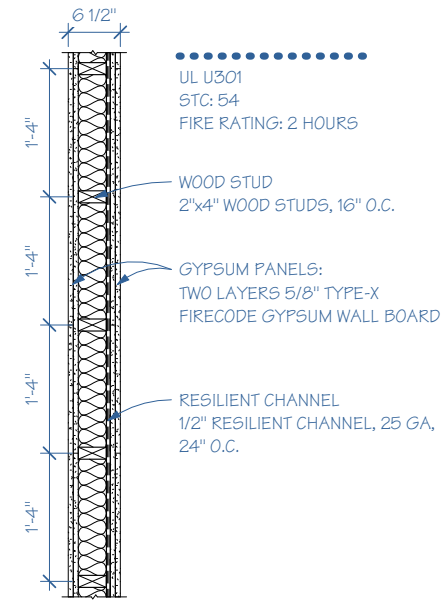
Date	Revision
12.06.24	Prelim. Plan
01.22.25	Const. Docs
2.1.25	Approval
4.3.25	Revision 1
	Revision 2

DATE
Dec 6th, 2024

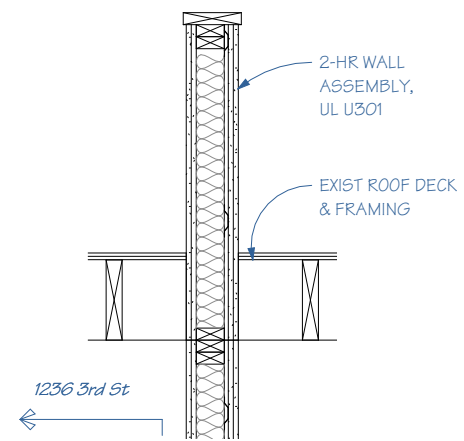
PROJECT NO.
24068



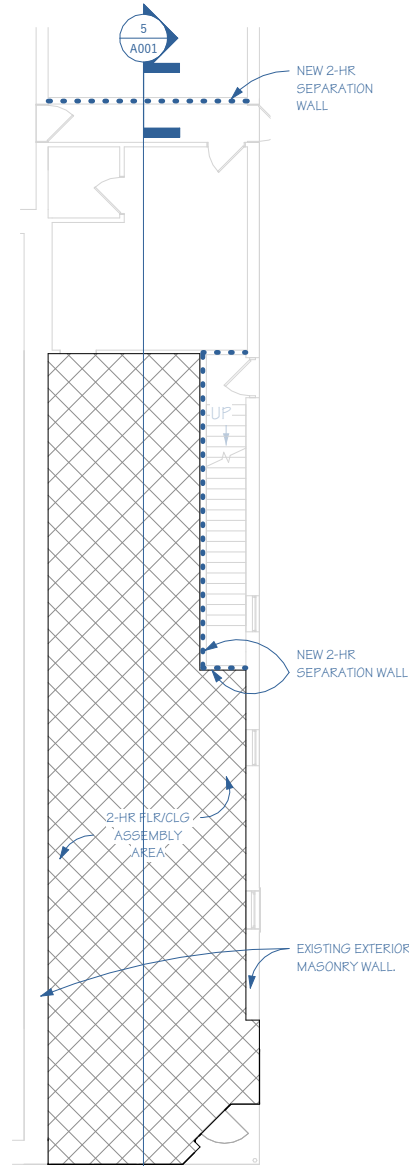
3 2HR FLOOR/CEILING SEPARATION
1" = 1'-0"



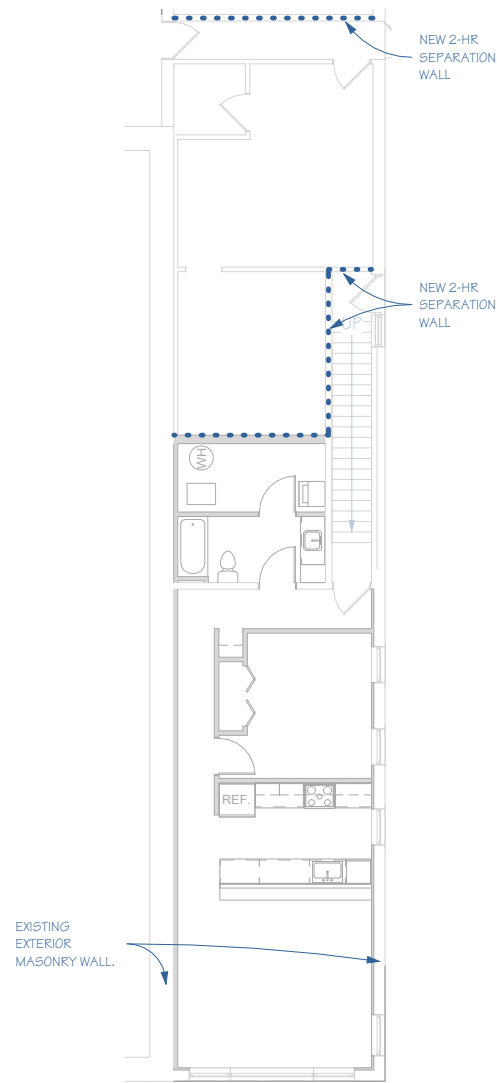
4 2HR SEPARATION WALL
1" = 1'-0"



5 2-HR PARAPET WALL DETAIL
1" = 1'-0"



1 FIRST FLOOR FIRE SEPARATION PLAN
1/8" = 1'-0"



2 SECOND FLOOR FIRE SEPARATION PLAN
1/8" = 1'-0"



ARC CENTRAL LLC
ARCHITECTURE, CONSTRUCTION
MANAGEMENT, INTERIOR DESIGN
715-572-2698
arccentralinc@outlook.com

PROPOSED FIRST FLOOR
PLAN

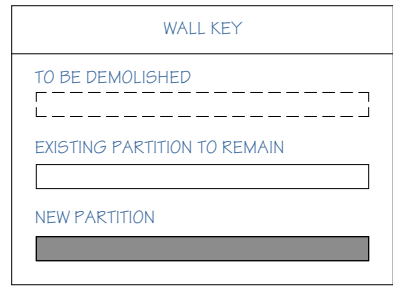
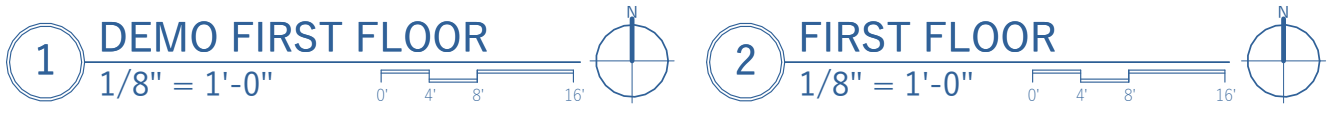
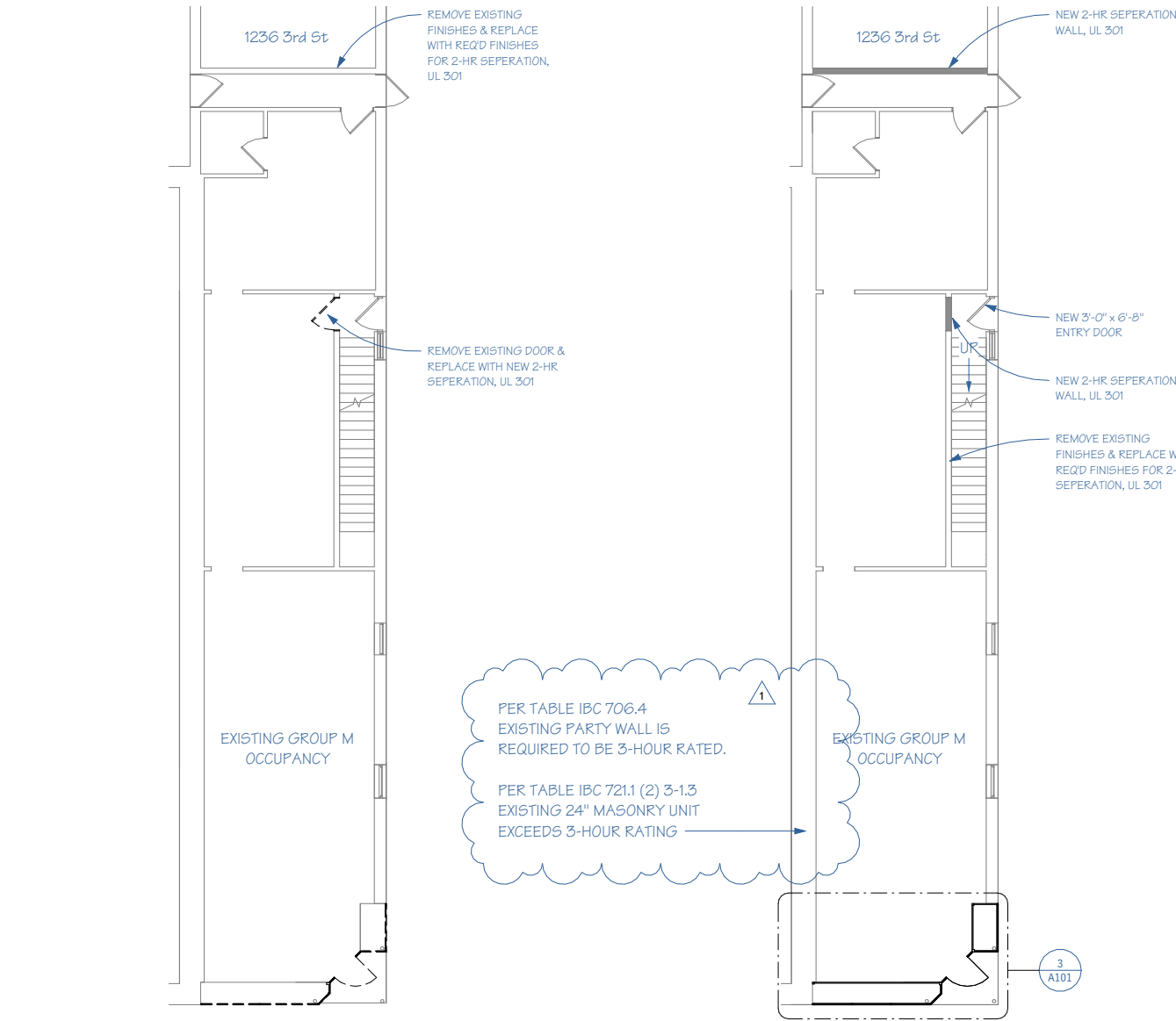
PROPOSED PLANS
FOR

Schultz Properties
968 Main Street, Stevens Point, WI
54481

REVISIONS

Date	Revision	Description
12.06.24	1	Prelim. Plan
01.22.25	2	Const. Docs
2.1.25	3	Approval
4.3.25	4	Revision 1
	5	Revision 2

DATE
Dec 6th, 2024
PROJECT NO.
24068



SHEET NOTE:
REMOVE ALL WALLS DOORS & WINDOWS SHOWN DASHED



<p>DESIGN NO. UL U419</p> <p>FIRE RATING: 3 HOURS STC RATING: 56 SOUND TEST: USG-160724 SYSTEM THICKNESS: 7-3/8" [187 MM] LOCATION: INTERIOR FRAMING TYPE: STEEL STUD (NONLOAD-BEARING)</p> <p>24" [810 mm] 24" [810 mm]</p> <p>7 3/8" [187 mm]</p>	
<p>ASSEMBLY REQUIREMENTS:</p> <p>GYPSUM PANELS: THREE LAYERS 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™) STEEL STUDS: 3-5/8" [92 MM] STEEL STUDS, EQ25 (0.015"), 24" [810 MM] O.C. INSULATION: 3-1/2" [89 MM] FIBERGLASS INSULATION GYPSUM PANELS: THREE LAYERS 5/8" [15.9 MM] SHEETROCK® ECOSMART GYPSUM PANEL (UL TYPE ULIX™)</p>	<p>GENERAL WALL NOTES:</p> <ol style="list-style-type: none"> REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN. FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES. SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.
<p>UL U419</p> <p>USG Corporation 550 West Adams Street CHICAGO, IL 60661 USA www.usg.com T: 800-USG-4YOU</p> <p>DISCLAIMER: THE USE OF THIS PRODUCT INFORMATION CONSTITUTES AN AFFIRMATION OF THE QUALITY OF THE PRODUCT AS DESCRIBED AND NOT A GUARANTEE OF PERFORMANCE. THE USER SHALL BE RESPONSIBLE FOR THE SELECTION, SPECIFICATION AND USE OF PRODUCTS AND FOR THE PROTECTION OF THE PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PRODUCT. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PRODUCT.</p>	<p>ISSUE RECORD: Revision Date</p> <p>SHEET INFORMATION: SN-P-3-01</p> <p>10/06/2021 11:51:38 PM</p>



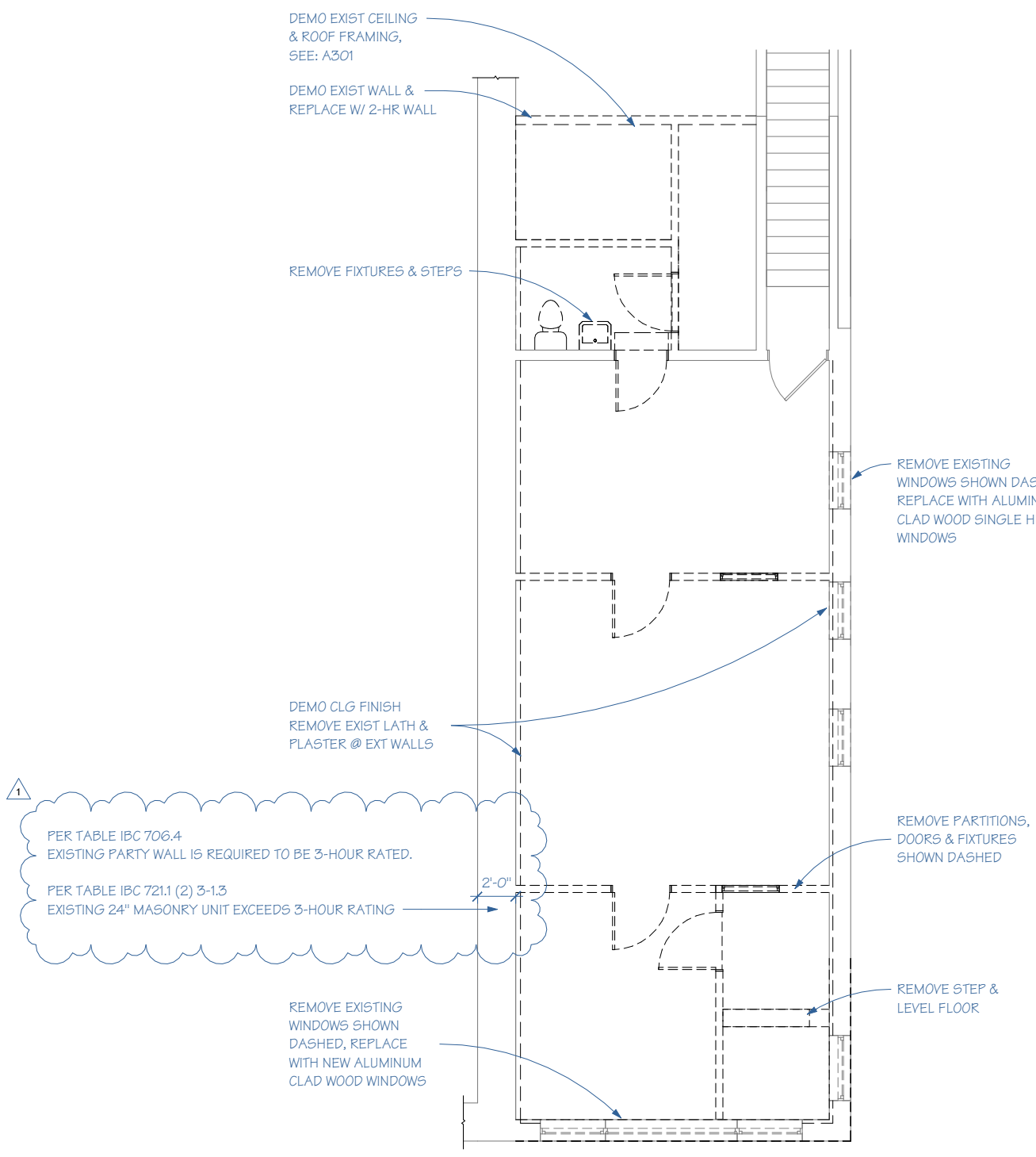
**PROPOSED SECOND FLOOR
 PLAN**

PROPOSED PLANS FOR
Schultz Properties
 968 Main Street, Stevens Point, WI
 54481

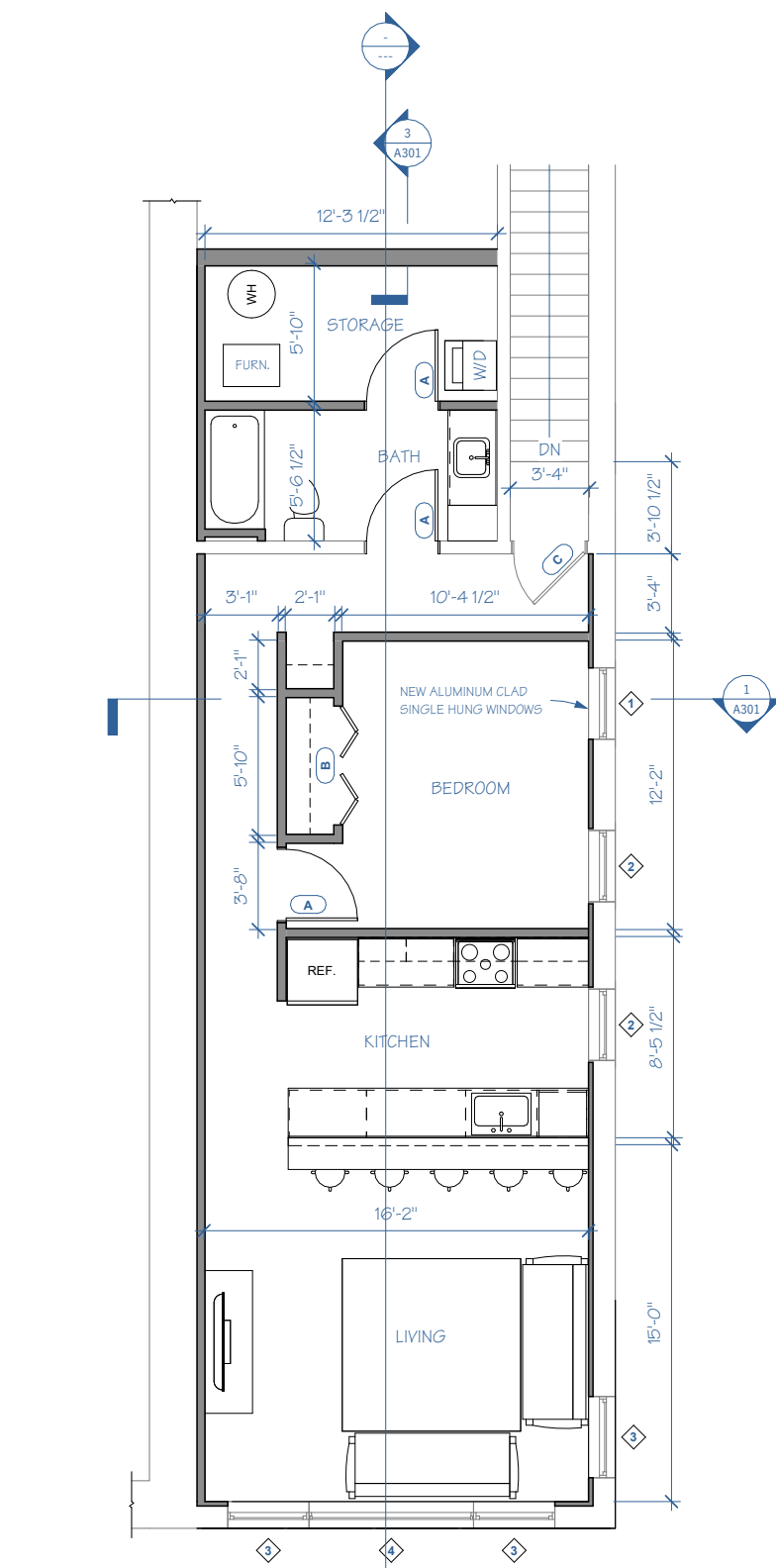
REVISIONS

Date	Revision
12.06.24	Prelim. Plan
01.22.25	Const. Docs
2.1.25	Approval
4.3.25	Revision 1
	Revision 2

DATE
 Dec 6th, 2024
 PROJECT NO.
 24068



1 DEMO SECOND FLOOR
 1/4" = 1'-0"
 0' 2' 4' 8'



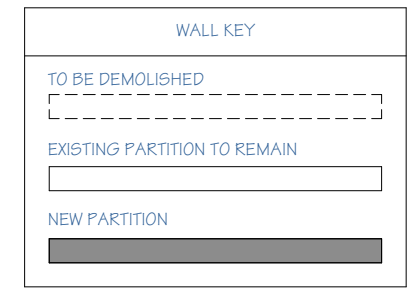
2 PROPOSED SECOND FLOOR
 1/4" = 1'-0"
 0' 2' 4' 8'

DOOR SCHEDULE

MARK	SIZE	TYPE	COUNT
A	36" x 80"	Interior Single Swing	5
B	60" x 84"	Bifold-4 Panel	1
C	36" x 80"	Entry Single Swing	3
D	36" x 80"	Exterior Single - One Lite	1

WINDOW SCHEDULE

MARK	SIZE	TYPE	COUNT
1	36" x 74"	Window-Single-Hung	1
2	36" x 76"	Window-Single-Hung	2
3	41" x 80"	Window-Single-Hung	3
4	83" x 80"	Window-Fixed	1

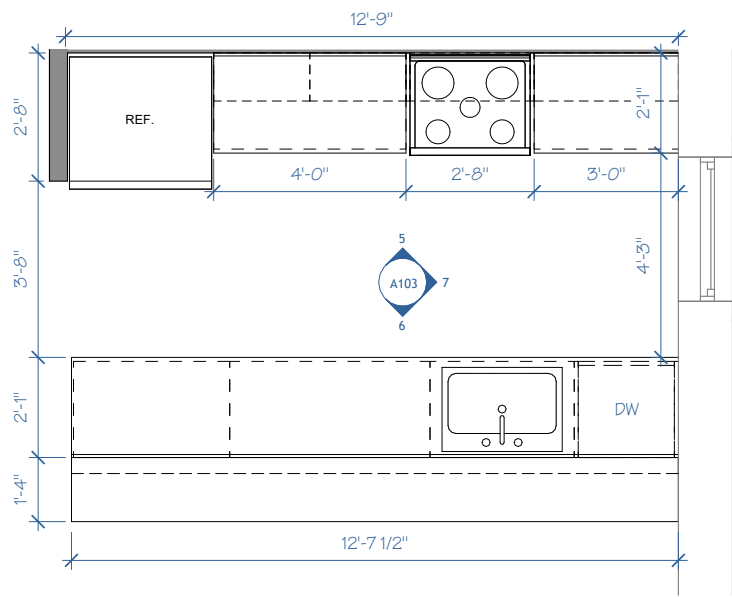


SHEET NOTE:
 REMOVE ALL WALLS DOORS & WINDOWS
 SHOWN DASHED

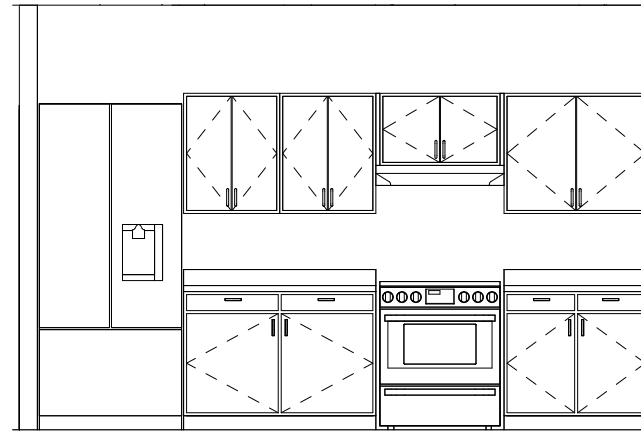


REVISIONS	
Date	Description
12.06.24	Prelim. Plan
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	Revision 2

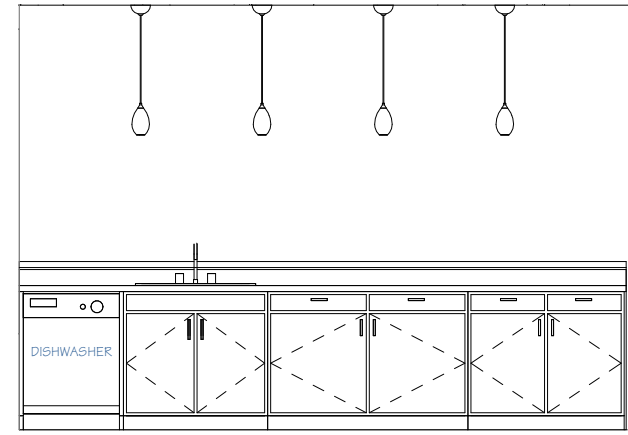
DATE
Dec 6th, 2024
PROJECT NO.
24068



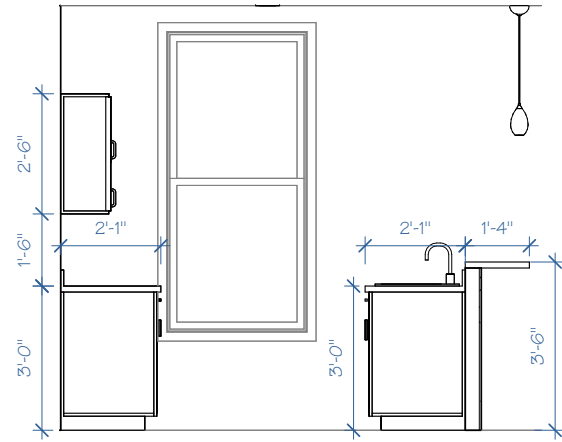
4 KITCHEN PLAN
1/2" = 1'-0"



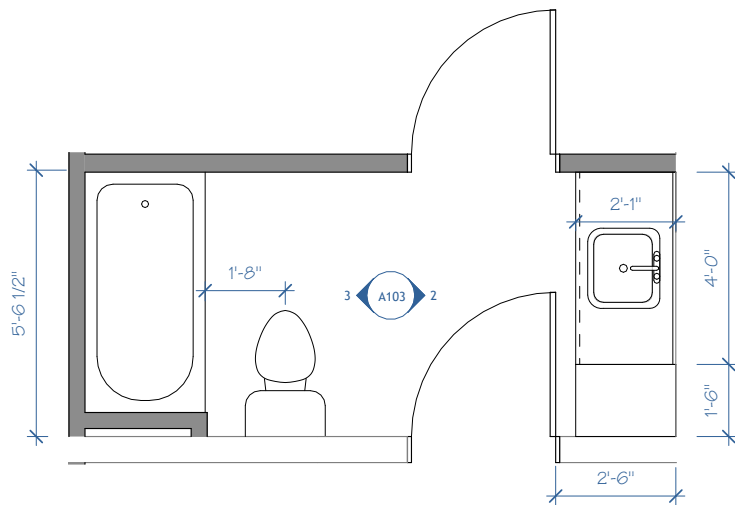
5 Kitchen Elevation - North
1/2" = 1'-0"



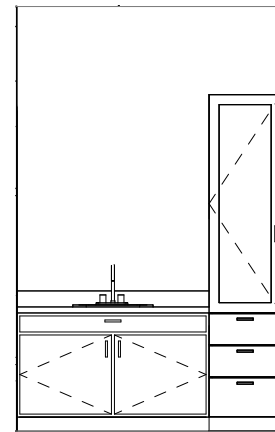
6 Kitchen Elevation - South
1/2" = 1'-0"



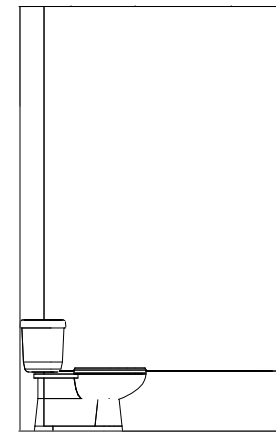
7 Kitchen Elevation - East
1/2" = 1'-0"



1 BATH PLAN
1/2" = 1'-0"



2 Bath Elevation - East
1/2" = 1'-0"



3 Bath Elevation - West
1/2" = 1'-0"





ARC CENTRAL LLC
 ARCHITECTURE, CONSTRUCTION
 MANAGEMENT, INTERIOR DESIGN
 715-572-2698
 arccentralinc@outlook.com

EXTERIOR BUILDING
 ELEVATIONS

PROPOSED PLANS

FOR
 Schultz Properties
 968 Main Street, Stevens Point, WI
 54481

REVISIONS

Date	Description
12.06.24	Prelim. Plan
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 Dec 6th, 2024
 PROJECT NO.
 24068



1 EXISTING EAST ELEVATION
 1/4" = 1'-0"



SHEET NOTE:
 ALTERATIONS TO BE DONE ON SECOND LEVEL
 & ENTRY LEVEL TO DWELLING ONLY.



2 PROPOSED EAST ELEVATION
 1/4" = 1'-0"



SAFETY GLAZING SHALL BE INSTALLED IN ALL OF THE FOLLOWING CONDITIONS:
 - SIDELITES WITHIN 24" OF ENTRY DOORS

SAFETY GLAZING SHALL BE INSTALLED AT WINDOWS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET.
 - EXPOSED AREA OF GLAZING EXCEEDS 9 SQ. FT.
 - THE BOTTOM EDGE OF WINDOW IS LESS THAN 18" ABOVE THE FLOOR
 - THE TOP EDGE OF THE WINDOW IS GREATER THAN 36" ABOVE THE FLOOR
 - A WALKING SURFACE IS WITHIN 36" HORIZONTALLY FROM THE WINDOW.

SAFETY GLAZING SHALL BE IDENTIFIED AS SUCH BY MANUFACTURER

IEBC 908.1 APPLIES TO NEW CONSTRUCTION ONLY
 IECC 402.1 PRESCRIPTIVE METHOD FOR THERMAL ENVELOPE ASSEMBLIES

BUILDING USES U-VALUE BASED METHOD, C402.1.4 CLIMATE ZONE 6	
ATTIC INSULATION = U-0.021	ATTIC INSULATION = R-47.62
WOOD FRAMED WALLS, U-0.051	WOOD FRAMED WALLS, R-19.60
MASONRY WALLS, U-0.075	MASONRY WALLS, R-13.3 C.I.
WALLS BELOW GRADE U-0.119	WALLS BELOW GRADE R-8.40
WOOD FRAMED FLOORS U-0.033	WOOD FRAMED FLOORS R-30.30
OPAQUE SWINGING DOORS U-0.37	OPAQUE SWINGING DOORS R-2.27
OPAQUE NON-SWINGING DOORS U-0.31	OPAQUE NON-SWINGING DOORS R-3.22

COMPONENT	R-VALUE @ CAVITY	U-VALUE @ CAVITY
INSIDE AIR FILM	.68	
1/2" GYP WALL BRD	.45	
STUD CAVITY	20	
1/2" OSB SHEATHING	.75	
1/2" SIDING	.81	
OUTSIDE AIR FILM	.17	
TOTAL	22.86	.043

BUILDING USES U-VALUE BASED METHOD, C402.4 CLIMATE ZONE 6	
OPERABLE FENESTRATION U-0.43	OPERABLE FENESTRATION R-2.32
SHADING COEFFICIENT 0.40	
AIR LEAKAGE 0.3 PER 402.5.2	
MANUFACTURER'S DATA STICKER SHALL BE LEFT ON WINDOWS AND DOORS UNTIL FINAL INSPECTION	

COMPONENT	R-VALUE @ STUD	U-VALUE @ STUD
INSIDE AIR FILM	.68	
1/2" GYP WALL BRD	.45	
STUD	6.88	
1/2" OSB SHEATHING	.75	
1/2" SIDING	.81	
OUTSIDE AIR FILM	.17	
TOTAL	9.74	.102

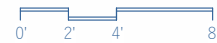
OWENS CORNING R-21 FACED FIBERGLASS BATTS OR APPROVED EQUAL WITH SIMILAR ENERGY EFFICIENCY DATA

KOLBE WINDOWS & DOORS or APPROVED EQUAL DOORS AND WINDOWS WITH SIMILAR OR BETTER ENERGY EFFICIENCY DATA WILL BE APPROVED

2"x6", 16" OC TOTAL WALL R-VALUE = .093 x (.102) + .907 (.043)
 = .0094 + .0390
 = .0484 WALL U-VALUE



3 EXISTING SOUTH ELEVATION
 1/4" = 1'-0"



4 SOUTH ELEV. OPT 2
 1/4" = 1'-0"



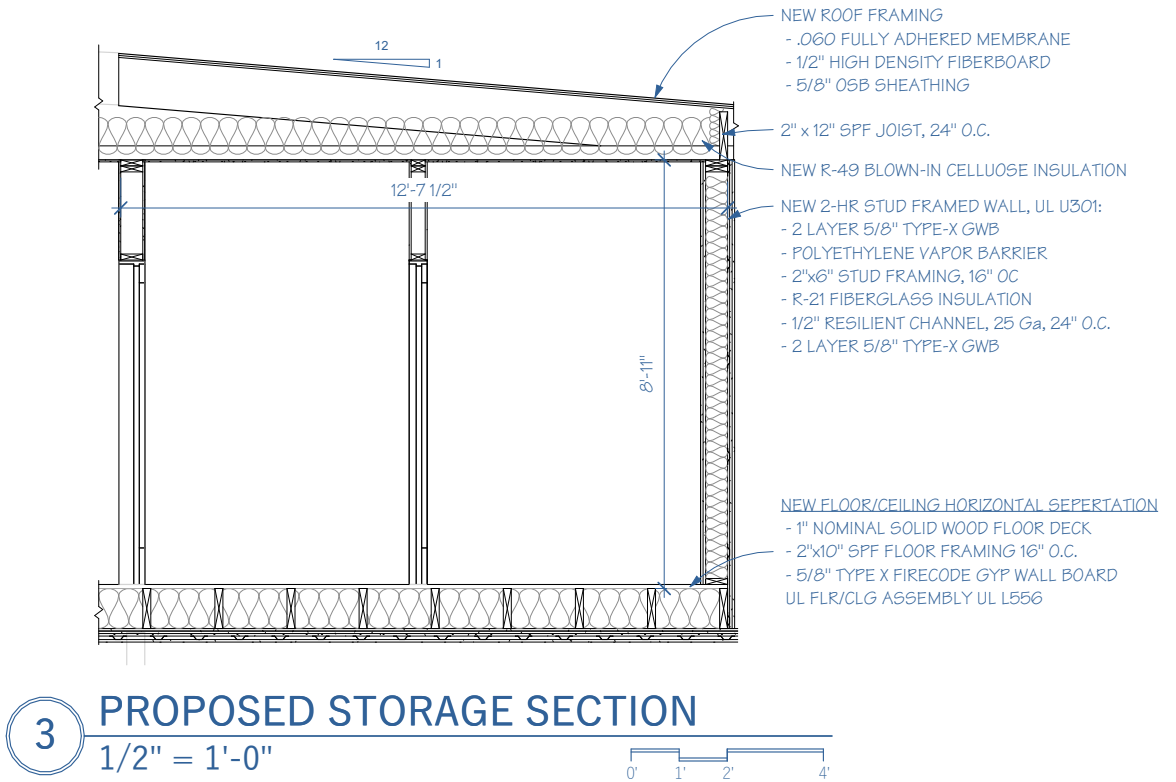
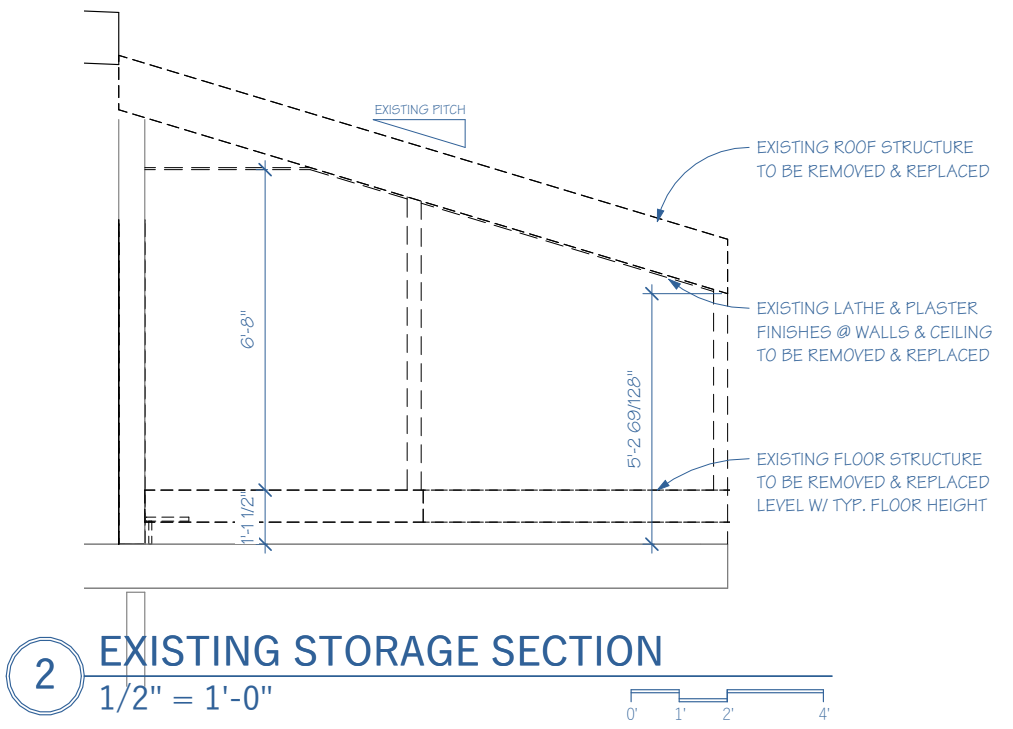
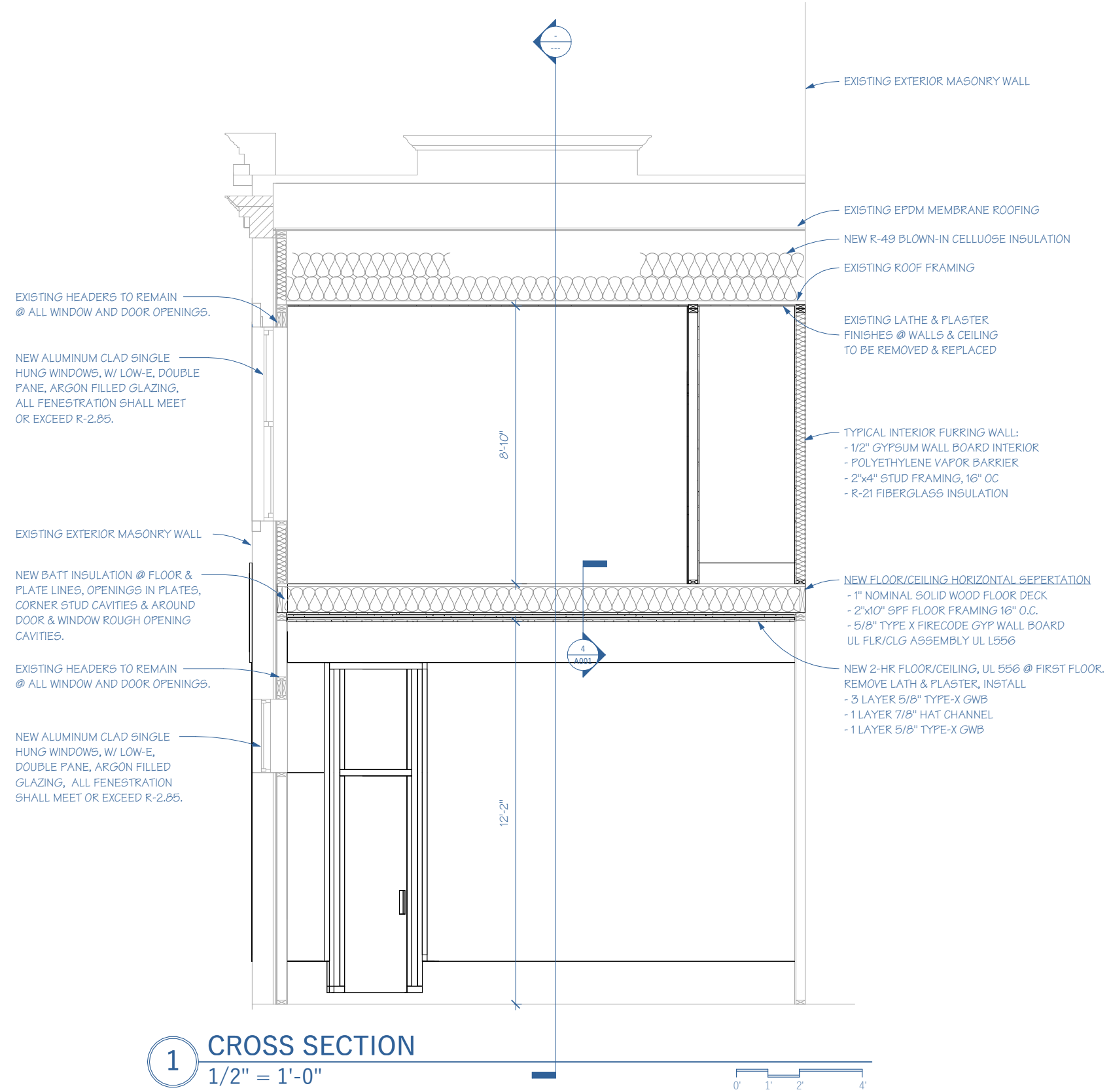


REVISIONS

Date	Revision
12.06.24	1
01.22.25	2
2.1.25	3
4.3.25	4

DATE
Dec 6th, 2024

PROJECT NO.
24068

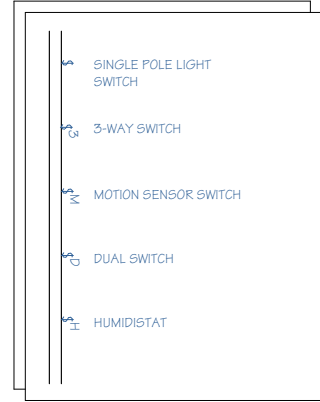
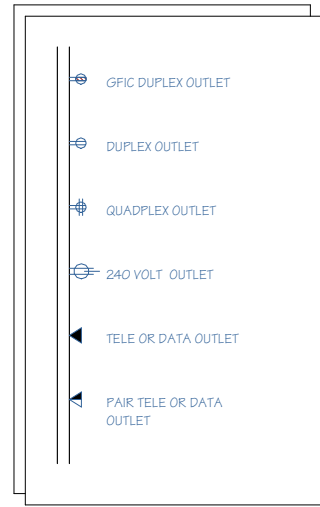
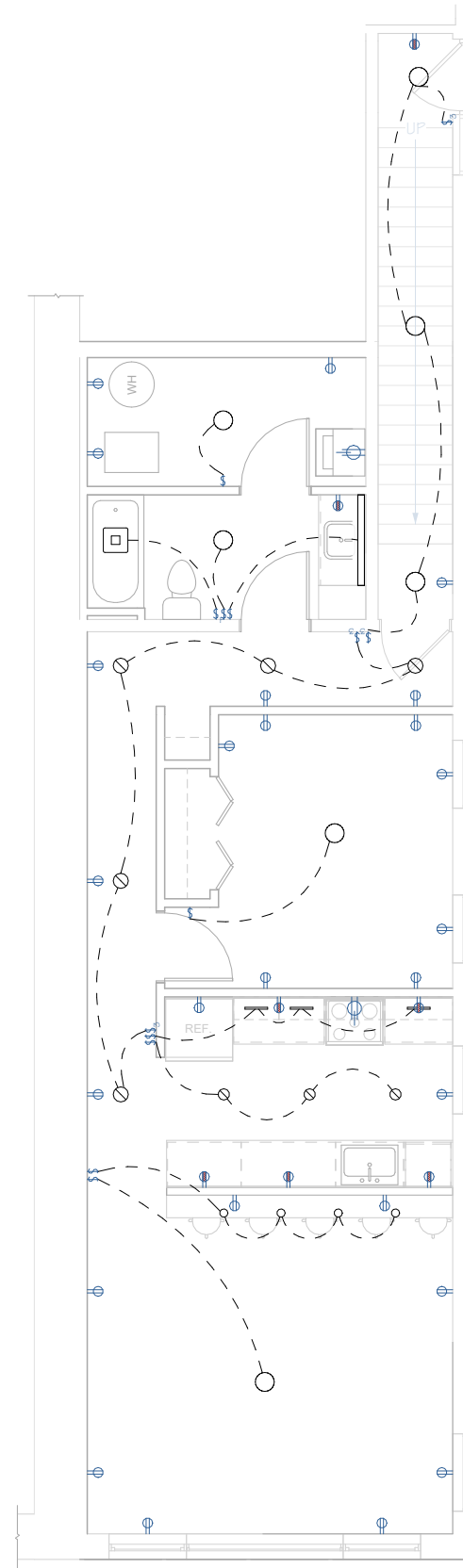




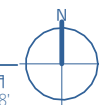
ELECTRICAL POWER &
LIGHTING PLANS

PROPOSED PLANS
FOR
Schultz Properties
968 Main Street, Stevens Point, WI
54481

REVISIONS	
DATE	DATE
12.06.24	01.22.25
Prelim. Plan	Const. Docs
Const. Docs	Approval
Approval	Revision 1
Revision 1	Revision 2
Revision 2	



1 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"





1 3D Interior 1



3 3D Interior 3



2 3D Interior 2



REVISIONS	Date
12.06.24	
01.22.25	
2.1.25	
4.3.25	

Prelim. Plan	
Const. Docs	
Approval	
Revision 1	
Revision 2	

DATE
Dec 6th, 2024

PROJECT NO.
24068

2025 Property Records for City of Stevens Point, Portage County

January 24, 2025

Tax key number: 281-24-0832201526

Property address: 968 Main St

Owner: Amethyst Main, LLC
PO Box 804
Stevens Point, WI 54481-0804

Zoning: B3 Central Business, Downtown Design Review, Mathias Mi

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

Legal description: LOT 2 CSM#8248-32- 78 A&B BNG PRT LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 903537

Summary of Assessment	
Land	\$13,600
Improvements	\$96,700
Total value	\$110,300

Qty	Land Use	Width	Depth	Square Feet	Acres	Land		Tax Class	Special Tax Program	Assess Value
						Water Frontage				
1	Commercial	20	89	1,796	0.041	None		Commercial		\$13,600

Commercial Building (968 Main St, Building)

Section name: Section 1
Year built: 1880
% complete: 100%
Stories: 2.00
Perimeter: 130 LF
Total area: 1,800 SF (all stories)
Assessed value: \$96,700

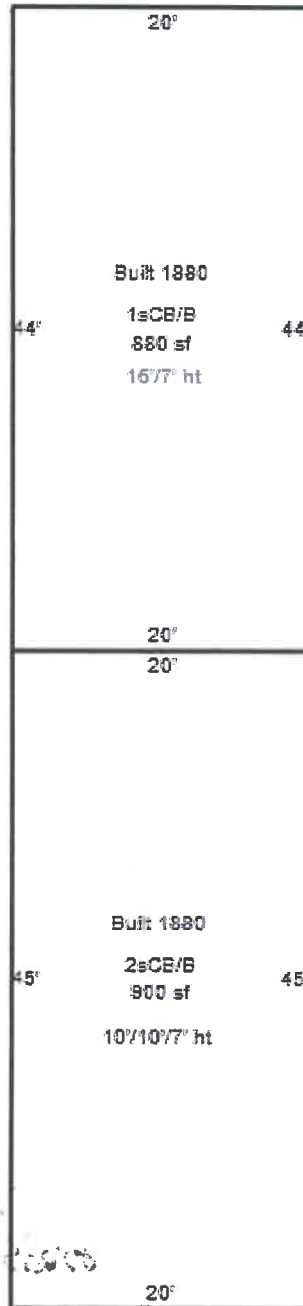


Handwritten notes:
2nd floor (with arrow pointing to the second row of the Occupancies table)
Radio Chaos (with arrow pointing to the 'Retail, general' entry in the Actual Use column)

Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Mixed retail w/ res units	Retail, general	1	900	Masonry bearing walls	10.00	C (AV)
	Mixed retail w/ res units	Unf storage (non-warehouse)	1	900	Masonry bearing walls	10.00	D (FR)	Poor

Exterior walls HVAC	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
		Brick, Solid			1,800	100.0%	C (AV)
	Package unit			900	50.0%	C (AV)	

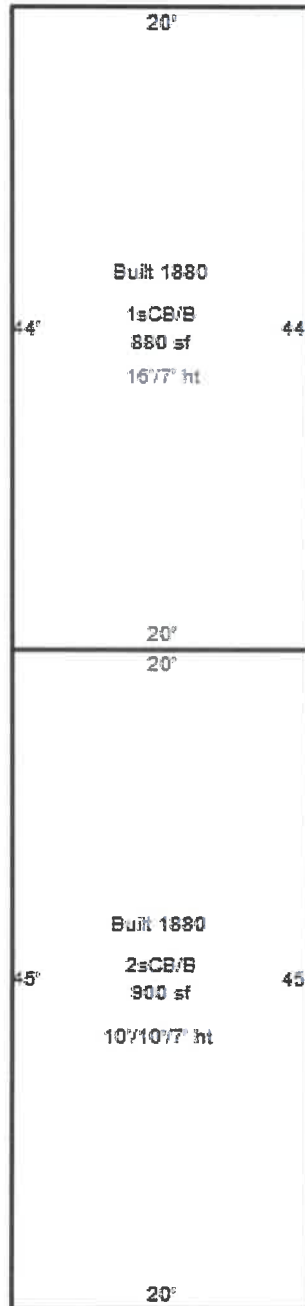
Section 1 basement
Levels: 1.00
Perimeter: 130 LF
Total area: 900 SF (all levels in basement)



1 story w/ basement
17,600 ft³

2 story w/ basement
27,000 ft³

44,600 ft³



Delell
32-2015-18

32-2015-25 Lot 1
32-2015-26 Lot 2
32-2015-27 Lot 3



Register's Office
Portage County, WI
Received For Record

Date: 06/06/2003
Time: 09:40 AM

Stephanie R. Wallace
Cynthia A. Wisinski, Register of Deeds

Pd: 15.00

CSM#8248-32-78 & A & B

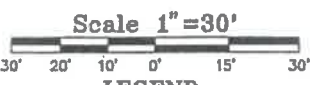
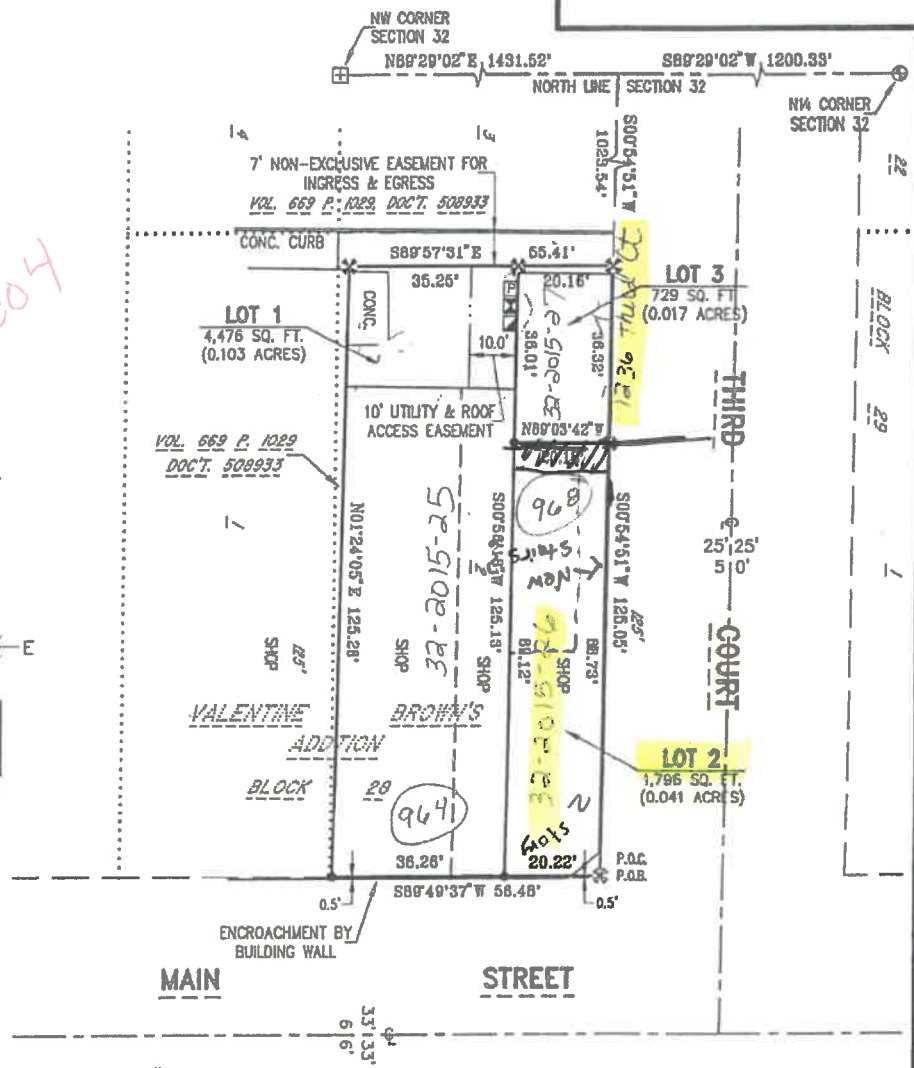
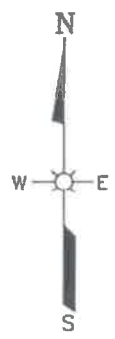
PORTAGE COUNTY CERTIFIED SURVEY MAP NO. _____

FOR

Francesco Sciarrone

Part of Lot 2, Block 28, Valentine Brown's
Addition, Being part of the NE1/4NW1/4, Section 32,
T24N, R8E, City of Stevens Point, Portage County,
Wisconsin

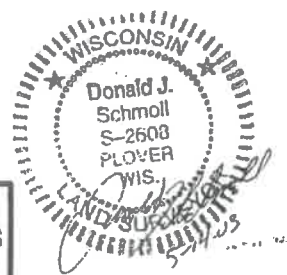
For
2004



LEGEND:

- ⊕ HARRISON CAST IRON MONUMENT FOUND
- ⊞ STONE MONUMENT FOUND
- CORNER NOT SET AS IT FALL WITHIN BUILDING WALL
- ✕ CROSS CUT IN CONCRETE
- ⊗ CROSS CUT FOUND
- ⊞ ELECTRIC PANEL
- ⊞ GAS METER
- ⊞ TELEPHONE JUNCTION BOX
- ⊞ PREVIOUSLY RECORDED AS (000)
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

BASIS FOR BEARINGS:
THE NORTH LINE OF THE NW1/4, SECTION 32,
T24N, R8E, ASSUMED TO BEAR N89°29'02"E.

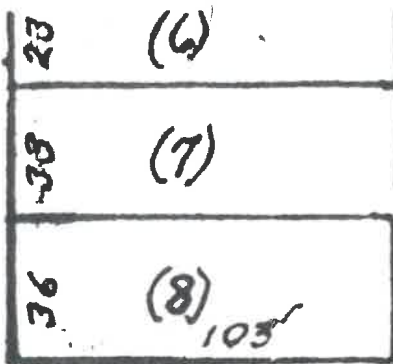


From 1980
to 2002
964 + 968 Main
1236 Third were
one parcel

Dwg. No. A-8830-A-1	139
Project No. 03-74	
Drawn By: Jim Brasel	
Date: May 14, 2003	
Sheet 1 of 3 Sheets	

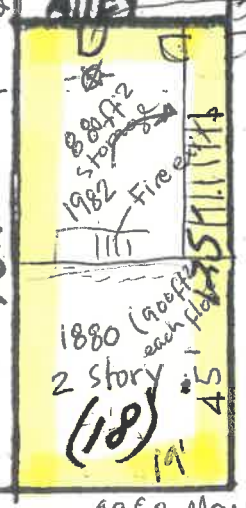
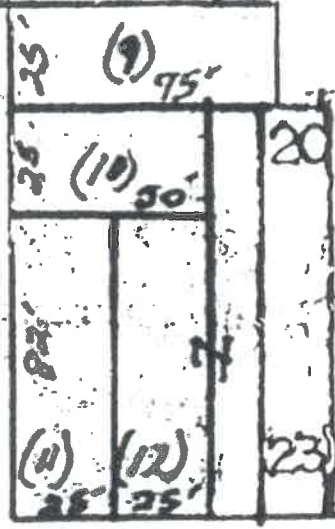
ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54484-8718
715-424-3131 or 715-344-0068 • FAX 715-423-8774

J.A.B.-Jun 05, 2003, 14:50:14



1979 Was Jewelry Store + Was Sold

1982 Permit To install Fire exits



4 TUIDO
10/20/15x

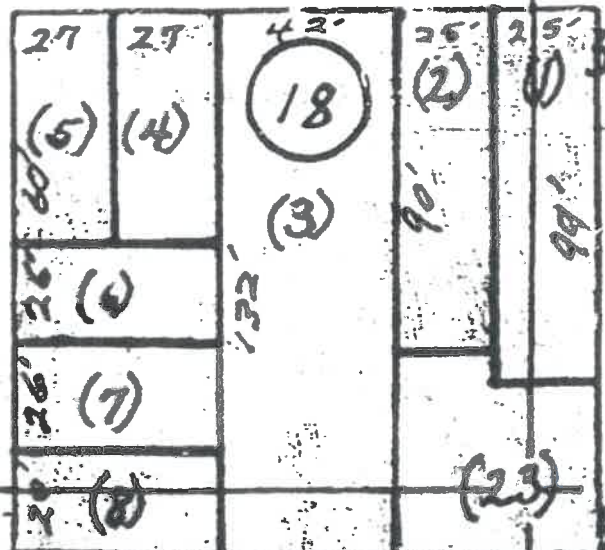
PUBLIC SQUARE

960-964 Main

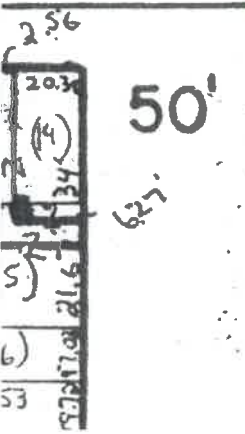
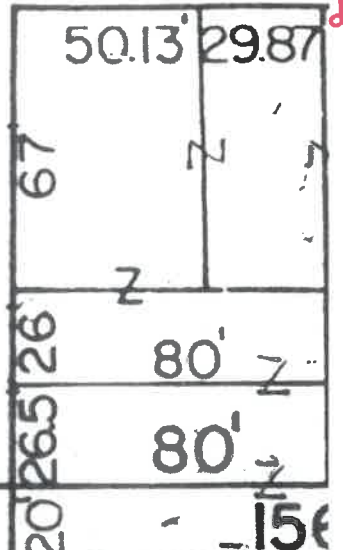
9968 Main

66

66' 1858 when Stevens Point was established.



STREET



O.L. 2



MAR 1977



964-968 Mar
1232-1234
1246
Thank U

Mar 7

32-2015-18



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: April 16, 2025

RE: Design Review – 1044 Main Street

Background: The property owner at 1044 Main Street is requesting a design review to convert the existing storefront windows to thermal pane windows. As part of this window replacement, there are proposed to be changes to the sill line of the storefront windows. Such changes include adding an 18-inch hardwood decorative back at the two-foot mark, along with altering the appearance of the stiles that separate each window panel.

The purpose of the proposed changes are to increase security for Lee Ayers, particularly due to the windows serving as a showcase of product offerings.

The proposed improvements to the storefront windows would constitute a 'major work' per the Commission's Design Guidelines, and would require Commission approval before moving forward. Overall, I am in support of the proposed changes particularly due to the interest in maintaining consistency between other storefronts along Main Street (e.g., the Opera House, the Wooden Chair, etc.).

If you have any questions, please let me know.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.





HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

Paid 4.4.25 2.019548
\$50

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? <input type="checkbox"/>)	
Applicant Name	Lee Ayer	Contact Name	Jason W. Bacher
Address	1044 Main St	Address	3336 Lindbergh Ave
City, State, Zip	Stevens Point WI	City, State, Zip	Stevens Point, WI 54481
Telephone		Telephone	715-344-8104
Fax		Fax	
Email		Email	Pointmasonry.jbacher@gmail.com

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	Lee Ayer	Owner's Name	
Address	1044 Main St.	Address	
City, State, Zip	Stevens Point WI 54481	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)			
Window conversion to thermal pane. 1'8" Hardwood decorative band at the 2' mark. Current windows being less than ideal regarding heating/cooling and security			
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. Current iteration to be updated and arguably improved.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Yes, taking cues from wooden chair and open house improvements is the proposed direction			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Yes. Have consulted to find this current scope and direction			
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, refer to previous answer.			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	<input type="checkbox"/>	Additional Exhibits If Any (List):
Photographs of Building or Structure	<input type="checkbox"/>	
Renderings or Elevations	<input type="checkbox"/>	
Site Plan (for additions, and new construction)	<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
	4/4/25		4/4/25



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: April 16, 2025

RE: Design Review – 1216 Strongs Avenue

Background: The property owner at 1216 Strongs Avenue is requesting a design review to paint the north-facing wall of the building located on the subject property. According to Section 3.11(9) of the Commission's Design Guidelines, exterior walls that were historically unpainted should not be painted.

As Commissioner's recall, this building wall was subject to a design review earlier this decade to paint a mural. The mural request was approved, and our mural guidelines at the time prioritized the application of murals on historically unpainted building walls. The approved mural will not be applied onto the building and, as such, the applicant is requesting to apply a solid color on this north-facing wall. A specific color has not been selected at this time, but the intention is to apply an "earth tone" color.

Consistent with the remaining paint guidelines that apply to this building, my recommendation is to approve the design review request. Applying an earth tone color will better complement the other colors that are utilized on this building, and would better active the rear of this building – a concept that was prioritized as part of the City's Historic Preservation Plan. As a condition of approval, I would recommend the following:

- The applicant shall provide a final color to the Designated Agent for review and approval.
- When applying paint, care should be given not to conceal the texture of the underlying building material.

If you have any questions, please let me know.

www.stevenspoint.com

Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.





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? <input checked="" type="checkbox"/>)	
Applicant Name	David L Adickes	Contact Name	
Address	4517 NIGOLET AVE.	Address	
City, State, Zip	STEVENS POINT, WI 54481	City, State, Zip	
Telephone	715 498-7340	Telephone	
Fax		Fax	
Email	DAVIDLADICKES@HOTMAIL.COM	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input checked="" 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
1216 STRONGS AVE.		
Legal Description of Subject Property		
LOT 1 CSM # 3524-12-182 BNG PT BLK 29 VALENTINE BROWN ADDS, PRT MAIN ST VAE IN 483/649 S32 T44 R8 872269		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	
.088		

Current Zoning District(s) COMMERCIAL		Current Historic District(s) - Local, State, National LOCAL	
Designated Future Land Use Category OFFICE	Current Use of Property OFFICE	Proposed Use of Property OFFICE	
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) SIMPLY PAINTING THE EXPOSED CONCRETE BLOCK ON THE REAR (NORTHSIDE) OF THE BUILDING.			
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. UNKNOWN			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer. UNKNOWN			
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. UNKNOWN - COLOR WILL BE EARTH TONE NOTHING WILD - YOU CAN PICK THE COLOR.			

EXHIBITS

Letter to District Alderperson (www.stevenspoint.com/Directory)	<input type="checkbox"/>	Additional Exhibits If Any (List):
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Signature of Applicant	Date	Signature of Property Owner(s)	Date
	4-9-25		4-9-25