



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

**Members**

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

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<b>Date and Time:</b>	March 12, 2026 5:00 PM	<b>Location:</b>	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 824 8146 9341 Passcode: 988966
			<u>Computer:</u> <a href="https://us02web.zoom.us/j/82481469341?pwd=hpGctEC4qVVh9">https://us02web.zoom.us/j/82481469341?pwd=hpGctEC4qVVh9</a>
			<u>Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the February 2, 2026 meeting of the Historic Preservation / Design Review Commission.
3. A request from the Stevens Point Downtown Business Improvement District for a design review to perform improvements on the alley located at 1001 Main Street (Parcel ID 281240832202651), consistent with Ch. 22.05(2).

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.

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# MINUTES

## CITY PLAN COMMISSION

### Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler
  
- 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:** February 2, 2026  
5:00 PM

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

OR

Zoom Teleconferencing

### Opening Section:

#### 1. Roll Call

Present: Chair Siebert, Vice Chair Munck, Commissioner Calnan, Commissioner Jurgella Finn, Commissioner Kryst, Commissioner Molepske, Alderperson Christianson, Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Beacom, Commissioner Rice, Commissioner Schade-Stroik, Commissioner Schuler.

### Discussion and Possible Action on:

#### 2. Presentation by Somerville Architects on the proposed City Hall Campus.

Mayor Wiza gave a brief history of the steps taken in regard to the proposed City Hall Campus.

Justin Marquis from Somerville gave a presentation detailing the plans for the new City Hall Campus.

Mr. Marquis received feedback and answered questions from commissioners regarding the plans.

#### 3. A request from the City of Stevens Point for a design review to construct a principal structure, parking lot and associated site improvements on an

**unaddressed parcel bounded by Water Street and Ellis Street (Parcel ID 281240832202055), consistent with Ch. 22.05(2).**

Historic Design Review called for a motion.

Vice Chair Munck moved, Commissioner Calnan seconded, to approve the request.

Call for the vote: ayes, all; nays, none; motion carried.

- 4. A request from the City of Stevens Point for a site plan review to construct a principal structure, parking lot and associated site improvements on an unaddressed parcel bounded by Water Street and Ellis Street (Parcel ID 281240832202055).**

City Plan Commission called for a motion.

Commissioner Schuler moved, Commissioner Schade-Stroik seconded, to approve the request.

Call for the vote: ayes, all; nays, none; motion carried.

**Closing Section:**

- 5. Adjourn**

Adjourned at 5:43 P.M.



# 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 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	City of Stevens Point - Downtown BID	Contact Name	Karen Margelofsky
Address	1105 Main Street, Suite A	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	(715) 496-0823	Telephone	
Fax	(715) 346-1498	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	City of Stevens Point	Owner's Name	Jim Laabs
Address	1515 Strongs Ave.	Address	1026 Second St N
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
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
281240832202651	281240832202652	
Legal Description of Subject Property		
LOTS 1, 2 & OL2 CSM#3584-12-242 BNG PRT&INC ALL OL 2,3&4 STRONG ELLIS & OTHERS IN GL2 &PRT NENW;EX CSM 18/155 SUBJ 816305 & 816607AOC S32 T24 R8 1.36A 480/706-707;528/362-65 528/590; 528/591;826894UTIL (LIBRARY) LOTS 1&2 CSM#5130- 18-155 & A,B & C BNG PRT LOTS 1&2 CSM#3584-12-242 BNG PRT NENW S32 T24 R8& ESMT 577/455 & AGMT-816305 577/455;815945RES;816607AOC		
Area of Subject Property (Acres/Sq Ft)	Area of Building or Structure (Sq Ft)	
~5,000 sq ft	~1,000 sq ft	

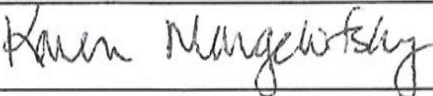

Current Zoning District(s)		Current Historic District(s) - Local, State, National	
B3		Downtown Design Review / Mathias Mitchell Square District	
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property	
Downtown District	Alley to Parking / Main St	Alley to Parking / Main St	
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)			
Proposed work includes reconstruction of walkway, painting of alleyway walls, upgrade to alleyway lighting, removal of a brick barrier wall at entrance, installing wayfinding signage, and implementing a new landscaping plan. Alleyway is presently dimly lit, walls are dark, concrete and pavers are in poor condition or loose, and landscaping and hardscaping block views through the alley. All of these factors contribute to an unappealing walkway.			
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, this should not detrimentally/adversely affect the exterior architectural features of the building. Existing mural will be removed, stored, and (if possible) reattached or improved upon. All of the proposed improvements should promote the use of the alley during high use times of the parking lot and increase visibility of the historic mural.			
Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.			
Yes. The proposed work integrates the color palette of the City's wayfinding signage and has a similar approach and ambiance as the Artisan Alley.			
Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.			
Yes, the proposed work is in alignment with policies 7.5 and 7.8. In addition, state financial assistance will be leveraged for the project which should align with policies 5.7 and 5.8.			
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 <a href="http://www.stevenspoint.com">www.stevenspoint.com</a> ) Explain your answer.			
Yes, the project generally conforms with design guidelines. The walls to be painted are either already painted or are where the mural is currently mounted - no character-defining masonry details are present in the alley or in half-wall at alley entrance. Paint colors are intended to match wayfinding signage in the district rather than historic palettes since the project promotes better wayfinding. Reconstruction of the walkway will be done with concrete per walkway guidelines. While fence and wall guidelines recommend maintaining walls, the half wall prevents direct access to the alley. Wayfinding letters for "Main Street" and "Clark Street" will be done in similar typeface to the library lettering.			

**EXHIBITS**

Letter to District Alderperson ( <a href="http://www.stevenspoint.com/Directory">www.stevenspoint.com/Directory</a> )	<input checked="" type="checkbox"/>	Additional Exhibits if Any (List):  Downtown Mural Agreement
Photographs of Building or Structure	<input checked="" type="checkbox"/>	
Renderings or Elevations	<input checked="" 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
	1/27/26		3/4/24

# Downtown Stevens Point Alley Activation

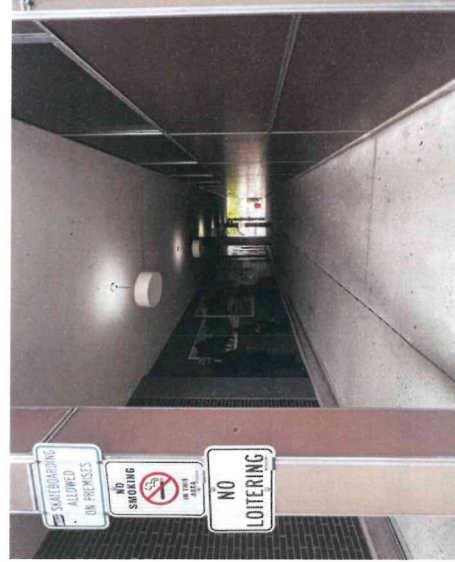
## CURRENT ALLEY EXPERIENCE



ALLEY ENTRANCE FROM CLARK STREET PARKING LOT



ALLEY ENTRANCE FROM MAIN STREET



DARK BUILDING FACADES & "NO" SIGNS



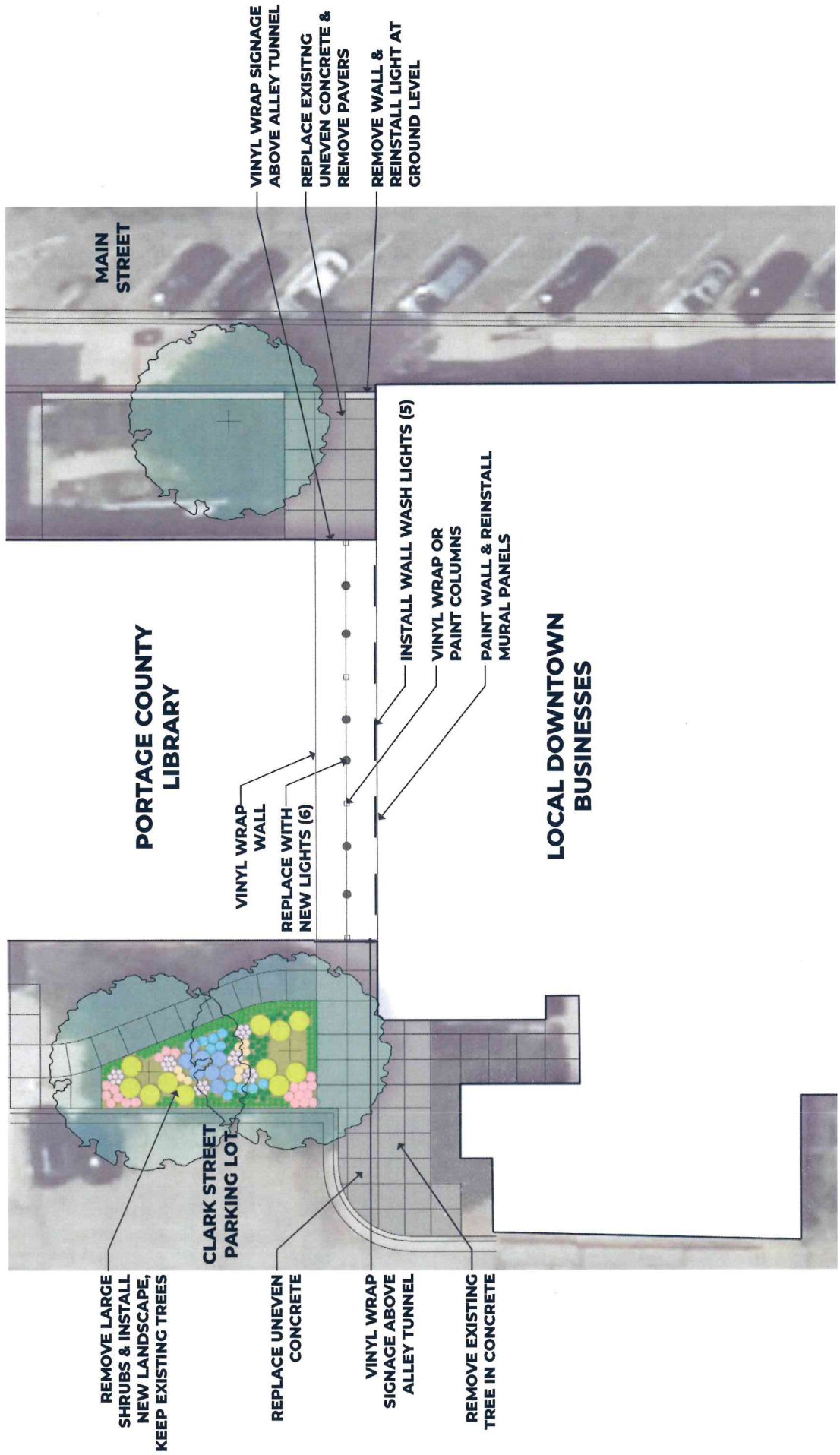
DARK PAINT BEHIND MURAL



DIM LIGHTING

# Downtown Stevens Point Alley Activation

## SITE IMPROVEMENT PLAN





# Downtown Stevens Point Alley Activation

MAIN STREET ALLEY ENTRANCE



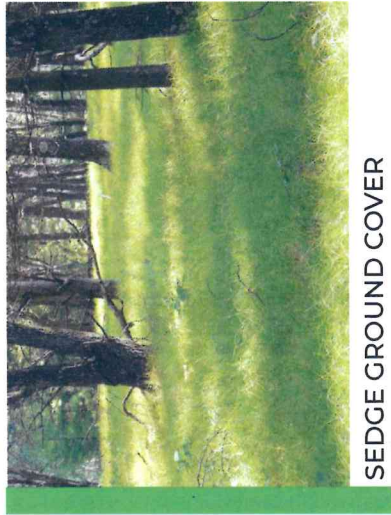
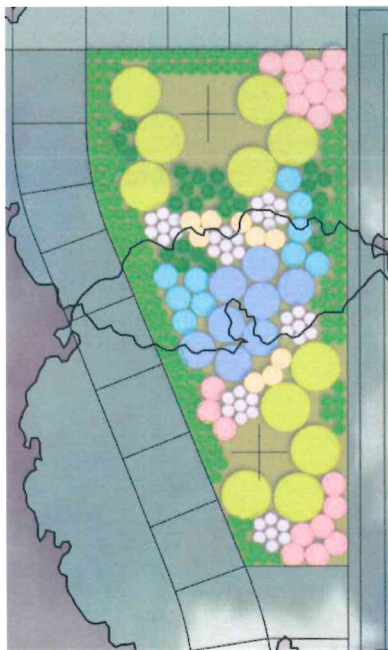
# Downtown Stevens Point Alley Activation

CLARK STREET PARKING LOT ALLEY ENTRANCE



# Downtown Stevens Point Alley Activation

## LANDSCAPE IMPROVEMENTS



SEDGE GROUND COVER



PRAIRIE DROPSEED



ASTILBE



HOSTA - 24" WIDE



HOSTA - 48" WIDE



PURPLE CONEFLOWER



CULVER'S ROOT



FALSE INDIGO

Downtown Mural Agreement

This agreement is made between the City of Stevens Point, Wisconsin ("City") and James E. & Patricia A Laabs ("Owner"), for purposes of setting forth the agreement of City and Owner concerning the painting of a mural on the side of Owner's building at 1035 Main Street, Stevens Point (the "Building").

Legal Description

LOTS 1 & 2 CSM 5130 18-155 & A,B & C BNG PRT LOTS 1 & 2 SM 3584-12-242 BNG PRT NE NW S32 T 24 R8 TOGETHER WITH ESMT DES IN 577/455

Recognizing that the painting of a mural on the side of Owner's Building will be of benefit to both City and Owner, City and Owner agree as follows.

- 1. Owner authorizes City to contract for attaching a mural painted on 4'X8' boards to the west wall of the Building. Prior to painting of the mural, City and Owner will agree on modifications or improvements that will be made to the wall and, if necessary, and other structures of the Building to accommodate the mural. City will undertake these modifications or improvements, with the cost being paid by the city, as agreed upon by both parties.
2. The mural will relate to the history of Stevens Point, with the theme and design of the mural being within the discretion of City.
3. Owner agrees that the mural may be maintained on the Building wall until 2020. During that time, Owner agrees not to interfere with the appearance or artistic impression of the mural by placing obstructions in front of it, by erecting structures adjacent to, above or below the mural or by undertaking other measures that would detract from enjoyment of the mural. If a major renovation of the building or emergency occur as it relates to the wall during the term of the agreement, the boards may be removed as agreed upon by both parties. If both parties agree, agreement may be extended after 2020 date.
4. City retains all ownership rights to the mural as an artistic work, including marketing, copyright and exhibition rights. Owner with city approval has the right to market or distribute copies, photographs or other depictions of the mural, except that Owner shall be entitled to include the mural in photographs, films or videotapes of the Building to the extent that the Building is an incidental part of advertising for a business conducted by Owner or a tenant of Owner in the Building.
5. Owner will not make any modifications to the mural. City shall have the sole right and responsibility to maintain the mural, and Owner grants City a license to do so. During the period of this agreement, City shall have the right and license to replace the mural with a different mural based upon the same, or a different, historical theme as the original mural.
6. This agreement shall run with the land and be binding upon the assigns and successors of the parties.

The parties respectively enter into this agreement in duplicate this 25th day of February 2009. Owner: James E. Laabs, Patricia A. Laabs City of Stevens Point By: Andrew J. Halverson

AUTHENTICATION

Signatures of James E. Laabs, Patricia A. Laabs, and Andrew J. Halverson. Louis J. Molepske authenticated this 4th Day of March, 2009

Signature of Louis J. Molepske
LOUIS J. MOLEPSKE
Member, State Bar of Wisconsin
State Bar No. 01010359