

REPORT OF THE HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Monday, February 6, 2012 – 5:00 p.m.

Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

PRESENT: Chairperson Beveridge, Alderperson Stroik, Commissioner Siebert, Commissioner Myers, Commissioner Walther, Commissioner Kruthoff, Commissioner Halsey, and Commissioner Hanson.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Alderperson Logan Beveridge, Matthew Brown, Cathy Dugan, Reid Rocheleau, James Mendyke, Mary Ann Laszewski, and Bob Cyran.

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Discussion and possible action on the following:

1. Approval of the reports from the December 7, 2011 and January 11, 2012 HPDRC meetings.
2. Request from Development Partners, LLC for a plan review for the purposes of constructing a senior housing development project, consisting of a 100-unit apartment building with three detached garages, and four 3-family patios homes located at 1017 Third Street (Parcel ID 2408-32-2003-01).
3. Adjourn.

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1. Approval of the reports from the December 7, 2011 and January 11, 2012 HPDRC meetings.

**Motion by Commissioner Hanson to approve the reports from the December 7, 2011 and January 11, 2012 HPDRC meetings; seconded by Commissioner Walther. Motion carried 6-0.**

2. Request from Development Partners, LLC for a plan review for the purposes of constructing a senior housing development project, consisting of a 100-unit apartment building with three detached garages, and four 3-family patios homes located at 1017 Third Street (Parcel ID 2408-32-2003-01).

Director Ostrowski reported that this is a request from Development Partners for a plan review for the purposes of constructing a senior housing development project, consisting of a 100-unit apartment building with three detached garages, and four 3-family patios homes located at 1017 Third Street. The parking garages include 40 parking spaces, and there will be 40 surface parking spaces and 24 spaces for the detached units. There will also be a garden/patio area in the center of the lot. The development will take place in two phases. Phase 1 will include the construction of patio homes on the north side of the lot and phase 2 will include the construction of a 3-story senior apartment complex and covered garages. The main exterior materials of the apartment complex building consist of stone veneer, brick veneer, fiber cement siding, and asphalt shingles. The four 3-family patio homes will have brick veneer, fiber cement siding, and asphalt shingles. The three covered garages will have fiber cement siding, brick veneer, and asphalt shingles. Staff feels that the materials that have been chosen for this project are appropriate for this area. The development also transitions well from the large commercial building along Centerpoint Drive to the single-story buildings along Portage Street. Director Ostrowski said that staff would recommend that the stone veneer be increased along the building sides bordering Centerpoint Drive and Third Street. In

addition, stone veneer should be used in areas surrounding the patio doors to break up the amount of the fiber cement siding. For the detached garages, staff would recommend that additional brick or stone veneer be included on the elevations facing outward.

Commissioner Halsey arrived during discussion.

Chairperson Beveridge questioned what was meant by brick veneer. Director Ostrowski stated bricks applied to the exterior.

Rod Fisk, of Development Partners LLC, stated the company looked at the needs of Stevens Point and found that there are 25 facilities in the Stevens Point and Plover area for seniors. Virtually all of them are assisted living or memory care facilities. This development would be entirely an independent retirement living community.

Chairperson Beveridge asked if any rent would be subsidized. Mr. Fisk answered said no, rent would be at market rate.

Mr. Fisk stated that there would be four 3-family patio homes each with 1,100 square feet of living area and at least one attached garage stall. Furthermore, the 100-unit apartment building included detached garages and surface parking. A large interior garden space that is about ½ acre in size will be offered to all residents.

Chairperson Beveridge asked if the homes would have basements. Mr. Fisk answered no.

Mr. Fisk stated that there would be two entrances to the complex with no curb cuts on Centerpoint Drive or on Portage Street. The main entrance of the building would be at the inside of the "L" on the apartment building. The color scheme was picked to replicate the greens from the popular colors of the 1920's and 1930's that would have been seen in the neighborhood to the north of the development. The floor plan for the 3-family homes totals approximately 1,100 square feet, and would have a laundry area, 1 ½ bathrooms, 2 bedrooms, full kitchen, living room, sun room, and generous area for storage.

Chairperson Beveridge asked if the homes would be sold or rented. Mr. Fisk stated they would be rental only.

Mr. Fisk said the structure would be high performance with OSB and urethane foam walls, giving an R-value of 40 and cellulous attic insulation to an R-50. The HVAC would also be high efficiency with heat pumps. Paint and stains would be zero VOCs. He said that they want to have as small of environmental foot print as they can; therefore, they are using factory generated building materials that in turn generate less waste at the site.

Chairperson Beveridge asked if the heat would be a heat pump. Mr. Fisk stated yes, an air to air heat exchanger.

Chairperson Beveridge asked if there would be an atrium in the main entry. Mr. Fisk stated there would be an atrium on the back side if the entrance facing the street and the mall.

Chairperson Beveridge asked how soon they would like to start. Mr. Fisk stated they would like to start in April, 2012 with phase 1.

Barb Jacob, 1616 Depot Street, asked how long it would take to finish the development. Mr. Fisk answered 4-5 months for the patio homes.

Ms. Jacob asked when the other building would be completed. Mr. Fisk stated that would depend on how quickly they lease up the patio homes, but they hope to be starting to break ground mid to late 2013.

Mary Ann Laszewski, 1209 Wisconsin Avenue, asked if there would be elevators on the property and if there would be any common areas. Mr. Fisk stated that there would be elevators and there would be a lounge in the main corner and a lounge on every floor. There would also be an activity and a fitness center.

Reid Rocheleau, 408 Cedar Street Whiting, asked what is the Historic Preservation and Design Review Commission's part in the approval process. What is the guarantee that the apartments will be built after the patio homes are completed and what is the plan to keep occupancy at 55 or older. Mr. Fisk stated that they would have a development agreement with the city that spells out how and when the building is built. He stated that as long as they are the owners, the building will be occupied by 55 or older residents.

Commissioner Kruthoff stated the development conforms quite well to some of the wishes that we had expressed shortly after Centerpoint was done, and after Lullabye was first taken down. She stated that there were several people that came in from a historic area of Madison, as well as, from other places for market possibilities for that area. Furthermore, she stated that this project addresses the buffer from the residential to the commercial area quite well, especially for the seniors who would have access to downtown and the Lincoln Center. Commissioner Kruthoff said that the development was well thought and is very glad to see it.

Cathy Dugan, 615 Sommers, requested the commission speak on more historical design of this development, and has concerns with mass and patio homes.

Chairperson Beveridge stated that the development is in the design review area, and not the historical district.

Ms. Dugan has a concern for the ranch style homes and the suburban design. She said it does not integrate with the 1 ½ story Cape Cod homes in the neighborhood. Furthermore, she has a concern for the large mass and size of the development. Ms. Dugan wants the development to be friendlier to the older part of the city.

Mr. Rocheleau stated that it looks like a warehouse with the 3 stories and 100 units.

Commissioner Kruthoff clarified her previous statement that when looking at this property in the past, this was one of the options for development in that area.

Ms. Laszewski pointed out that the survey was not an investigation of the local needs, but just an advisory and suggestion based survey.

Jim Mendyke, 5538 Claret Court, stated that when he wanted to put an addition on to his building at Pioneer Park Place it was important that his design be historically relevant to the area. That was an

old building that was designed to look like an old building. This proposed project design looks like a new building in this area, and it is important to keep the historical integrity of the neighborhood.

Ms. Jacob stated that the design looks like a dorm and does not fit with the downtown area or the homes in the area.

Ms. Dugan stated that the city has had other proposals for this type of housing that were condominiums in a townhouse style. If this design had a more townhouse appearance, with gabled roof lines and front porches onto the street, it would be more agreeable to the area.

Mr. Rocheleau feels it should be one story and has a concern for the size, stating that there is not a demand for this type of housing.

Commissioner Walther thought it was a nice transition from Centerpoint into the neighborhood area. The developers have done a good job making the transition in that location.

Commissioner Myers was concerned that the staff recommendations of new or infill construction shall be similar in scale to that of surrounding structures, and that the design does not adversely contrast with significant horizontal or vertical patterns or rhythms of surrounding structures. Commissioner Myers questioned whether or not the building design qualified with that?

Chairperson Beveridge asked if three stories would be considered too much for that area.

Ms. Laszewski said the development reminds her of the mall, by being shoe horned into the location with its large size. She believes the design has an appearance like an institution and that will affect the marketing of the rentals.

Director Ostrowski stated that this area is reserved for a transitional area. This parcel has commercial to the south of it and residential to the north of it. With this project, you go from the apartment complex transitioning down to the single family, with a courtyard in the middle. In terms of the size and scale, there are several buildings in the downtown that are three stories or more; Place Apartments and High Rise are two of them. Director Ostrowski stated that there is a difference in review between infill development projects and historical buildings.

**Motion by Commissioner Kruthoff to approve the project with the design being a little more historical; seconded by Commissioner Walther.**

Commissioner Stroik asked for clarification on what would happen if the design was not approved. Director Ostrowski stated that the developer could appeal the decision to the Common Council.

Commissioner Myers asked for clarification on the motion from Commissioner Kruthoff. Commissioner Kruthoff stated she wants some more historical looking features.

Mr. Fisk stated he is willing to work with staff to change some of the external architectural features of the building, including making it seem less massive of a development and to make a more gradual integration.

Commissioner Kruthoff expressed how she liked the green space and the green concept of the development.

Commissioner Myers asked that there be an amendment to the motion for staff approval on the adjustments. Commissioner Walther agreed.

**Motion amended by Commissioner Kruthoff to approve the review for the purposes of constructing a senior housing development project with authority given to the Chairperson and Director Ostrowski to work with the developer to approve minor, more historical looking exterior changes; seconded by Commissioner Walther. Motion carried 7-0.**

3. Adjourn.

**Motion to adjourn by Commissioner Hanson to adjourn; seconded by Chairperson Beveridge. Motion carried 7-0.**

**Meeting adjourned at 5:39 PM.**