

AGENDA

HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, May 4, 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 report from the March 3, 2011 meeting.
2. Discussion and possible action on a request from Rand Erbach, for an exterior building review of **823 Main Street (Parcel ID 2408-32-2017-01)**, for the purposes of doing an exterior renovation with a canopy addition.
3. Adjourn.

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Thursday, March 3, 2011 – 5:00 p.m.

Multipurpose Room – Lincoln Center
1519 Water Street – Stevens Point, WI

PRESENT: Chairperson Lee Beveridge, Ald. Tom Mallison, Jack Curtis, Norm Myers Sr., Hans Walther, Kathy Kruthoff, Karl Halsey, and George Hanson

ALSO PRESENT: Community Development Director Michael Ostrowski, Ald. Mike Wiza, Ald. Mary Stroik, Ald. Marge Molski, Ald. Jerry Moore, City Assessor Jim Siebers, Bob Fisch, Barb Jacob, Bernie Coerper, Elbert Rackow, Tim Lecher, Kathy Hermann, Nancy Schultz, Shari Laskowski, Dani Crinklaw, Matthew Brown, Cathy Dugan, Cindy Nebel, Armin Nebel, Ray Spielman, Dani Spielman, Mary Ann Laszewski, and Dan Menzel

INDEX:

1. Approval of the report of the February 2, 2011 HP/DRC meeting.
2. Discussion and possible action on a request from the City of Stevens Point for a review of the Mathias Mitchell Public Square redevelopment project.
3. Adjourn.

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1. Approval of the report of the February 2, 2011 HP/DRC meeting.

Motion by Ald. Mallison to approve the report; seconded by Walther. Motion carried 8-0.

2. Discussion and possible action on a request from the City of Stevens Point for a review of the **Mathias Mitchell Public Square** redevelopment project.

John Kneer from Rettler Corporation gave an overview of the design and function of the space for the Mathias Mitchell Public Square. The design intent was to offer more of a civic area, and to give more space back to the citizens. The plan evolved from less of an east-west and north-south appearance, to more of a center square area with functional space for events and space to accommodate parking. There will be a traffic loop in the center with both perpendicular and parallel parking. The traffic loop would in turn, give more access to the front of the buildings. The plan also includes expanded sidewalks and additional landscaping.

Chairman Beveridge asked if the owner was responsible for setting up the temporary fencing and table and chairs for the café space, or is that provided through this plan. Mr. Kneer answered that those items are not included, but that the owner would place them out and would have to bring them in nightly.

Mr. Kneer indicated that the plan also features a bollard system. This system will provide the ability to shut off traffic to specific areas. The bollards are movable and have an anti theft locking system. The focal point of the space is the brick pavers and the at grade fountain. The fountain will be about

10 feet wide and can project up to 12 feet. There are eight outer jets and a center geyser jet that can be seen down Main Street. These jets are programmable with day and night programs, and they can have a programmable light show. The plan also calls for the removal of the box lighting that is currently in the square area, and replace it with sixteen perimeter lights and eight center lights. The center poles are 16 feet in height and the pedestrian poles are 14 feet in height. The lights are LED and would be the same acorn style as those on Main Street.

Chairman Beveridge said he has received complaints about the light system on Main Street, specifically them being too bright. Mr. Kneer said that the lights could have a side shield and light spill caps to have the light shine downward instead of outward. In addition, with concrete in the area you can tone down the light due to ambient light.

Norm Meyers was concerned about only having 67 spaces. Mr. Kneer and Director Ostrowski were able to clarify that there would be less parking in the square area, but the City gained 13 spaces from the change to diagonal parking on Main Street.

Mr. Meyers asked if the farmers would have to provide their own tent for the farmer's market. Mr. Kneer said that they would.

Chairman Beveridge was concerned whether electricity would be available. Mr. Kneer said that there would be electricity in the area. In addition, there would likely be a phone line for EBT transactions.

Mr. Kneer continued to explain the design stating that there would be a color band of concrete throughout the design to tie in the Wisconsin River. Mr. Kneer also went over the landscaping for the site stating that the plantings were more disease and salt resistant. In addition, the selected plantings were lower maintenance and would provide colors at different times of the year.

Chairman Beveridge asked about any permanent covered structures in the area. Mr. Kneer indicated that there would be no permanent structures.

Cathy Dugan, 615 Sommers Street: Ms. Dugan was concerned about the amount of pavement and hard surface. She was hoping for the landscaping to go further, and to have more evergreen or conifer trees. She expressed her concern for the lack of color in the area and asked if the concrete was going to be colored. She also indicated that she would like to see a warmer type light. Mr. Kneer said that there will be more broad leaf trees and decorative grasses. He also indicated that it would be difficult to have evergreens in the area due to the amount of space they take up. Mr. Kneer also said that the concrete would have some pigment to it, giving it more color. Director Lemke was able to explain that the lighting that is currently downtown are metal halides, compared to the LED lighting planned for the square.

Bob Fisch, 2009 A Division Street: Mr. Fisch asked about the concrete pavers and if there would be bike parking. Mr. Kneer said the pavers would be a more natural feel to the area. In addition, there will be bike racks. Ald. Mallison clarified that the style decided on by the square design committee was a classic black circular rack.

Ald. Wiza, Fourth District: Ald. Wiza was concerned about the corner parallel parking and maintenance of landscaping. Mr. Kneer stated that they have used curved parallel parking before,

and that the curve is more of a gentle curve. Plowing can still occur even with the pedestrian bump-outs. Mr. Kneer indicated that there will be irrigation for the area and low fencing for the protection of the landscaped areas.

Ald. Wiza was concerned regarding the clay pavers in the walkways. In addition, he asked if there would be trash receptacles in the area, as well as what tent sizes could be in the space for larger functions. Mr. Kneer stated that the pavers currently being used on the square are on a sand base, the proposed pavers will be on a concrete base. In regards to the trash receptacles, they will be inside enclosures and allow for the City to use the roll out carts. Sarah Robinson stated that the tent would need to be a 20' x 60'. Mr. Kneer added that there will be a staking system for the tents.

Ald. Wiza asked if the bollards could be removed by one person. Mr. Kneer indicated that they could, but they would need the right equipment.

Ald. Wiza said he does not feel the City should be spending money at this time for the square project. However, if we are going to do it, then we need to make sure it is done right.

Cathy Dugan, 616 Sommers Street: Ms. Dugan was concerned about the light pollution from the fountain. Mr. Kneer stated that the lights from the fountain shine upward, not outward.

Chairman Beveridge asked for a motion.

Motion by Ald. Mallison to approve the Mathias Mitchell Public Square redevelopment project; seconded by Kruthoff. Motion carried 8-0.

Administrative Staff Report

Erbach Building Renovation / Canopy Addition
823 Main Street
May 4, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Rand Erbach <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">• 2408-32-2017-01 <p>Zone(s):</p> <ul style="list-style-type: none">• "B-3" Central Business District <p>Master Plan:</p> <ul style="list-style-type: none">• Downtown District <p>Council District:</p> <ul style="list-style-type: none">• District 1 – Beveridge <p>Lot Information:</p> <ul style="list-style-type: none">• Actual Frontage: 100 feet• Effective Frontage: 100 feet• Effective Depth: 132 feet• Square Footage: 13,200• Acreage: 0.303 <p>Structure Information:</p> <ul style="list-style-type: none">• Year Built: addition 1900 (111 years)• Number of Stories: 2 <p>Current Use:</p> <ul style="list-style-type: none">• Retail first floor, vacant second floor (apartments proposed)	<p>Request</p> <p>Review of an exterior renovation and canopy addition.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Parcel Data Sheet• Site Layout (for parking purposes)• Exterior Elevations• Interior Layout <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">• Mathias Mitchell Public Square – Main Street Historic District <p>Staff Introduction</p> <p>Mr. Erbach is requesting review of an exterior renovation and canopy addition to his building located at 823 Main Street. Mr. Erbach is currently opening up a consignment shop and antique mall on the first floor of the building. He is also proposing to construct two, five-bedroom apartment units on the second floor. The major change will occur on the south side of the building. Proposed plans call for a canopy addition that will serve the purpose of protecting customers and products from the weather. The main exterior material for the canopy will be EIFS with metal roof panels. The canopy will be supported by three steel columns with EIFS detail covered panels and brick decorated bases. Four additional brick column bases will be installed on the south side of the building to support steel guard panels or a wrought iron fence. Steel guard panels or a wrought iron fence will be installed on the second floor to screen the mechanical units. Three windows will be reinstalled on the south side of the building in the existing cut outs that were bricked shut. In addition, a new window, with other window replacements will occur on the east side of the building. The windows will be aluminum frame egress windows (required for the apartment use).</p> <p>In addition, the existing utility wires will be removed from the building, and the pipes will either be covered with EFIS or painted to match the exterior of the building. Colors for the building include leaving the cream color and introducing a Royal Blue color for the southwest corner of the building and the canopy. The areas in blue will either be EFIS or painted.</p>
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Applicable Regulations:

Chapter 22

Staff Recommendation

With regards to the standards of review, the following would apply to this building renovation:

- 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.
- The setback of new or infill construction shall be compatible to that of adjacent structures.
- Significant existing views or vistas shall not be adversely affected by new or infill construction.

The design standards indicate that existing materials shall be maintained as much as possible. However, the design standards also indicate that concrete block materials should be avoided. Concrete block is the existing material used on the southwest corner of the building. The new materials that are being introduced include EFIS on the canopy and the southwest corner of the building. Mr. Erbach has also indicated that the southwest corner may remain concrete block, but painted a Royal Blue color. In addition, the roof on the canopy will be metal, and the cream block/brick will remain on the rest of the building.

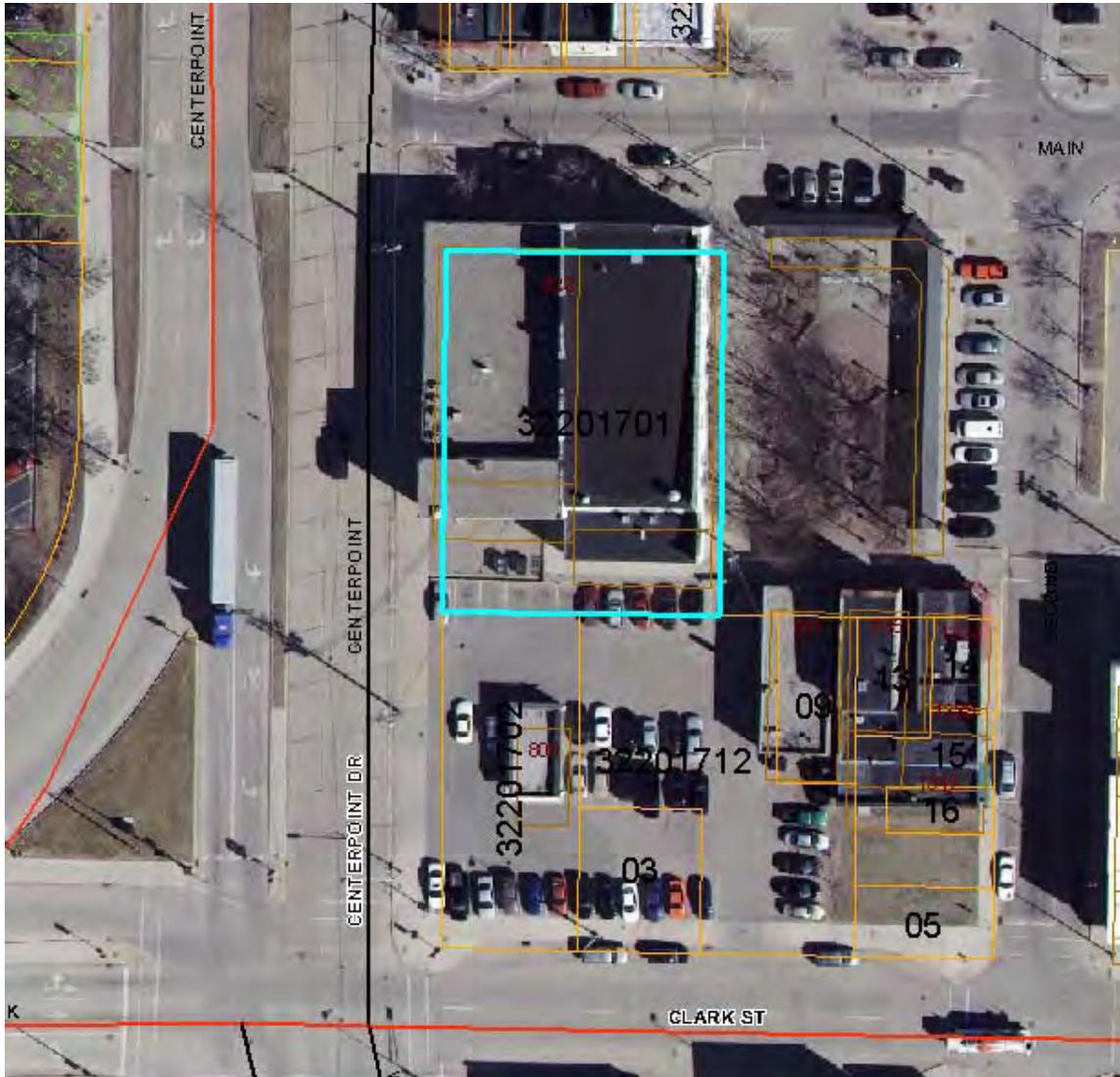
The canopy addition is similar to the scale of the existing building and surrounding structures.

The proposed new windows on the south side of the building are shown to be rectangle on the elevation drawings and arched on the color renderings. Staff would recommend that arched windows be installed to the size they were before they were bricked shut.

Staff would recommend approval with the following amendments:

- That arched windows be installed on the south side of the building which fill the existing spaces.
- That the Royal Blue color be limited to the canopy area, and not a solid color on the southwest corner of the building.

Vicinity Map



Existing Images



East Side of Building



North Side of Building



West Side of Building



South Side of Building



South Side of Building

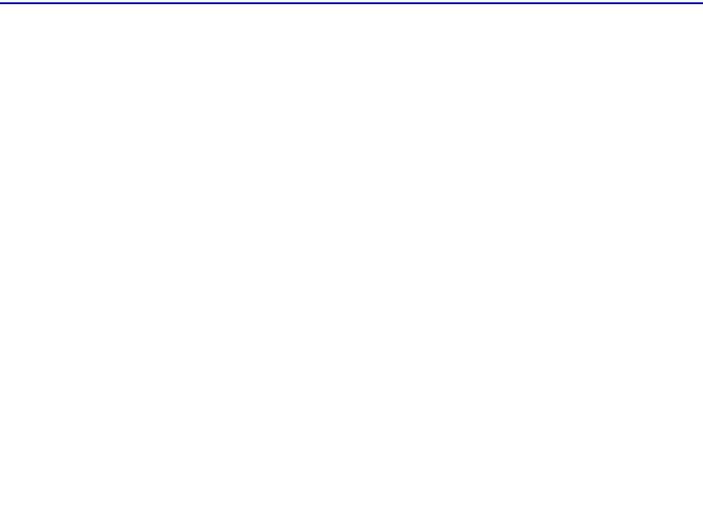


South Side of Building

[Return To Search Page](#) [Return To Search Results](#)

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					
RCE LLC c/o Rand Erbach 8100 E Camelback Rd #122 Scottsdale, AZ 85251				240832201701			Office Building								
				PROPERTY ADDRESS						NEIGHBORHOOD					
				823 Main St						Cntrl Bus & 2nd St area(Comm)					
				SUBDIVISION						ZONING					
										B3-CENTRAL BUSINESS					
OWNERSHIP HISTORY*															
OWNER		SALE DATE		AMOUNT		CONVEYANCE			VOLUME		PAGE		SALE TYPE		
RCE LLC		8/17/1999		\$919,000		Quit Claim Deed			56		4197		Land & Buildings		
Rand & Theresa Erbach Trustees		4/23/1999		\$919,000		Warranty Deed			55		8642		Land & Buildings		
SITE DATA				PERMIT HISTORY*											
ACTUAL FRONTAGE		100.0		DATE		NUMBER		AMOUNT		PURPOSE			NOTE		
EFFECTIVE FRONTAGE		100.0		4/7/1998		27515		\$15,000		042 Interior Renov/Remodel					
EFFECTIVE DEPTH		132.0		9/25/1996		26261		\$100,000		042 Interior Renov/Remodel			Second floor - East		
SQUARE FOOTAGE		13,200.0													
ACREAGE		0.303													
2010 ASSESSED VALUE															
CLASS		LAND		IMPROVEMENTS		TOTAL			RATIO		EST. FAIR MARKET VALUE				
B-Commercial		\$113,300		\$754,900		\$868,200			90.04%		\$964,200				
TOTAL		\$113,300		\$754,900		\$868,200					\$964,200				
LEGAL DESCRIPTION															
LOTS 1 & 2 BLK 6 S E & O ADD 558642-564197 564873 RESTRIC															



PROPERTY IMAGE	PROPERTY SKETCH
	

BUILDING SUPERSTRUCTURE DATA						
BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Office Bldg (C avg)	1900	10,850	Masonry - Avg	12
1	2	Office Bldg (C avg)	1959	10,850	Masonry - Avg	12
TOTAL AREA				21,700		

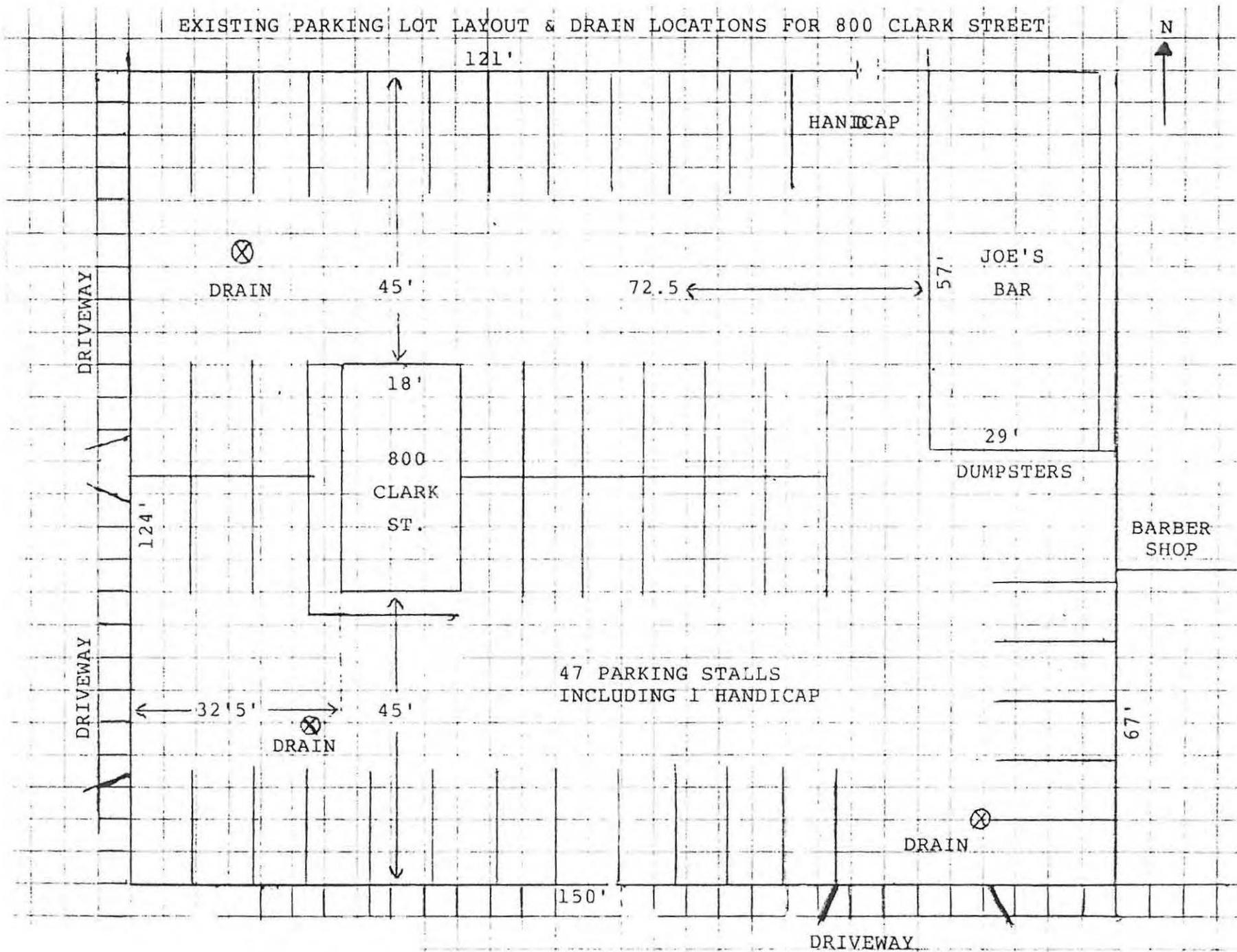
BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
1	1	Office Bsmnt - Unfinished	8,275				
1	1	Office Bsmnt - Finished	2,575				

SITE IMPROVEMENTS			STRUCTURE DATA	
SITE IMPROVEMENT	UNITS			
			AGE	111
			YEAR BUILT	1900
			EFF. YEAR	1962
			ONE BEDROOM	n/a
			TWO BEDROOM	n/a
			THREE BEDROOM	n/a
			TOTAL UNITS	n/a
			STORIES	2.00
			BUSINESS NAME	Blue Cross

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

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800 CLARK ST. IS THE PARKING LOT DIRECTLY BEHIND THE BUILDING AT 823 MAIN ST. BOTH PROPERTIES ARE OWNED BY RCE, LLC WHICH IS RAND C. ERBACH. TENANT PARKING FOR THE PROPOSED APARTMENTS WOULD BE BEHIND JOE'S BAR TO CLARK ST









REVISIONS	BY

**PROPOSED
SECOND FLOOR PLAN**

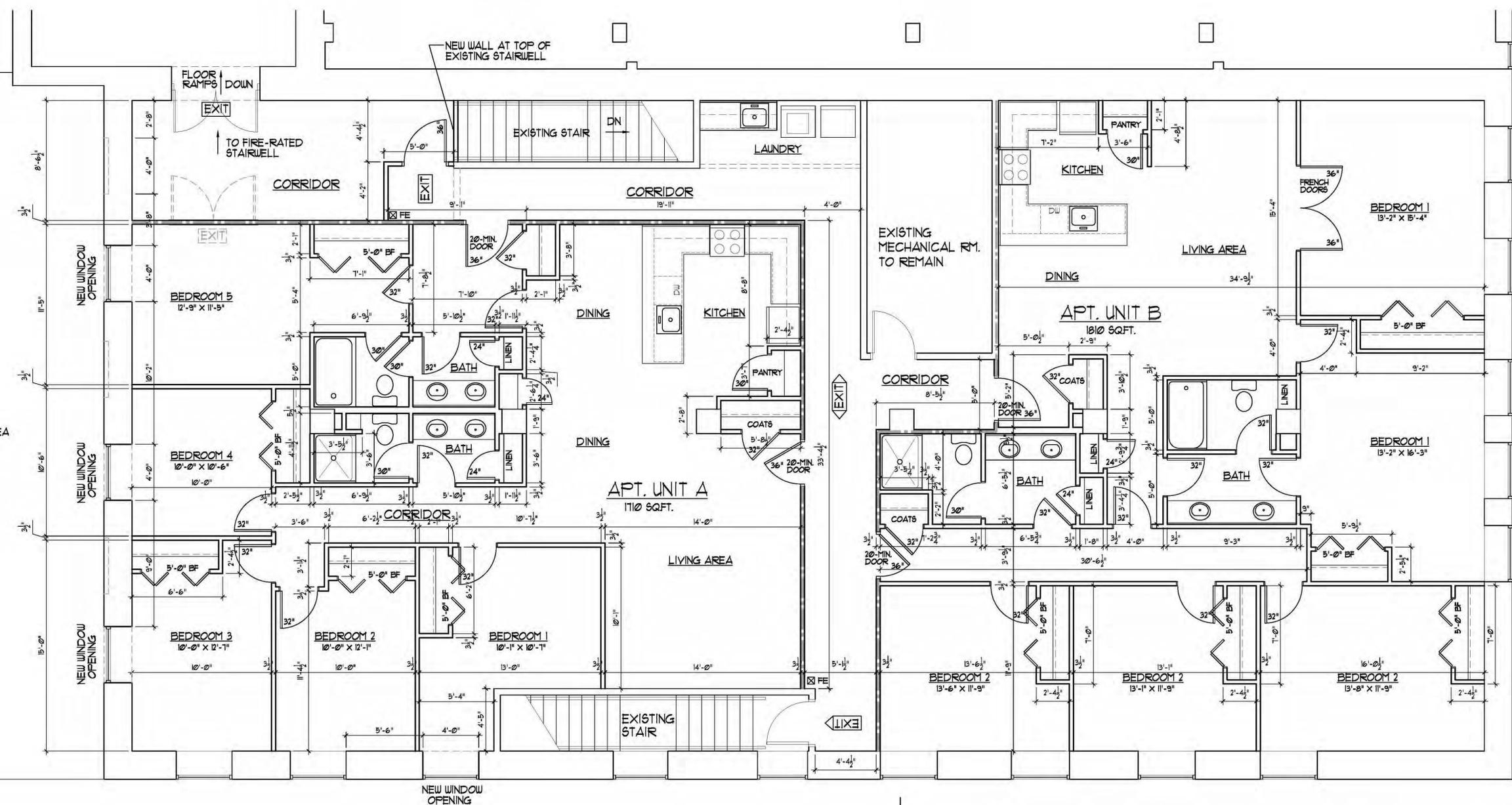
PROPOSED 2ND FLOOR APARTMENTS
FORMER BLUE CROSS/BLUE SHIELD BUILDING
823 MAIN STREET
STEVENS POINT, WISCONSIN 54481
OWNER:
RAND ERBACH
HAZELHURST, WISCONSIN

GRUNWALDT & ASSOCIATES, LLC
Architectural / Planning Services
32508 Church Street
Stevens Point, Wisconsin 54481
715/344-8647 (Phone) 715/344-9814 (Fax)
www.grunwaldt.com

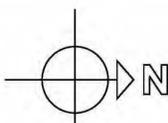


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DRAWN: FJD
CHECKED: TUG
DATE: 4-21-2011
SCALE: 1/4" = 1'-0"
JOB NO.: 1044
SHEET
AI
1 SHEETS



ROOF OVER FIRST FLOOR AREA


1
A2
SECOND FLOOR PLAN - PROPOSED EAST BUILDING
 SCALE: 1/4" = 1'-0"

- GENERAL NOTES:**
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON JOB SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING PLANS AND EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
 - PERMITS, ETC. TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL WORK TO BE DONE IN ACCORDANCE WITH STATE-ADOPTED UNIVERSAL DWELLING CODE AND LOCAL CODES INCLUDING THE STEVENS POINT FIRE DEPARTMENT.
 - ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF (NOT VERIFIED).
 - ALL INTERIOR FINISHES PER CURRENT UNIVERSAL DWELLING CODE (UDC).
 - STANDARD EXIT HARDWARE WILL BE PROVIDED AS REQUIRED BY IBC-2006.
 - EXIT LIGHTS WILL BE PROVIDED PER CURRENT UDC.
 - CARBON MONOXIDE DETECTORS SHALL BE PROVIDED PER CURRENT UDC.
 - SMOKE DETECTORS SHALL BE PROVIDED PER CURRENT UDC.
 - ALL DOOR SIZES AND REQUIRED RATINGS SHOWN ON PLAN.

- LEGEND**
-  EXIT LIGHT FIXTURE
 -  FIRE EXTINGUISHER
 -  NEW 1-HOUR FIRE SEPARATION TO UNDERSIDE OF EXISTING ORIGINAL CEILING SUBSTRATE. (1 LAYER 5/8" TYPE-X G.B. AT EA. SIDE OF WALL.)

Todd Grunwaldt, Grunwaldt & Associates, LLC 4/21/2011 8:42 AM 044 REVISED APT. LAYOUTING