

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Wednesday, September 13, 2017 – 4:00 PM

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

PRESENT: Chairperson Beveridge, Commissioner Siebert, Commissioner Scripps, Commissioner Baldischwiler, Commissioner Debauche, and Commissioner Woehr.

ALSO PRESENT: Associate Planner Kearns, City Attorney Beveridge, Bob Brush, Kyle Kluck, Wayne Gizzi, and Mark Craig.

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1. Roll Call

Discussion and possible action on the following:

2. Report of the August 2, 2017 meeting.
3. Request from Compass Properties LLC for design review to raze the building at 1308 Main Street (Parcel ID 281240832202816).
4. Request from Compass Properties LLC for design review to construct a parking lot at 1308 Main Street (Parcel ID 281240832202816).
5. Adjourn.

1. Roll Call

Present: Beveridge, Siebert, Scripps, Baldischwiler, Debauche, Woehr

Discussion and possible action on the following:

2. Report of the August 2, 2017 meeting.

Motion by Commissioner Siebert to approve the report of the August 2, 2017 HP/DRC meeting; seconded by Commissioner Baldischwiler.

Motion carried 5-0.

3. Request from Compass Properties LLC for design review to raze the building at 1308 Main Street (Parcel ID 281240832202816).

Associate Planner Kearns briefly explained that the applicants were looking to raze the Premier building at 1308 Main Street due to it being severely deteriorated. He stated that staff had performed a site inspection with the applicant and Building Inspector, documented the site with photographs, and noted items such as a failing roof, asbestos, mold, and utility issues, along with several other cosmetic items. While they had potential buyers in the past, the costs to renovate and convert the property were extensive, thus it had sat vacant for the last several years. When looking at the intensive survey, he continued stating, they found that Robert C. Cashin, an architect of local renown, had designed the current building. Lastly, he indicated the building was contemporary in nature with very little architectural features, and noted that it wouldn't negatively impact the historic district if demolished. Staff recommended approval with conditions set in the staff report.

Commissioner Seibert asked if there was an estimated price for renovations.

Mark Craig briefly introduced his colleagues for Compass Properties and the excavating company before stating that they had received estimates of \$80-90,000 for asbestos abatement, roof repair, and window replacement only. He also explained that as the manager for the building, they had been working with Associated Bank across the street in perhaps using the site space for additional parking.

Commissioner Woehr asked whether the parking lot would be public, rented or leased, to which Mr. Craig stated that the intent of use was for bank employee parking in which stalls may be rented.

Commissioner Woehr expressed concern over the potential loss of a building designed by a known local architect, as well as the loss of two street parking stalls for the site's ingress and egress. He asked whether there would be any compensation to the City for the loss of the two stalls.

Associate Planner Kearns stated that while they could discuss the parking lot in detail in the next agenda item, the applicant would still be required to get a right-of-way permit through the Engineering / Public Works Department, adding that staff had asked their Director for a preliminary review. All properties were allowed to have access and a driveway, he stated. In regards to the loss of stalls, he explained that in a conversation with the previous interim director of Public Works, there had been talk about moving the existing stalls further to the stop sign so long as the post office, Associated Bank, and the City maintained the stalls on that street.

Commissioner Woehr commented on the possibility of the Public Works Department and Plan Commission review.

Associate Planner Kearns explained that the parking lot was a permitted use, and thus only required an internal review. Due to the change of use, only Historic Preservation had the need for review since it was in a historic district. The parking lot had already met applicable zoning requirements based on their initial submittal.

Commissioner Debauche asked if the parking lot behind that building belonged to the post office, to which it was confirmed that it did.

Mark Craig stated that while they had yet to reach out to the post office about additional parking requirements, they were open to that discussion.

Commissioner Debauche commented on the possibility of a different access point as that area of the block was already congested due to traffic for the post office.

Commissioner Woehr noted that the church at 1300 Main Street had their parking lot off College Court behind the building.

Motion by Commissioner Baldischwiler to approve the request from Compass Properties LLC for design review to raze the building at 1308 Main Street (Parcel ID 281240832202816) with the following conditions:

- 1. All applicable building and zoning codes shall be met prior to demolition.**
- 2. All required permits shall be obtained prior to demolition, including a razing permit.**

seconded by Commissioner Debauche.

Motion Carried 3-2, with Commissioner Scripps and Commissioner Seibert voting in the negative.

4. Request from Compass Properties LLC for design review to construct a parking lot at 1308 Main Street (Parcel ID 281240832202816).

Associate Planner Kearns briefly summarized that the same applicant was looking to construct a 24 stall, fully landscaped parking lot in place of the razed building, noting that two on-street parking stalls would be removed due to the establishment of a driveway to serve the lot. Upon review, staff

found the request to meet the standards of review and felt that the proposed parking lot would not negatively impact the integrity of the district. Approval of the request was recommended.

Commissioner Siebert expressed frustration with the amount of parking already within the immediate area, to which Associate Planner Kearns added that the owner of each property had the right to utilize their property to a certain extent regardless of need.

Commissioner Debauche reminded the commission that they had gone through something similar with Sentry wanting to create additional parking downtown. He asked if the lot was necessary when there was nearby parking. He asked if the applicant had looked into alternative uses.

Mark Craig stated that reconstruction was not financially feasible and that an empty lot was not desirable, and that the parking lot was their best option.

Commissioner Woehr commented that if approved, the City would lose two parking stalls. He suggested that any motion require the owner to pay for the replacement of the two parking stalls.

Chairperson Beveridge asked if they were expecting the parking lot to be full, to which Mr. Craig could not say at that time.

Commissioner Siebert reiterated that there was a large amount of parking in the immediate area.

Associate Planner Kearns explained that staff had not taken that into consideration when making a recommendation since there was no design guideline that asked if the use was relevant to need. Mr. Kearns reminded the Commission that only the pertinent guidelines regarding the request should be reviewed, and if one is not met it may be grounds for denial of the request.

Commissioner Scripps commented that it didn't seem to be in their purview to deny the request if that was the case.

Associate Planner Kearns explained that the Sentry request for additional parking had been denied because the area had an established walkway and corridor with mature trees and landscaping which could also be cited within the design guidelines. He noted that those guidelines did not come into play with the current request given the previous building demolition approval.

Commissioner Scripps echoed the concern regarding the amount of parking downtown. While it wasn't currently under their purview, she suggested that it be included in future guidelines.

Chairperson Beveridge noted that the current body shouldn't be approving parking, to which Associate Planner Kearns noted that they were looking at the change of use in particular, as any alteration for the use of a property within a historic district required Historic Preservation review.

Commissioner Debauche asked if it could be considered an alteration if it was creating a driveway that didn't previously exist, to which it was confirmed that it could be.

Commissioner Debauche stated that aside from a small exception, most businesses utilized street parking due to not having parking lots of their own. By creating a driveway where there wasn't one previously, he stated, the front of that block would be altered.

Commissioner Siebert commented that they had already approved to raze the building in regards to altering the block.

Commissioner Debauche noted Commissioner Siebert's comment and reiterated that creating a driveway where one did not previously exist was altering the aesthetic of that particular parcel.

Associate Planner Kearns, in regards to Commissioner Woehr's motion suggestion, stated that he would have to look into the legality of requiring the owner or applicant to compensate for the loss of the two parking stalls if they wished to include it as a condition. Mr. Kearns briefly excused himself in order to notify the City Attorney of the possible condition.

City Attorney Beveridge joined the meeting at 4:30 PM, at which point Associate Planner Kearns briefly explained the request for the motion condition.

Mark Craig asked if the body was the Plan Commission, to which it was confirmed that the body was the Historic Preservation / Design Review Commission in which they had purview in reviewing the change of use to the site within a historic district.

City Attorney Beveridge stated that while he was uncertain if the requirement could be added as a condition, he was certain that the type of condition could not be set by the current body if it was even enforceable.

Commissioner Baldischwiler asked if the landscaping plan would be evaluated, to which Associate Planner Kearns stated that their preliminary landscaping plan had been reviewed and found that it met all requirements.

Commissioner Baldischwiler commented that even though he agreed with the razing of the building due to safety concerns, he agreed with several of the other commissioners in regards to there being an excess of parking, and that aesthetics were still important, even if it was a parking lot.

Associate Planner Kearns briefly reviewed the list of plant species being proposed for landscaping, as well as other screening requirements.

Motion by Commissioner Siebert to approve the request from Compass Properties LLC for design review to construct a parking lot at 1308 Main Street (Parcel ID 281240832202816) with the following conditions:

- 1. All applicable building and zoning codes shall be met regarding the parking lot.**
- 2. All required permits shall be obtained for the parking lot construction.**
- 3. Any lighting in the parking lot shall be submitted for review by the Community Development Department and shall not spill over into adjacent properties.**

seconded by Commissioner Scripps

Motion Carried 5-0.

5. Adjourn.

Associate Planner Kearns notified the commissioners that Historic Preservation meetings would likely take place on the first Tuesday of the month at 4:00 PM or 4:30 PM going forward due to conflicting schedules on Wednesdays.

Meeting adjourned at 4:35 PM.