

AGENDA

HISTORIC PRESERVATION/DESIGN REVIEW COMMISSION

Wednesday, February 2, 2011 – 4:30 p.m.

City Conference Room – County-City Building
1515 Strongs Avenue – Stevens Point, WI

(A Quorum of the Common Council may attend this meeting)

1. Approval of the minutes of the December 1, 2010 HP/DRC meeting.
2. Discussion and possible action on a request from Tom Wolfe of Café 27, for an exterior building review of **945 Clark Street**, for the purposes of adding an addition on to both the north and south sides of the building. **Parcel ID 2408-32-2019-01.**
3. Adjourn.

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, TDD# 346-1556, or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

REPORT OF HISTORIC PRESERVATION/DESIGN REVIEW COMMISSION

Monday, December 1, 2010 – 4:30 p.m.

PRESENT: Chm. Lee Beveridge; Ald. Tom Mallison; Tim Siebert; Hans Walther and Jack Curtis (Excused, Kathy Kruthoff and George Hanson)

ALSO

PRESENT: Comm. Dev. Dir. Michael Ostrowski; Ald. M. Stroik and Suomi; Public Works Dir. Joel Lemke; Cathy Dugan; Reid Rocheleau; Rich Sommer; Tom Brown; Matthew Brown, Po. Co. Gazette; Brian Kowalski, St. Pt. Journal

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1. Approval of the minutes of the November 3, 2010 HP/DRC meeting

Tim Siebert moved, seconded by Tom Mallison, to approve the minutes of the November 3, 2010 meeting.

Ayes all; Nays none; Motion carried.

2. Discussion and possible action on a request from the Community Development Authority of the City of Stevens Point to raze the building located at **1000 Third Street** (former Eagle Plumbing building). **Parcel ID 2408-32-2004-01.**

Lee Beveridge noted that we have dealt with this property several times already and opened it up to questions and comments from the public.

Reid Rocheleau feels there is a conflict of interest between members on the CDA and members on the Historic Preservation commission and suggests that Mr. Walther and Mr. Hanson recuse themselves. Several of the commission members have already expressed opinions and voted on this matter at the council meeting. Now, you have a group that wants the opportunity to look at this building and have the same opportunities as previous developers have had. The CDA didn't ask them any questions and wouldn't allow them to present their plans. The city should be protecting the building during this process. Maybe the city should have an unbiased professional engineer look at this building and determine the condition.

Cathy Dugan read several articles regarding eminent domain. Why isn't there a law that prevents demolition before funding is secure. We need to find a way to rehab/renovate these older buildings. There are ways to fund these projects, possibly RFP's for people that want to do this kind of work.

Tom Brown asked the chairman to speak with the mayor about the make-up of this commission. The language in the ordinance is very clear about what the make-up of the commission should be and that is not representative of this commission. He was very concerned that the group that had a proposal for this building did not have the opportunity to speak at the CDA meeting. The role of this commission is to advocate for

and protect the historic integrity of this community. He requests the commission deny the request to demolish this building.

Joel Lemke shared information from the street department's perspective. They made two trips to the building this summer to pick up debris. The first trip took down the flashings from the roof of the building. The second trip we took out more debris and two loader buckets of bricks.

Tim Siebert asked if Tom Brown represents the group with the current proposal.

Tom Brown responded he has met with them, gave them his advice, offered his assistance, but does not represent them.

Tim Siebert moved to deny the request of the CDA to raze the building and allow four months, to April 1, 2011, to see if the current group can come up with funding for their project.

Tim Siebert feels this group should have the same consideration as past groups. He has been in buildings worse than this one, which have been restored.

Dir. Ostrowski noted in response to questions that if this request is denied, the CDA has authorized the appeal to go to the common council. It would then be up to the common council to vote on it and the common council would have to have a majority plus one to overturn the action of the historic preservation commission.

Jack Curtis noted we have a motion on the floor that hasn't been seconded. Shouldn't we take care of that first?

Lee Beveridge seconded the motion.

Lee Beveridge noted he has concerns about the condition of the building. He would like to hear more about what specifically is wrong with the building. Many times it can be worked on and something can be done with it. As a historic commission, we are charged to represent historic properties and maintain them the best we can and not try to find ways to tear them down.

**Ayes, Siebert and Beveridge; Nays, Mallison, Walther and Curtis.
Motion failed.**

Tom Mallison stated the former owner of the building, Ken Lepak, stated the building is a safety hazard. Ellis Stone, contractor for Christians Bistro, felt it was not a viable building. ARC Central was not able to come up with funds. The building inspectors and risk manager for the city say this building is not safe. This story has been covered numerous times by the Journal and Gazette. Everyone in central Wisconsin knows about the Eagle building and everyone has had a reasonable time to come forward. How many times do we continue to go down this road when we have been told the building is not salvageable. This is a liability for the city.

Dir. Ostrowski noted in response to questions that the ordinance states that any decision of the Historic Preservation/Design Review Commission can be appealed by the applicant to the Common Council.

Hans Walther noted what really convinced him that the building needs to be razed was Mr. Lepak's opinion of the building condition. He is concerned about the city's liability. The condition will continue to deteriorate as the weather gets colder. We have given it enough time.

Tom Mallison moved, seconded by Hans Walther, to grant the request of the CDA to raze the building at 1000 Third Street.

Ayes, Mallison, Walther, and Curtis; Nays, Siebert and Beveridge; Motion carried.

Meeting adjourned at 5:25 p.m.

Administrative Staff Report

Café 27 Building Addition
945 Clark Street
February 2, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Tom Wolfe – Café 27 <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-32-2019-01 <p>Zone(s):</p> <ul style="list-style-type: none">• B-3 Central Business <p>Master Plan:</p> <ul style="list-style-type: none">• Downtown District <p>Council District:</p> <ul style="list-style-type: none">• District 9 – Randy Stroik <p>Lot Information:</p> <ul style="list-style-type: none">• Actual Frontage: 52 feet• Effective Depth: 90 feet• Square Footage: 4,680• Acreage: 0.107 <p>Structure Information:</p> <ul style="list-style-type: none">• Year Built: addition 2009 (2 years), original building built in 1960• Number of Stories: 1.5 <p>Current Use:</p> <ul style="list-style-type: none">• Restaurant <p>Applicable Regulations:</p> <p>Chapter 22</p>	<p>Request</p> <p>Exterior review of addition on both the north and south sides of the building.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel data sheet• Site, Building, and Elevation Plans <p>City Official Design Review / Historic District</p> <ul style="list-style-type: none">• Design Review District <p>Register of Historic Places</p> <ul style="list-style-type: none">• - <p>Staff Introduction</p> <p>Mr. Wolfe is requesting a review of an addition on both the north and south sides of Café 27. The addition on the north side of the building will provide for a new entrance area for the restaurant. The addition on the south side will provide additional dining room and service space. The exterior materials will match the existing materials.</p> <p>Staff Recommendation</p> <p>With regards to the standards of review, the following would apply to this building addition:</p> <ul style="list-style-type: none">• Existing materials in facades should be maintained and/or restored to the highest level of quality practical.• New or infill construction shall be similar in scale to that of surrounding structures.• New or infill construction shall not adversely contrast with significant horizontal or vertical patterns or rhythms of surrounding structures. <p>The materials and colors for the proposed additions will match the existing materials and colors on the building. The addition on the north side of the building will bring the building setback out to the sidewalk, which is similar to a portion of the current building and the adjacent building. The scale of the two additions is similar to the surrounding structures. In addition, the addition will not adversely contrast the horizontal and vertical patterns of the building.</p> <p>While the addition on the north side of the building would enclose the former</p>
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seating and order area, which some may consider a distinguishing feature, the enclosure is consistent with the 2009 addition and appropriate in scale with the surrounding development. The addition in 2009 significantly altered the building, and the architectural style.

Staff would recommend approval.

Vicinity Map



Existing Images



North Side of Building



North Side of Building



North Side of Building



East Side of Building



East Side of Building



East Side of Building



South Side of Building

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2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA														
NAME AND ADDRESS			PARCEL #			LAND USE			ALDERMANIC DISTRICT					
Thomas J Wolf 1128 Taylor Rd Amherst Junction, WI 54407			240832201901			Restaurant, Fast Food								
			PROPERTY ADDRESS						NEIGHBORHOOD					
			945 Clark St						Cntrl Bus & 2nd St area(Comm)					
			SUBDIVISION						ZONING					
									B3-CENTRAL BUSINESS					
OWNERSHIP HISTORY*														
OWNER		SALE DATE	AMOUNT	CONVEYANCE			VOLUME	PAGE	SALE TYPE					
Thomas J Wolf		6/30/2008	\$115,000	Warranty Deed			719994		Land & Buildings					
Tess Van Asten		4/1/1993	\$65,000	Warranty Deed			598	103	Land & Buildings					
SITE DATA			PERMIT HISTORY*											
ACTUAL FRONTAGE	52.0	DATE	NUMBER	AMOUNT	PURPOSE			NOTE						
EFFECTIVE FRONTAGE	52.0	10/6/2009	36616	\$744	099 Sign			24" x 72" projecting sign						
EFFECTIVE DEPTH	90.0	4/21/2009	36191	\$220,000	003 Addition									
SQUARE FOOTAGE	4,680.0	8/19/2008	35802	\$700	099 Sign			illuminated acrylic wall sign						
ACREAGE	0.107													
2010 ASSESSED VALUE														
CLASS	LAND	IMPROVEMENTS		TOTAL			RATIO	EST. FAIR MARKET VALUE						
B-Commercial	\$37,100	\$222,200		\$259,300			90.04%	\$288,000						
TOTAL	\$37,100	\$222,200		\$259,300				\$288,000						
LEGAL DESCRIPTION														
E 2' OF N 90' OF LOT 3 & N 90' OF LOT 4 BLK 11 ORIG PLAT BY SE & O 719994														





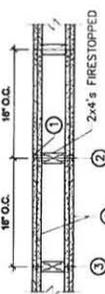
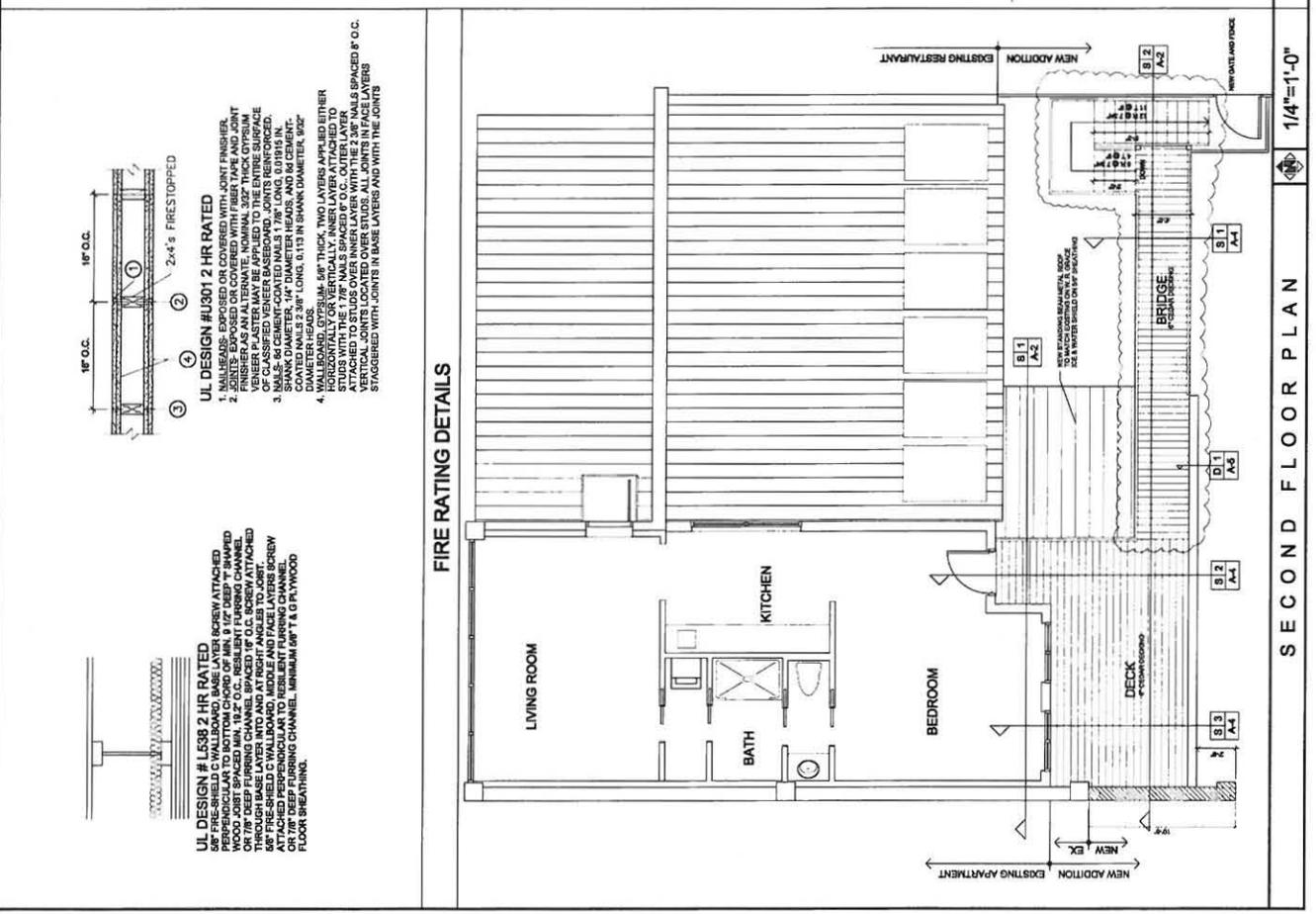
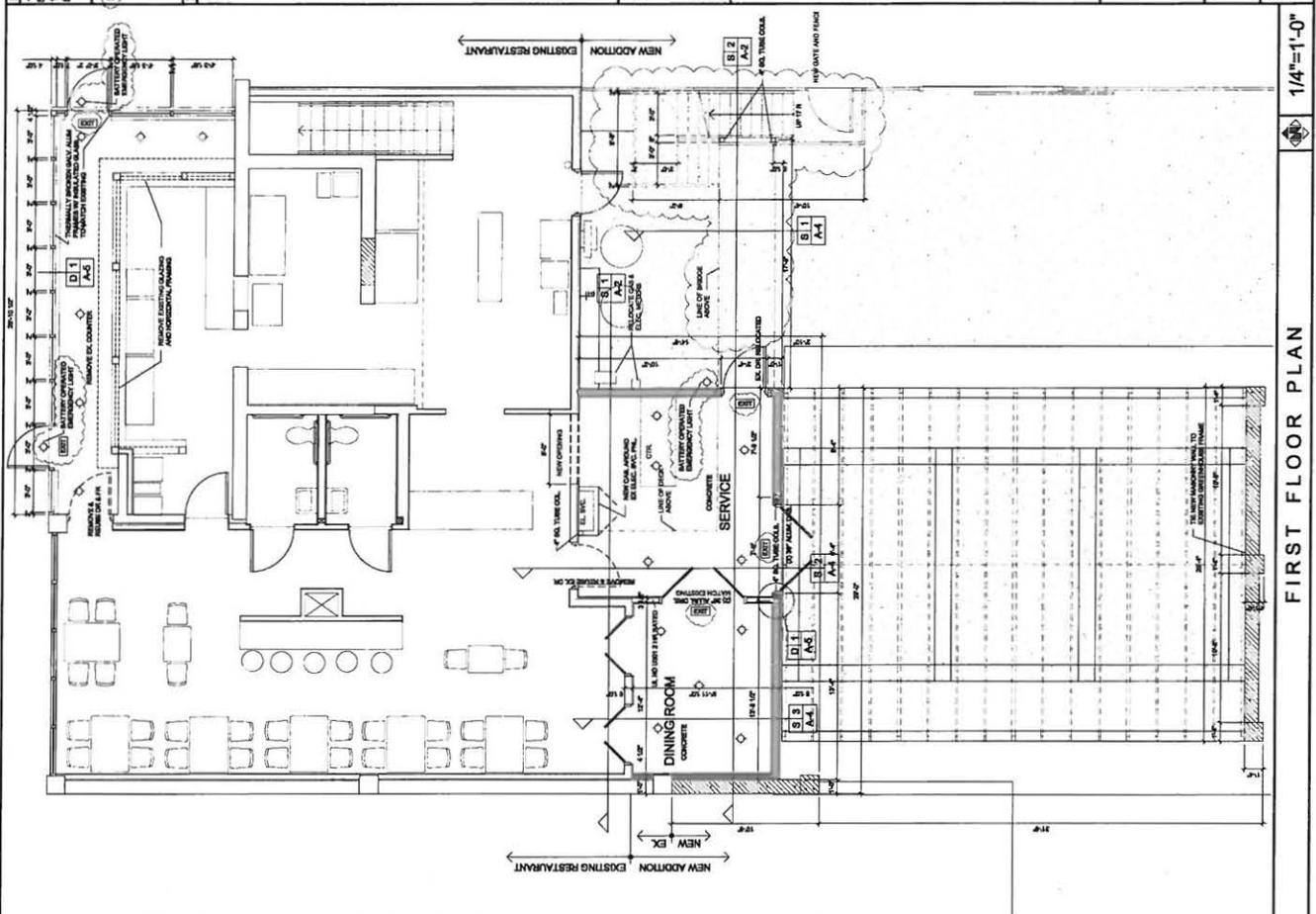
BUILDING SUPERSTRUCTURE DATA						
BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	2	Store -Shell, Retail (C avg)	2009	856	Masonry - Avg	9
1	1	Restaurant (C avg)	2009	1,718	Masonry - Avg	9
TOTAL AREA				2,574		

BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
1	1	Bar/Tav/Restaurant Unf Bsmnt	829				

SITE IMPROVEMENTS		STRUCTURE DATA	
SITE IMPROVEMENT	UNITS		
		AGE	2
		YEAR BUILT	2009
		EFF. YEAR	2009
		ONE BEDROOM	n/a
		TWO BEDROOM	n/a
		THREE BEDROOM	n/a
		TOTAL UNITS	n/a
		STORIES	1.00
		BUSINESS NAME	Cafe' 27

Disclaimer: Information shown here is considered accurate but not guaranteed.
 * Additional data may be available by contacting the assessors office.

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- UL DESIGN # L638 2 HR RATED**
- 5/8" FIRE-SHIELD C WALLBOARD, BASE LAYER SCREW ATTACHED TO WOOD JOIST SPACED MIN. 18" O.C., RESILIENT FURRING CHANNEL OR 7/8" DEEP FURRING CHANNEL SPACED 18" O.C. SCREW ATTACHED TO WOOD JOIST SPACED MIN. 18" O.C., RESILIENT FURRING CHANNEL
 - 5/8" FIRE-SHIELD C WALLBOARD, MIDDLE AND FACE LAYERS SCREW ATTACHED PERPENDICULAR TO RESILIENT FURRING CHANNEL OR 7/8" DEEP FURRING CHANNEL, MINIMUM 8/17" x 6 PLYWOOD FLOOR BREAKING
- UL DESIGN #LJ301 2 HR RATED**
1. NAILHEADS EXPOSED OR COVERED WITH JOINT FINISHER
 2. JOINTS EXPOSED OR COVERED WITH FIBER TAPE AND JOINT FINISHER AS AN ALTERNATE, NOMINAL 3/32" THICK DRYRUM VENEER OF CLASSIFIED VENEER BASEBOARD, JOINTS REINFORCED WITH 2x4'S
 3. NAILS - 80 GEMER-COATED NAILS 1 7/8" LONG, CUTS IN COATED NAILS 2 3/8" LONG, 0.113 IN SHANK DIAMETER, 5/32" DIAMETER HEADS
 4. HORIZONTAL OR VERTICALLY, TWO LAYERS AS PER EITHER STUDS WITH THE 1 7/8" NAILS SPACED 8" O.C. OUTER LAYER VERTICALLY, INNER LAYER ATTACHED TO STUDS WITH THE 1 7/8" NAILS SPACED 8" O.C. OUTER LAYER VERTICAL JOINTS LOCATED OVER STUDS, ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS AND WITH THE JOINTS

FIRE RATING DETAILS

10.30.10 DATE SUBMITTED
 11.15.10 DATE REVISIONS MADE
 STATE RE-SUBMITTAL

REVISIONS IN CLOUD

REVISIONS

115 EAST FULTON STREET
 WAUWATAMSA, WISCONSIN 54981
 (715) 258-8226

TERRENCE W. MARTIN, ARCHITECT

945 CLARK STREET
 STEVENS POINT, WISCONSIN 54481

ADDITION TO
 CAFE 27

JOB NO. 1006
 SHEET NO. A-4

ISSUANCE:

NEW ADDITION
 EXISTING RESTAURANT

CROSS SECTION 1/4"=1'-0"

CROSS SECTION 1/4"=1'-0"

CROSS SECTION 1/4"=1'-0"

CROSS SECTION 1/4"=1'-0"

ROOF FRAMING PLAN 1/4"=1'-0"

DECK / BRIDGE FRAMING PLAN 1/4"=1'-0"

DETAIL 1"=1'-0"

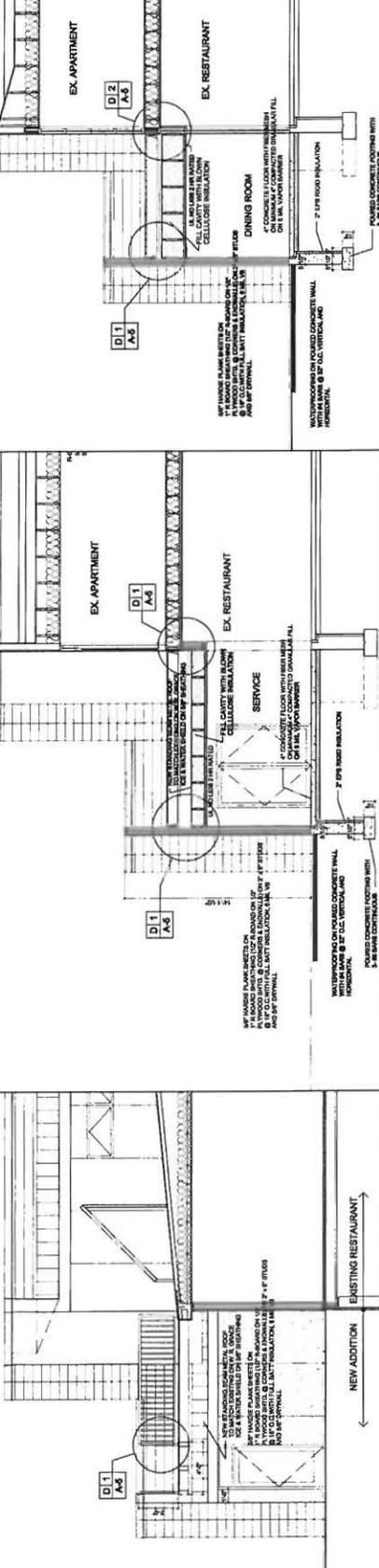
DETAIL 1"=1'-0"

DETAIL 1"=1'-0"

DETAIL 1"=1'-0"

DETAIL 1"=1'-0"

DETAIL 1"=1'-0"



NEW STANDING SEAM METAL ROOF TO MATCH EXISTING ON W. R. GRACE ICE & WATER SHIELD ON 5/8" SHEATHING
 5/8" HARDIE PLANK SHEETS ON 1" R-BORDE SHEATHING
 TREATED 2" x 10" LEDGER BOLTED TO NEW 2" x 6" STUDS SIMPSON JOIST HANGER
 6" CEDAR DECKING ON TREATED 2" x 10" @ 16" O.C.
 UL NO L538 2 HR RATED FILL CAVITY WITH BLOWN CELLULOSE INSULATION

UL NO L538 2 HR RATED
 UL NO U301 2 HR RATED ON EXISTING ALUMINUM FRAMING
 FILL CAVITY WITH BLOWN CELLULOSE INSULATION
 UL NO L538 2 HR RATED

TREATED 2" x 10" LEDGER BOLTED TO NEW 2" x 6" STUDS SIMPSON JOIST HANGER
 6" CEDAR DECKING ON TREATED 2" x 10" @ 16" O.C.

UL NO L538 2 HR RATED
 UL NO U301 2 HR RATED
 FILL CAVITY WITH BLOWN CELLULOSE INSULATION
 UL NO L538 2 HR RATED

BEDROOM

NEW ADDITION EXISTING APARTMENT

NEW ADDITION EXISTING RESTAURANT

