

AGENDA

HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

**Tuesday, May 10, 2011 – 4:30 p.m.**

City Conference Room – County-City Building  
1515 Strongs Avenue – Stevens Point, WI 54481

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

1. Discussion and possible action on a request from Shopko Stores, for an exterior building review of **1200 Main Street (Parcel ID 2408-32-2029-50)**, for the purposes of painting the exterior of their building.
2. Adjourn.

# Administrative Staff Report

Shopko Stores Exterior Painting  
1200 Main Street  
May 10, 2011



Department of Community Development

<p><b>Applicant(s):</b></p> <ul style="list-style-type: none"><li>• Shopko Stores</li></ul> <p><b>Staff:</b></p> <ul style="list-style-type: none"><li>• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com</li></ul> <p><b>Parcel Number(s):</b></p> <ul style="list-style-type: none"><li>• 2408-32-2029-50</li></ul> <p><b>Zone(s):</b></p> <ul style="list-style-type: none"><li>• "B-3" Central Business District</li></ul> <p><b>Master Plan:</b></p> <ul style="list-style-type: none"><li>• Downtown District</li></ul> <p><b>Council District:</b></p> <ul style="list-style-type: none"><li>• District 1 – Beveridge</li></ul> <p><b>Lot Information:</b></p> <ul style="list-style-type: none"><li>• Actual Frontage: 421 feet</li><li>• Effective Frontage: 421 feet</li><li>• Effective Depth: 257 feet</li><li>• Square Footage: 108,197</li><li>• Acreage: 2.484</li></ul> <p><b>Structure Information:</b></p> <ul style="list-style-type: none"><li>• Year Built: 1985 (26 years)</li><li>• Number of Stories: 1</li></ul> <p><b>Current Use:</b></p> <ul style="list-style-type: none"><li>• Retail</li></ul> <p><b>Applicable Regulations:</b></p> <p>Chapter 22</p>	<p><b>Request</b></p> <p>Exterior building review of painting of the building.</p> <p><b>Attachment(s)</b></p> <ul style="list-style-type: none"><li>• Parcel Data Sheet</li><li>• Building Elevations and Paint Color Samples</li></ul> <p><b>City Official Design Review / Historic District</b></p> <ul style="list-style-type: none"><li>• Design Review District</li></ul> <p><b>Staff Introduction</b></p> <p>Shopko Stores wishes to paint the exterior of their building. The main exterior material of the building is a brown split-faced block. The colors being proposed include a Standish White color for the main exterior, and a Wilmington Tan color for the canopies. It should be noted that the applicant has already commenced some of this work. They have also replaced their signage, which has already been approved.</p> <p><b>Staff Recommendation</b></p> <p>With regards to the standards of review, the following would apply to the exterior painting:</p> <ul style="list-style-type: none"><li>• Existing materials and facades should be maintained and/or restored to the highest level of quality practical.</li></ul> <p>The design standards indicated that: <i>To the extent possible, original materials shall be retained in existing facades. They should be removed only where they are structurally unsound and are beyond restoration, and then only in accordance with an approved design scheme. Natural materials are preferred over simulated or synthetic materials. The types of material preferred, but not limited to, may include: brick, stone, wood, stucco, clay, tile, ceramic tile, quarry tile, terra cotta, and cut stone. Materials to be avoided may include, but not be limited to, concrete block, plastic, fiberglass, simulated brick, simulated stone, hardboard or metal siding panels and wood siding panels.</i></p> <p>In addition, under the maintenance section of the design standards, it states that: <b><i>Painting of existing masonry or stone surfaces, unless already painted, shall not be permitted. Clear sealants shall be allowed.</i></b></p> <p><b>While the colors that have been proposed are more earth tone in nature, and appropriate for the area, the current colored block on the building is not painted. Given that the design standards indicate that painting of existing</b></p>
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masonry or stone surfaces, unless already painted, shall not be permitted, Staff would recommend denial of this request, and recommend that the original colored block be retained.

## Existing Images



East Side of Building



North Side of Building



Northeast Side of Building



South Side of Building



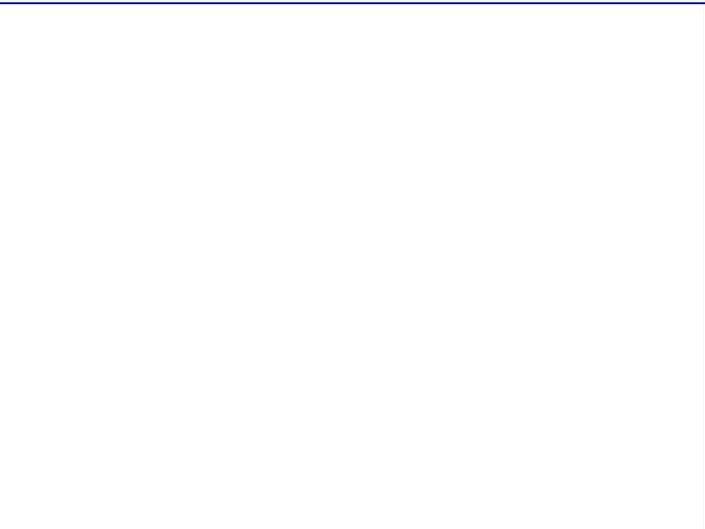
South Side of Building



South Side of Building

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2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
<b>PARCEL / OWNER DATA</b>														
NAME AND ADDRESS			PARCEL #			LAND USE			ALDERMANIC DISTRICT					
ShopKo SPE Real Estate LLC PO Box 19060 Green Bay, WI 54307			240832202950			Store, Discount								
			PROPERTY ADDRESS			NEIGHBORHOOD								
			1200 Main St			Cntrl Bus & 2nd St area(Comm)								
			SUBDIVISION			ZONING								
						B3-CENTRAL BUSINESS								
<b>OWNERSHIP HISTORY*</b>														
OWNER		SALE DATE	AMOUNT	CONVEYANCE			VOLUME	PAGE	SALE TYPE					
Spirit SPE Portfolio 2006-1 LLC		6/13/2006	\$0	Other			690353		Land & Buildings					
ShopKo SPE Real Estate LLC		6/13/2006	\$0	Quit Claim Deed			690352		Land & Buildings					
ShopKo SPE Real Estate LLC		2/2/2006	\$5,900,000	Quit Claim Deed			684766		Land & Buildings					
<b>SITE DATA</b>			<b>PERMIT HISTORY*</b>											
ACTUAL FRONTAGE	421.0		DATE	NUMBER	AMOUNT	PURPOSE			NOTE					
EFFECTIVE FRONTAGE	421.0		6/17/2009	36343	\$700	066 Plumbing			replace hwh					
EFFECTIVE DEPTH	257.0		10/24/2008	35941	\$19,977	042 Interior Renov/Remodel			remodel pharmacy area					
SQUARE FOOTAGE	108,197.0		8/30/2007	35022	\$11,800	032 Furnace (HVAC)			replace 2 roof top heating uni					
ACREAGE	2.484		8/23/2007	35006	\$2,400	020 Electrical								
<b>2010 ASSESSED VALUE</b>														
CLASS		LAND	IMPROVEMENTS		TOTAL		RATIO	EST. FAIR MARKET VALUE						
B-Commercial		\$385,600	\$2,901,200		\$3,286,800		90.04%	\$3,650,400						
<b>TOTAL</b>		<b>\$385,600</b>	<b>\$2,901,200</b>		<b>\$3,286,800</b>			<b>\$3,650,400</b>						
<b>LEGAL DESCRIPTION</b>														
THAT PRT OF BLKS 29 30 31 & 32 & VAC UNION ST & COLLEGE AVE V BROWN ADD LOCATED IN NE NW S32 T24 R8 A8 DES IN 457/1087-89 (684766) 690352														

PROPERTY IMAGE	PROPERTY SKETCH
	

BUILDING SUPERSTRUCTURE DATA						
BLDG	SEC	OCCUPANCY	YEAR	AREA	FRAMING	HGT
1	1	Store, Discount (C avg)	1985	91,821	Masonry - Avg	25
<b>TOTAL AREA</b>				<b>91,821</b>		

BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA

SITE IMPROVEMENTS			STRUCTURE DATA	
SITE IMPROVEMENT	UNITS			
		AGE	26	
		YEAR BUILT	1985	
		EFF. YEAR	1985	
		ONE BEDROOM	n/a	
		TWO BEDROOM	n/a	
		THREE BEDROOM	n/a	
		TOTAL UNITS	n/a	
		STORIES	1.00	
		BUSINESS NAME	Shopko	

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

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