

**AGENDA  
CITY OF STURGEON BAY  
HISTORIC PRESERVATION COMMISSION**

Monday, August 9, 2021  
12:00 Noon  
Council Chambers, City Hall  
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 9, 2021.
4. Consideration of: Façade repairs to the Wilkins and Olander building located at 120 N 3<sup>rd</sup> Avenue.
5. Consideration of: Sawyer School Lofts project for Northpointe Development Corp located at 17 W Pine Street.
6. Consideration of: Historic District Designation for the defense home neighborhood (Sunset Hill Plat).
7. Consideration of: Historic District Designation for the West Side Business District.
8. Adjourn.

*NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.*

Committee members:

Chad Shefchik  
Dave Augustson  
Mark Schuster  
Trudy Herbst  
Barry Mellen  
Dennis Statz  
Eric Paulsen

08/3/2021  
12:45 PM  
PSQ

HISTORIC PRESERVATION COMMISSION  
Friday, April 9, 2021

A meeting of the Historic Preservation Commission was called to order at 12:05 p.m. by Chairperson Dave Augustson in the Council Chambers, City Hall, 421 Michigan Street.

**Roll Call:** Members Dave Augustson, Chad Shefchik, Barry Mellen, and Mark Schuster were present. Mr. Paulsen entered the meeting at 12:07 p.m. Excused: Member Trudy Herbst. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault. Present via Zoom were Developer Andy Dumke and Architect Jonathan Brinkley.

**Adoption of agenda:** Moved by Mr. Shefchik, seconded by Mr. Schuster to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 5, 2021.
4. Request from Northpointe Development, LLC to locally designate the building located at 17 W Pine Street as an historic structure (commonly known as West Side School).
  - Presentation
  - Public Hearing
  - Consideration of
5. Adjourn.

Carried.

**Approval of minutes from March 5, 2021:** Moved by Shefchik, seconded by Mr. Schuster to approve the minutes from March 5, 2021.

**Request from Northpointe Development, LLC to locally designate the building located at 17 W Pine Street as an historic structure (commonly known as West Side School):**

**Presentation:** Mr. Dumke mentioned that he and Mr. Brinkley have done many historic projects in the past and were excited to work on the West Side School.

Mr. Brinkley stated that it is important in the work that they are doing with preserving the attributes of the school to be designated as an historic building under the local registry. It makes available for them provisions of the building code that are only allowed for historic buildings.

Mr. Brinkley added the three important code strategies that they need. The energy code exception allows them to remodel the building for a new purpose, yet protect how the building functions, stays dry, and can tuck point the mortar joints for longevity. The historic provisions of the building code recognize that plaster and lathe is just as good if not better than gypsum drywall board for fire separation. There are a lot of miscellaneous historic fabric exceptions that would not be available under the building code. For example, at the entrances of the classrooms they want to keep the glass window muntins (wood divisions). Glass would have to be replaced with gypsum board and plywood. They can still retain the look and feel that there was an entrance there.

Mr. Dumke stated that it is not their intent to be on the state and federal historical register. Since the project is so small, they are only requesting to be on the local historic register.

Mr. Olejniczak stated that if designated, the Historic Preservation Commission gets to review and approve any changes prior to building permits being issued, including the exterior of the building and the grounds surrounding it.

**Public Hearing:** Chairperson Augustson opened the public hearing at 12:16 p.m.

Chris Kellems, 120 Alabama Street, stated that she was in favor of the designation and is happy the building will be kept alive. She asked if solar could be put on the flat roof. She is also happy the maple tree will be retained.

There were no letters of correspondence.

The public hearing was declared closed at 12:17 p.m.

**Consideration of:** Mr. Augustson complimented the developer and said they are doing a good job in regard to keeping the outside looking as the school, including the parking lot. If we recommend to make it a historic building, they will be able to remodel the interior.

Mr. Dumke noted that it is required that 51% of the apartments will be affordable housing. So, there will be 8 out of the 15 proposed apartments that will be affordable. The rent schedule has not been set for the remaining 7 units.

Mr. Olejniczak stated that if this becomes designated as an historic structure and the owner later decides not to go forward with the project, the designation will remain.

After further discussion, it was moved by Mr. Schuster, seconded by Mr. Mellen to recommend to Council that the building located at 17 W Pine Street be designated as an historic structure (commonly known as West Side School). All ayes. Carried.

**Adjourn:** Moved by Mr. Paulsen, seconded by Mr. Shefchik to adjourn. All ayes. Carried. Meeting adjourned at 12:24 p.m.

Respectfully submitted,

Cheryl Nault  
Community Development Secretary

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CITY OF STURGEON BAY  
HISTORIC PRESERVATION COMMISSION  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

NAME: Kenneth Overland

OWNER OF PREMISES: Kenneth Overland

ADDRESS OR LEGAL DESCRIPTION OF PREMISES:

Wilkins + Olender Building  
120-130 13th Sturgeon Bay WI 54235

STATEMENT OF SPECIFIC ITEM REQUESTED FOR APPROVAL:

Repair Brick Damage and ~~PERMIT~~ PARAPET

- THIS WILL REQUIRE THE REMOVAL OF SEVERAL LAYERS OF BRICK TO ASSESS DAMAGE
- PARAPET MAY NEED TO BE REMOVED
- WINDOWS TO BE REPLACED W/ MATCHING WINDOWS

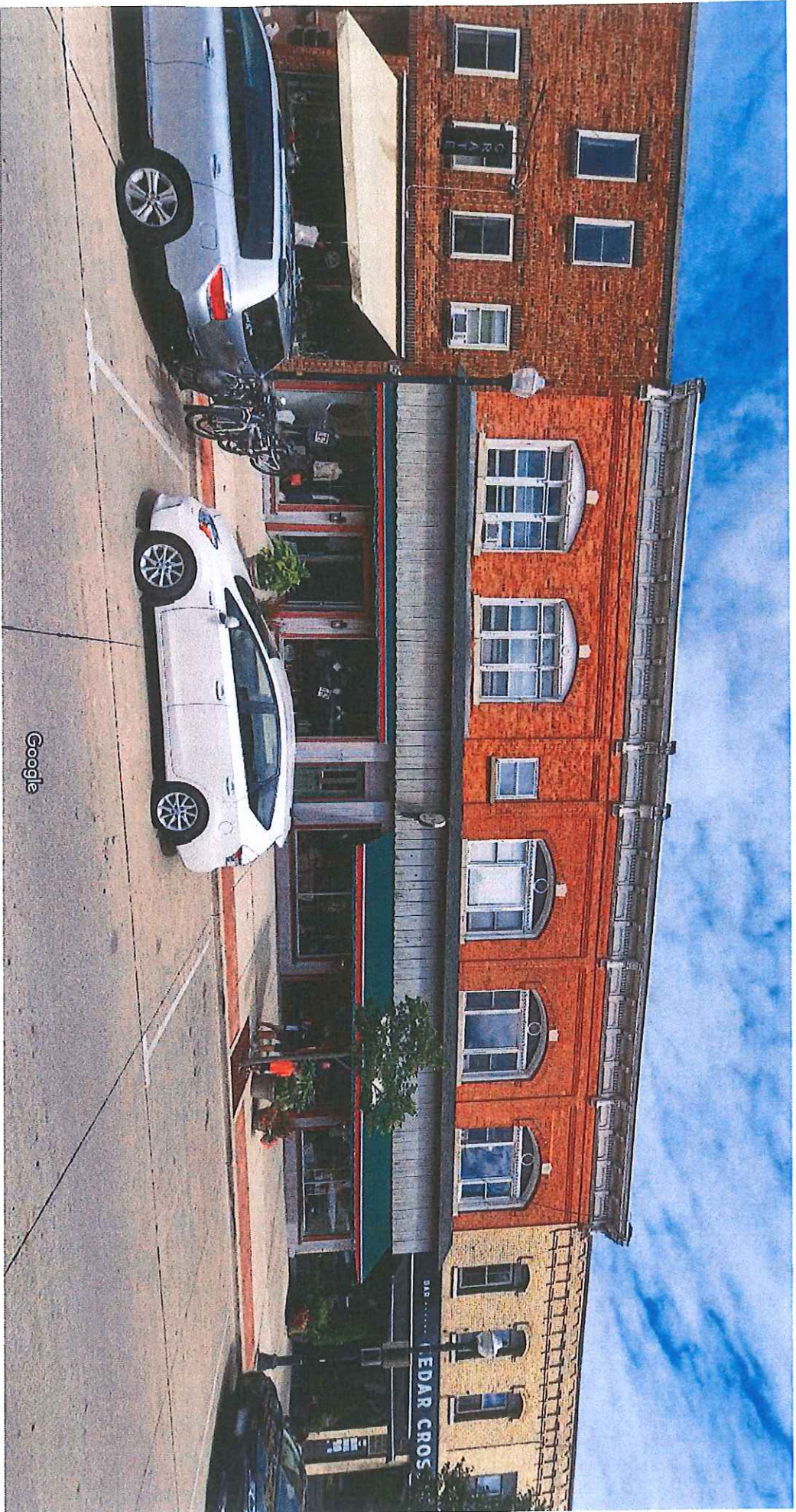
7/9/21  
DATE

Kenneth Overland  
APPLICANT

DATE RECEIVED:

DATE APPROVED/DENIED:





Google

Image capture: Aug 2019 © 2021 Google

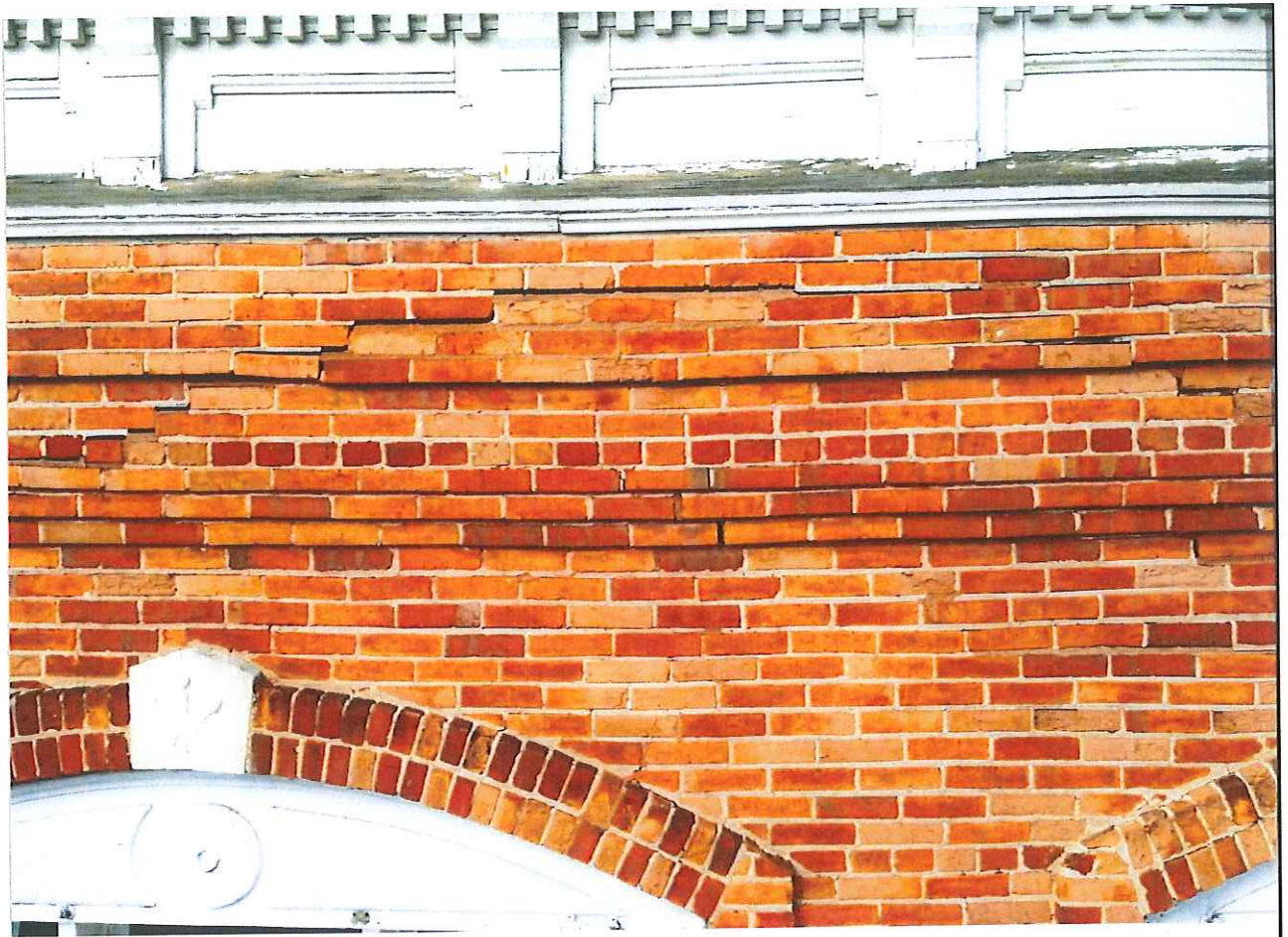
Green Bay, Wisconsin

Google

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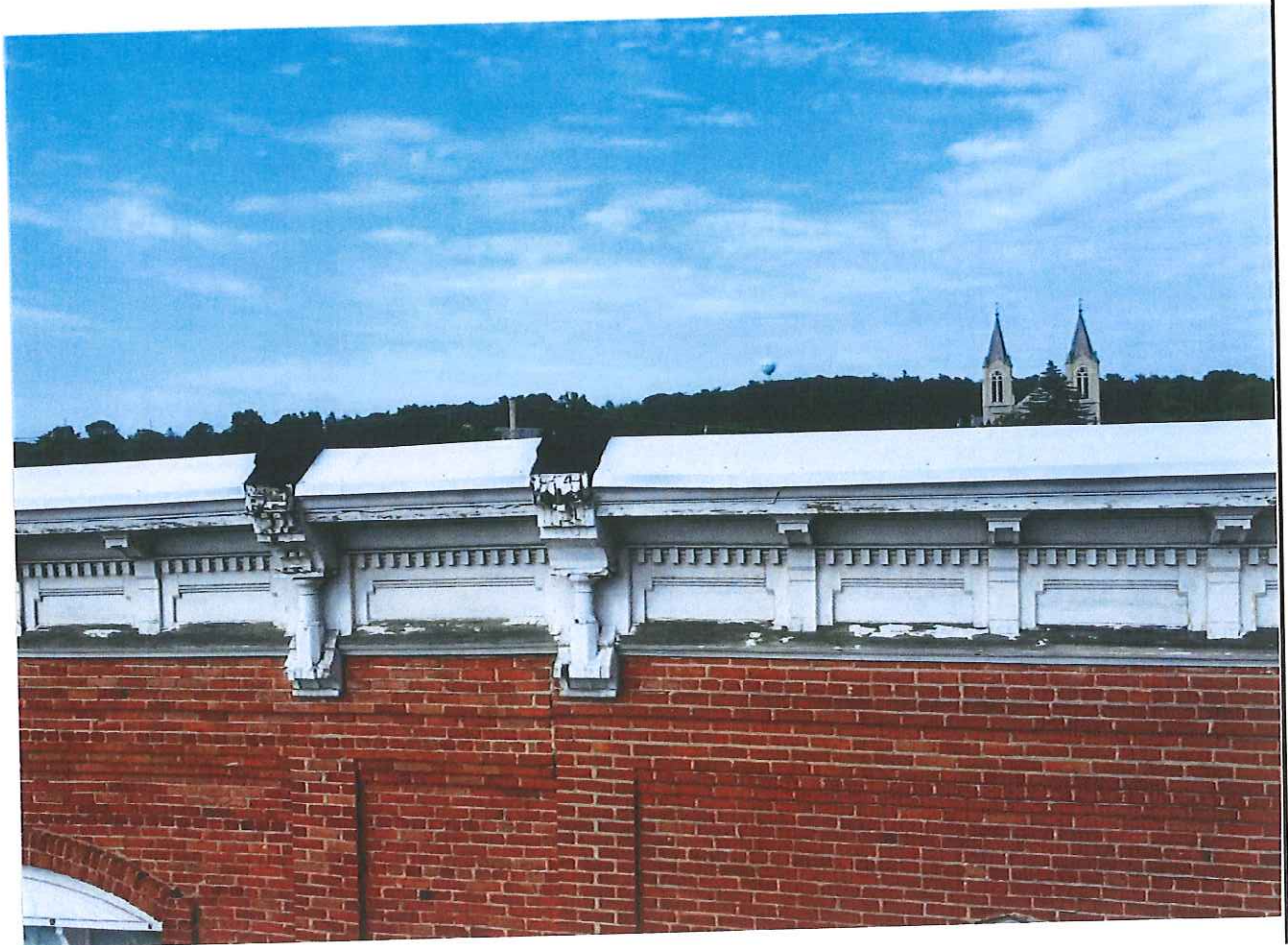






















Christopher Sullivan-Robinson  
Planner/Zoning Administrator  
421 Michigan Street  
Sturgeon Bay, WI 54235



Phone: 920-746-2907  
Fax: 920-746-2905  
E-mail: csullivan-robinson@sturgeonbaywi.org  
Website: www.sturgeonbaywi.org

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## MEMO

To: Historic Preservation Commission  
From: Christopher Sullivan-Robinson  
Date: July 22, 2021  
Subject: Sawyer School Loft project located at 17 W Pine Street

Northpointe Development Corp is request approval of the final project plan to remodel the former school building into apartment units. The site is located at 17 W Pine Street. The property owner received a conditional use permit and also had the building designated historic by the commission earlier this year.

**Building Layout:** The proposal converts the interior of the school building into a total of 15 apartment units. There will be a total of three future garage buildings added to the site. One 5-unit garage building plus garbage enclosure will be located along the west property line between the alley and Redwood St. One 7-unit garage building will be located along the south property line adjacent to the softball field. One 3-unit garage building will be located south-southeast of the school building adjacent to Madison Ave.

**Driveway Access:** The main access for this property is off of W Redwood St. The plan also shows an option for Redwood St to be widened from 20 feet to 24 feet. The property can also be accessed from the alley leading to Lansing Ave between Redwood St. and Pine St.

**Building Design:** The developer is proposing to restore the exterior to it original condition including re-installation of windows into openings that have been bricked in, removal of the tented panels above the windows, and replacement of doors. The only significant exterior change is the addition of an entry way with roof that leads into the former gym at the southwest corner.

**Parking:** The code requires a total of 24 parking spaces. The plan shows a total of 15 garage spaces and 25 surface spaces. The design of the parking lot complies with the zoning code.

**Pedestrian Access:** Sidewalks are proposed leading from the parking area to the common entrance on the south and from the building to W Pine Street on the north side of the building. Due to the elevation difference two stairways will be incorporated on the north side of the building. An ADA compliant ramp will be added to the south entrance with brick accent/retaining walls. The existing sidewalk and stairway leading to Madison Avenue will be removed.

**Stormwater Management:** The proposed total impervious surface of the site is less than existing, so no additional stormwater requirements are necessary. The property utilizes existing storm sewer that extends from the south into the parking area. Any public storm sewer pipes on this property will require the recording of an easement.



Landscaping: The plan calls for a variety of shrubs around the north, west, and south end of the building. Several trees will be maintained on the north end of the property as well as new trees planted around the perimeter.

Street trees are required by ordinance, but they are proposing to be located on the parcel rather than within the right-of-way. This is due to the narrow terrace lawn on Pine St and the steep slope along Madison Ave. The arrangement has been approved by the City Forester. Canopies are also required near the parking lot area. There are no issues from zoning

Lighting: A lighting plan has been included in your packet. There are no issues from zoning.

Signage: Two signs are shown on the plan one ground sign and one wall sign. The sign appears to me the sign code. Sign permits will be required for both signs.

Recommendation: Staff recommends approval of the project as presented.

CITY OF STURGEON BAY

HISTORIC PRESERVATION COMMISSION

APPLICATION FOR **CERTIFICATE OF APPROPRIATENESS**

Name: Sawyer School Lofts

Owner of Premises: Northpointe Development Corp.

Address or Legal Description of Premises:

17. W. Pine Street

Statement of Specific Item Requested for Approval:

Request overall project approval to allow building permit issuance once all other  
required building documents have been submitted.

7/14/21

Date



Applicant

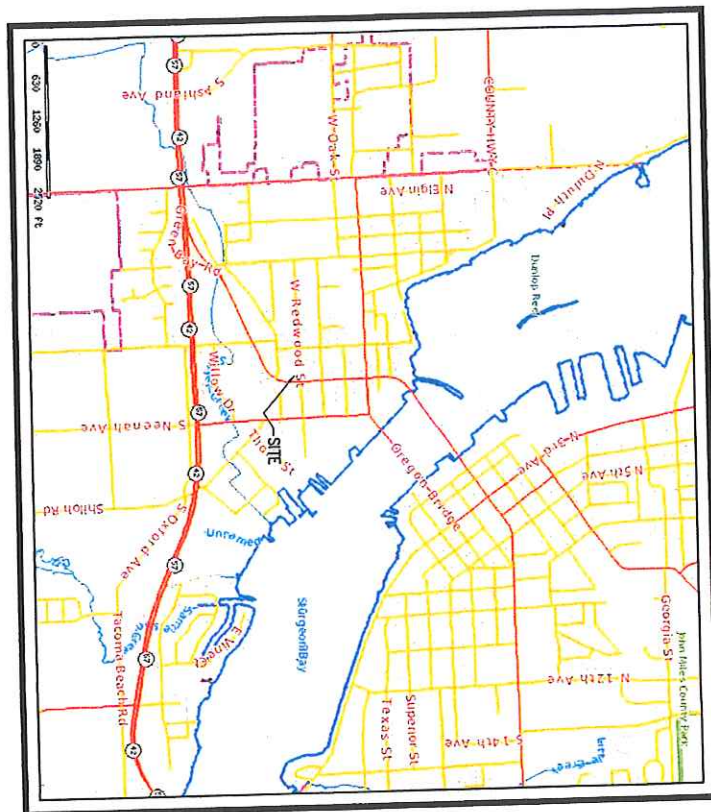
Jonathan Brinkley on behalf of  
Northpointe Development Corp.

Date Received:

\_\_\_\_\_

Date Approved/Denied:

\_\_\_\_\_



City of Sturgeon Bay  
Sawyer School Lofts  
Grading, Drainage, Erosion Control, & Utility Plans

JOB NUMBER
19710



C100	COVER & INDEX SHEET
C101	EXISTING CONDITIONS / DEMOLITION
C102	GRAVING, DRAINAGE, & EROSION C
C103	UTILITY SITE PLAN
C104	PROPOSED LANDSCAPE PLAN
C105	PROPOSED CONSTRUCTION DETAILS
C106	PROPOSED CONSTRUCTION DETAILS

**ATTACHED**

1 OF 2	LIGHTING PLAN
2 OF 2	LIGHTING PLAN DETAILS

## INDEX OF SHEETS

COVER & INVERT SHEET / DEMOLITION PLAN  
EXISTING CONDITIONS / DEMOLITION PLAN  
GRADING, DRAINAGE, & EROSION CONTROL PLAN  
UTILITY SITE PLAN  
PROPOSED LANDSCAPE PLAN  
PROPOSED CONSTRUCTION DETAILS  
PROPOSED CONSTRUCTION DETAILS

ATTACHED

LIGHTING PLAN DETAILS



6100

**REUSE OF DOCUMENTS**

COVER &  
INDEX SHEET

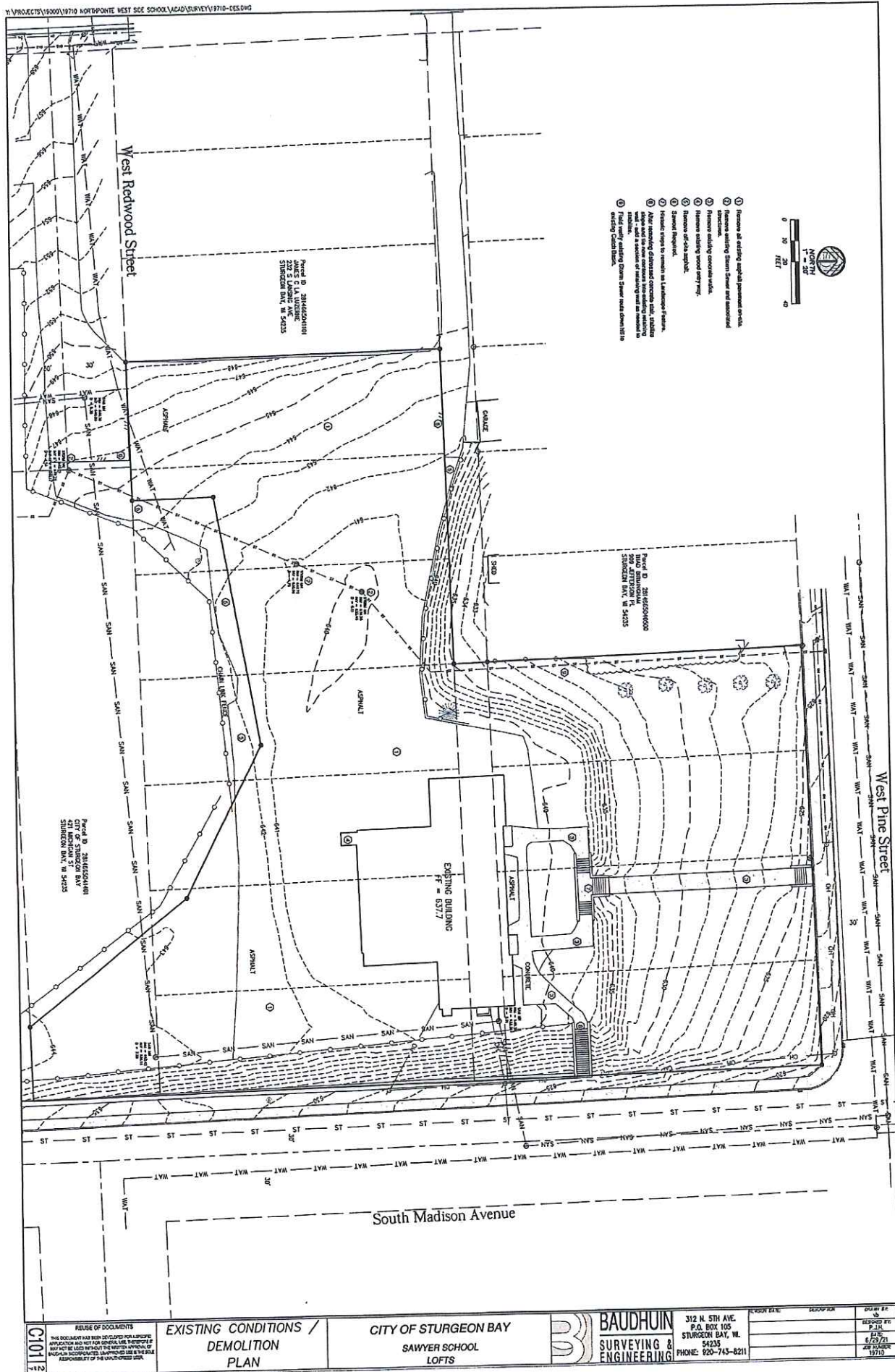
**CITY OF STURGEON BAY**  
**SAWYER SCHOOL**  
**LOFTS**



312 N. 5TH AVE.  
P.O. BOX 105  
STURGEON BAY, W.I.  
54235  
PHONE: 920-743-8211

REVISION DATE	DESCRIPTION	DRAWN BY
		DESIGNED BY
		P.J.H.
		DATE
		8/30/21
		JOB NUMBER
		19710






C101	27
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**REUSE OF DOCUMENTS**  
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND NOT FOR GENERAL USE. THEREFORE IT MAY NOT BE USED WITHOUT THE WRITTEN APPROVAL OF THE AUTHOR. UNAUTHORIZED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

EXISTING CONDITIONS /  
DEMOLITION  
PLAN

**CITY OF STURGEON BAY**  
**SAWYER SCHOOL**  
**LOFTS**

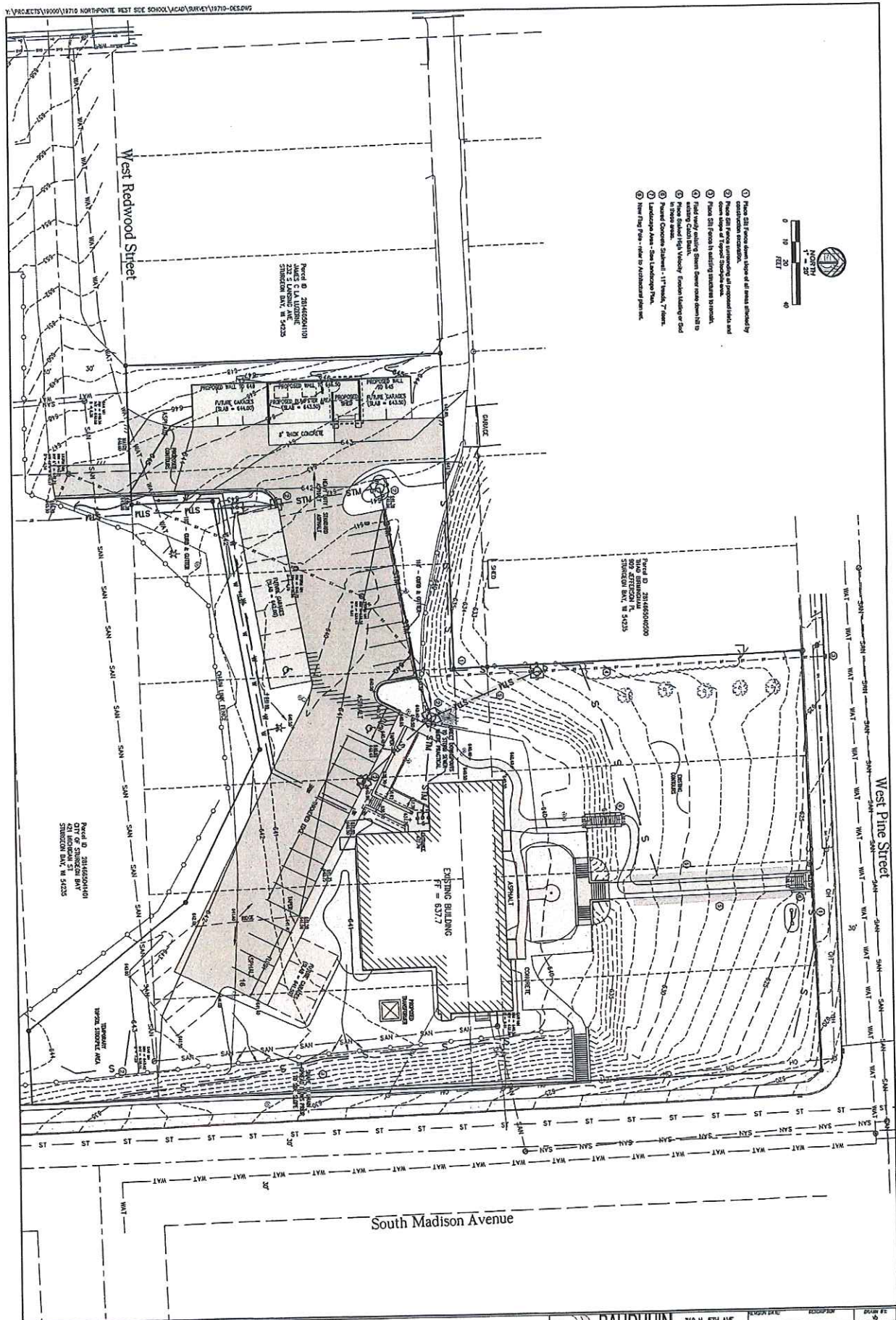


**BAUDHUIN**  
SURVEYING & ENGINEERING

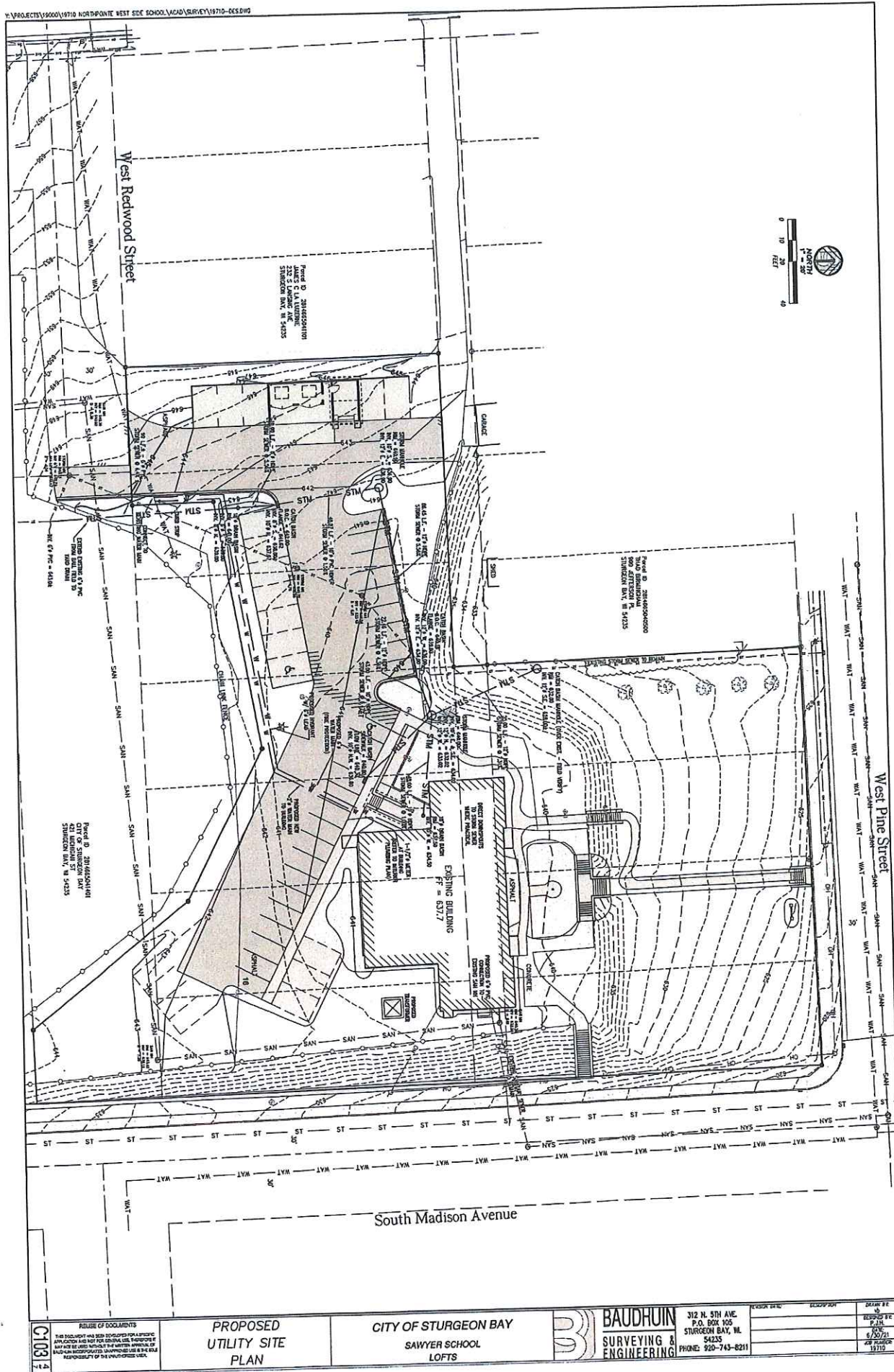
312 N. 5TH AVE.  
P.O. BOX 105  
STURGEON BAY, WI.  
54235  
PHONE: 920-743-8211

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	P. 14
	DATE
	6/28/21
	JOB NUMBER
	19710

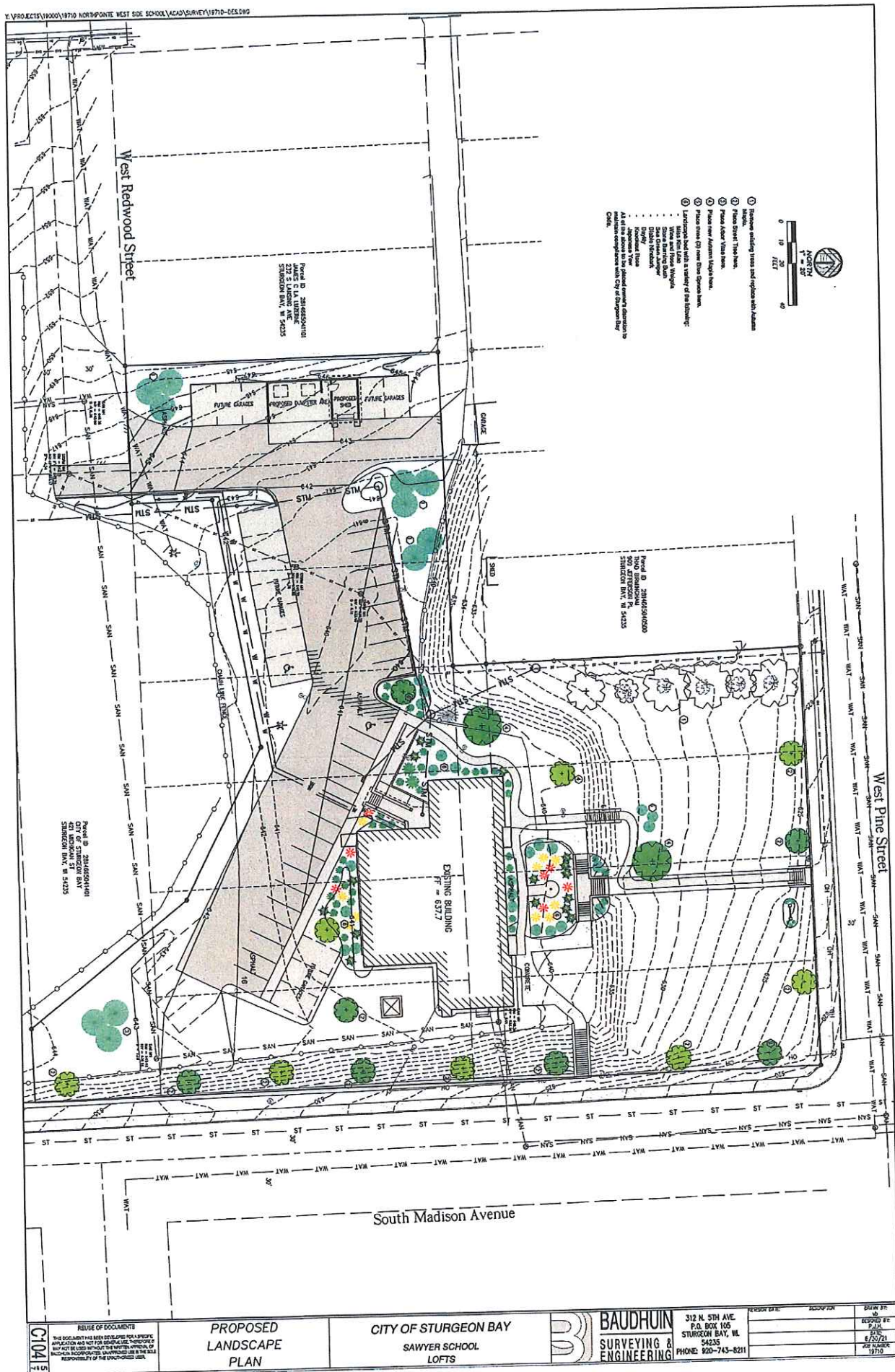












REUSE OF DOCUMENTS  
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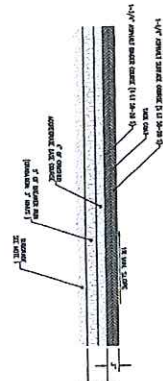
PROPOSED  
LANDSCAPE  
PLAN

CITY OF STURGEON BAY  
SAWYER SCHOOL  
LOFTS

**BAUDHUIN**  
SURVEYING & ENGINEERING

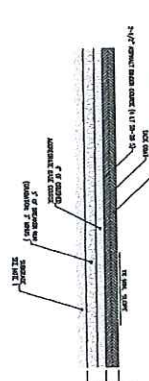
312 N. 5TH AVE.  
P.O. BOX 100  
STURGEON BAY, WI  
54225  
PHONE: 920-745-8211

REVISION NO.	1
DATE	6/15/21
BY	BAUDHUIN
CHECKED BY	BAUDHUIN
APPROVED BY	BAUDHUIN
DATE	6/15/21



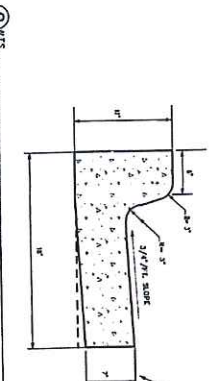
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1.5" ASPHALT SURFACE COURSE (1.5\"/>

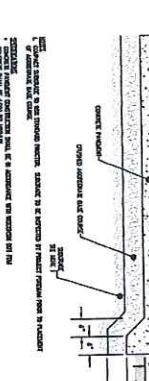


**1B) ASPHALT PAVEMENT - HEAVY DUTY**

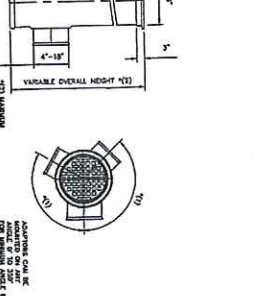
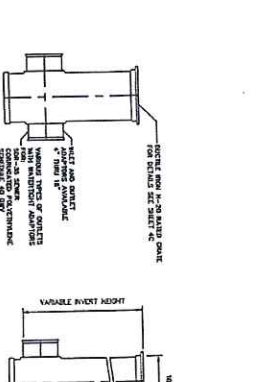
1.5" ASPHALT SURFACE COURSE (1.5\"/>



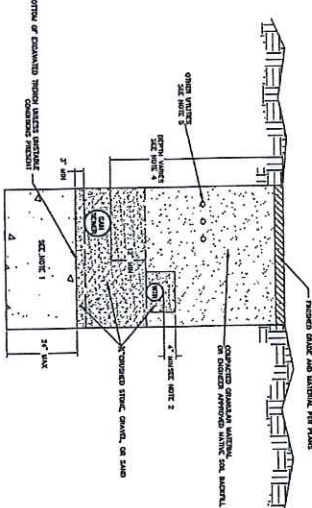
**2) 18\"/>**



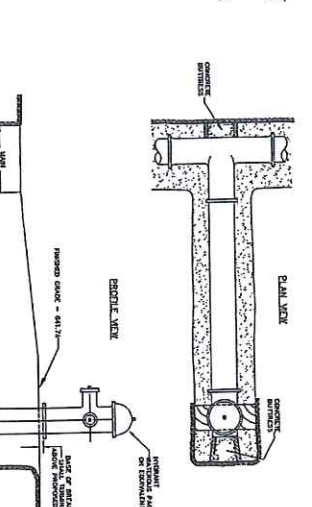
**3) CONCRETE SIDEWALK WITH THICKENED EDGE - 4\"/>**



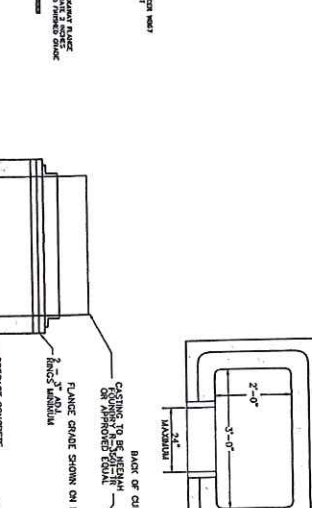
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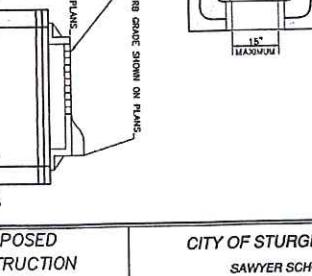
**6) 18\"/>**



**7) 18\"/>**



**8) 18\"/>**



**9) 18\"/>**

**5) UTILITY TRENCH/UTILITY DRAIN**

**6) FIRE HYDRANT**

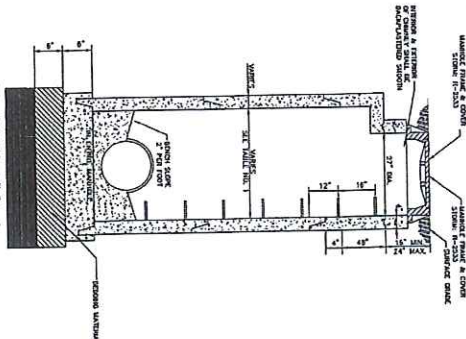
**7) STORM CATCH BASIN - 2'x3'**



1. ANY SOL SUBJECT THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE CANCELED OR TREATED WITH STABILIZATION PROCEDURES SUCH AS DEWATERING OR FLOCCULANT SEDIMENTATION. SEDIMENTS SHALL FOLLOW THE REQUIREMENTS OF WATER TREATMENT STANDARDS FOR SOL, HCL, AND TOTAL SOLIDUS INCLUDING SETTLING RATE.
2. A MINIMUM OF 4 TO 6 ROWS OF TOWERS MUST BE APPLIED TO ALL WASTES TO BE SEDIMENTED OR COAGULATED PRIOR TO WATER TREATMENT. STABILIZED SOLS.

- [illegible]

## TABLE NO. 1

[illegible]

### STABILIZATION SPECIFICATIONS

[illegible]

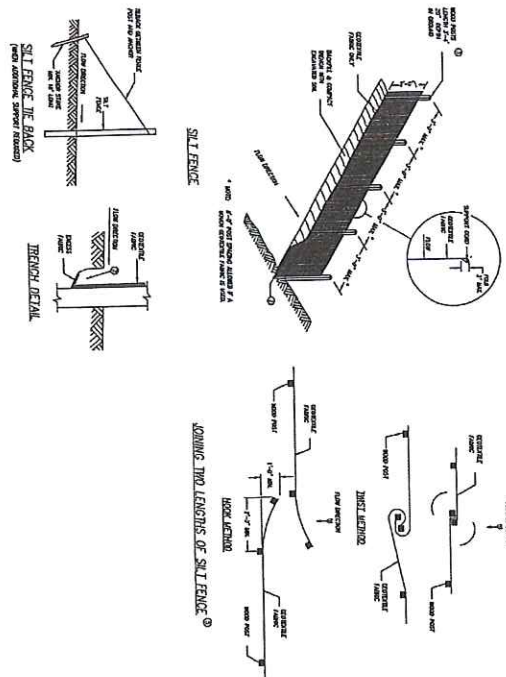
⑨ ~~SILT~~ FENCE

## PROCEDURES OF CONSTRUCTION

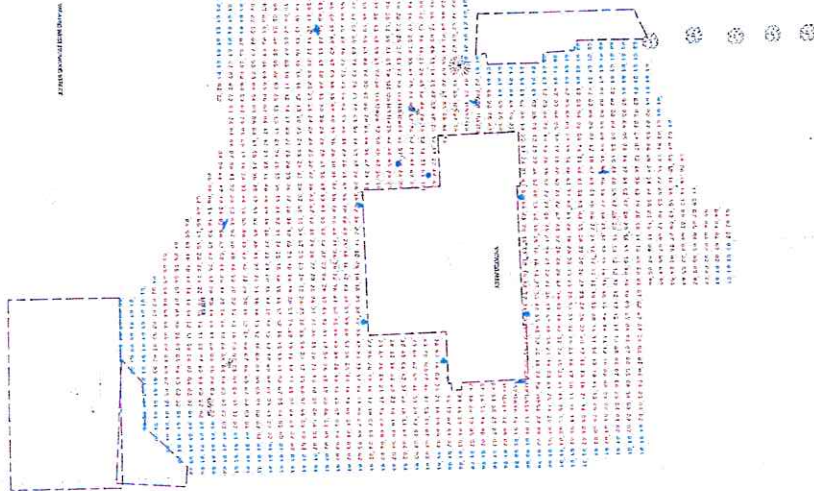
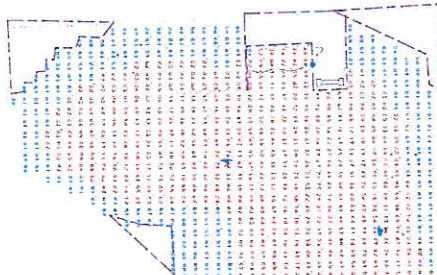
1. INITIAL DRYING CHAMBER, HEATED TO 100°C.
2. STEP 1: DRYING, COMPLETE DRYING FOR 16 Hrs. 3000°F. TYPICAL WEIGHT LOSS: 1.5%.
3. INITIAL STRETCH MARKS & FIBRES.
4. DRYED DIT TO 50 DRY.
5. PLANT DRYING IN PRESSURE OVEN.
6. TYPICAL STRETCH MARKS AND WEIGHT LOSS: 1.5%.
7. TYPICAL STRETCH MARKS AND WEIGHT LOSS: 1.5%.
8. DRYING CHAMBER, HEATED TO 100°C. 3000°F. TYPICAL WEIGHT LOSS: 1.5%.

WDOT 2006 STANDARD SPECIFICATIONS  
SECTION 610

## SECTION 9902

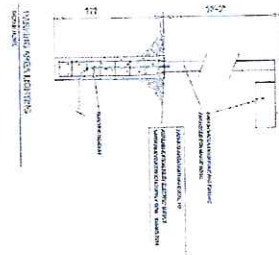
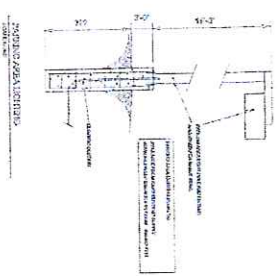
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Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Sawyer School Site Lighting	+	1.9 fc	15.2 fc	0.0 fc	N/A	N/A

Lighting Fixture Data	OA	18.00	32.00	20.44	20.00	0.00
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OF	18.00	32.00	20.44	20.00	0.00	0.00
OG	18.00	32.00	20.44	20.00	0.00	0.00
OH	18.00	32.00	20.44	20.00	0.00	0.00
OI	18.00	32.00	20.44	20.00	0.00	0.00
OJ	18.00	32.00	20.44	20.00	0.00	0.00
OK	18.00	32.00	20.44	20.00	0.00	0.00
OL	18.00	32.00	20.44	20.00	0.00	0.00
OM	18.00	32.00	20.44	20.00	0.00	0.00
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OP	18.00	32.00	20.44	20.00	0.00	0.00
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OA	18.00	32.00	20.44	20.00	0.00	0.00
OB	18.00	32.00	20.44	20.00	0.00	0.00
OC	18.00	32.00	20.44	20.00	0.00	0.00
OD	18.00	32.00	20.44	20.00	0.00	0.00
OE	18.00	32.00	20.44	20.00	0.00	0.00
OF	18.00	32.00	20.44	20.00	0.00	0.00
OG	18.00	32.00	20.44	20.00	0.00	0.00
OH	18.00	32.00	20.44	20.00	0.00	0.00
OI	18.00	32.00	20.44	20.00	0.00	0.00
OJ	18.00	32.00	20.44	20.00	0.00	0.00
OK	18.00	32.00	20.44	20.00	0.00	0.00
OL	18.00	32.00	20.44	20.00	0.00	0.00
OM	18.00	32.00	20.44	20.00	0.00	0.00
ON	18.00	32.00	20.44	20.00	0.00	0.00
OO	18.00	32.00	20.44	20.00	0.00	0.00
OP	18.00	32.00	20.44	20.00	0.00	0.00
OQ	18.00	32.00	20.44	20.00	0.00	0.00
OR	18.00	32.00	20.44	20.00	0.00	0.00
OS	18.00	32.00	20.44	20.00	0.00	0.00
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OU	18.00	32.00	20.44	20.00	0.00	0.00
OV	18.00	32.00	20.44	20.00	0.00	0.00
OW	18.00	32.00	20.44	20.00	0.00	0.00
OX	18.00	32.00	20.44	20.00	0.00	0.00
OY	18.00	32.00	20.44	20.00	0.00	0.00
OZ	18.00	32.00	20.44	20.00	0.00	0.00



Date: 07/21/11  
 Scale: Not to Scale  
 Drawing No.:  
 Designer:  
 Checker:  
 Approver:

Sawyer School Lofts  
 17 W Pine St - Sturgeon Bay, WI

**RILEY**  
 ELECTRICAL SUPPLY





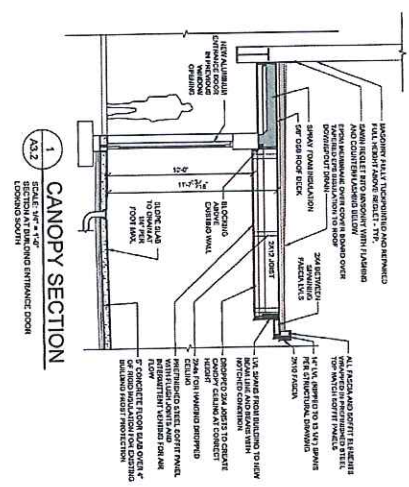
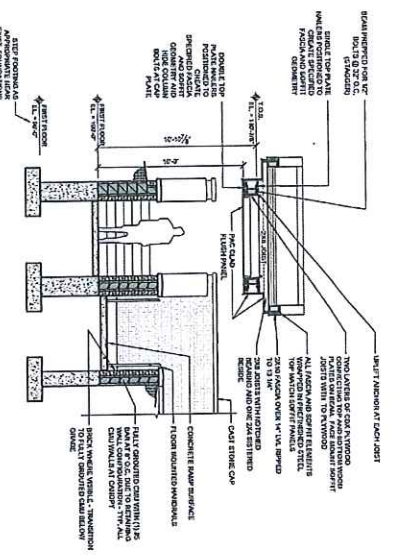


EXTERIOR ELEVATIONS  
SHEET:  
**A2.0**

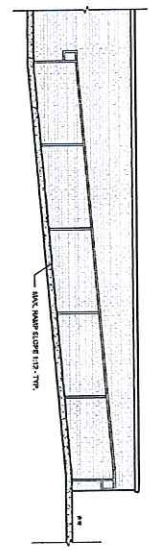




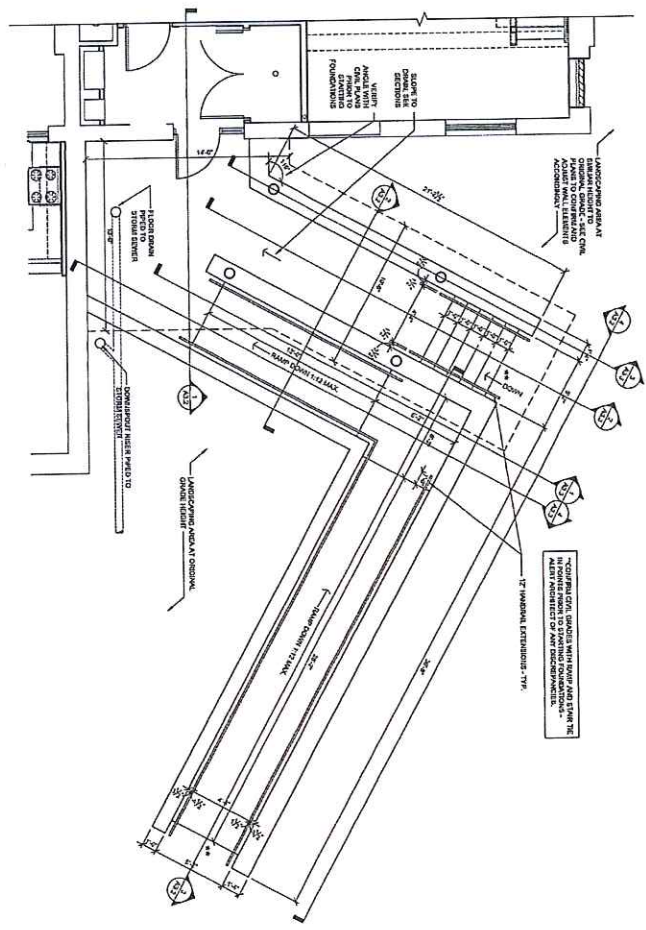
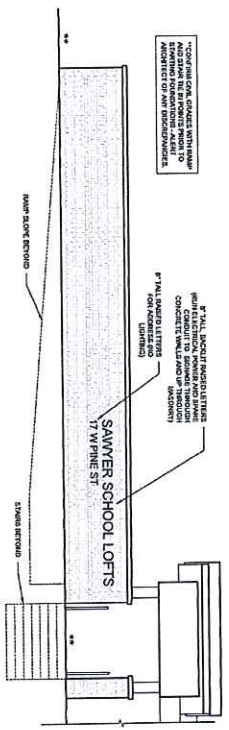
**SAWYER SCHOOL LOFTS**  
 17 W PINE ST - STURGEON BAY, WI



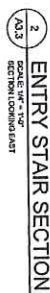
3 RAMP SECTION  
 SCALE: 1/4" = 1'-0"  
 SECTION LOOKING SOUTH



4 CANOPY FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"  
 SECTION LOOKING NORTH







Sandblasted HDU foam, 2" thick

SAWYER  
SCHOOL

LOFTS

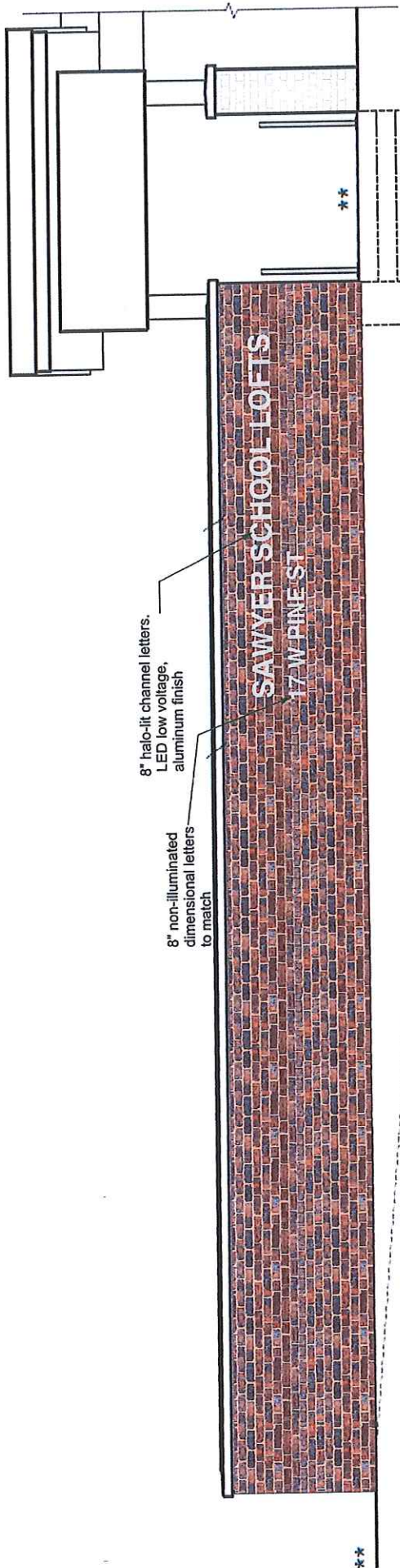
• 920-418-5790 •



78.4"

47.0"





SAWYER SCHOOL LOFTS

Martin Olejniczak, AICP  
Community Development Director  
421 Michigan Street  
Sturgeon Bay, WI 54235



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Website: [www.sturgeonbaywi.org](http://www.sturgeonbaywi.org)

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## MEMO

To: Historic Preservation Commission  
From: Marty Olejniczak, Community Development Director *MO*  
Date: July 22, 2021  
Subject: Historic District Designation for the Defense Homes Neighborhood (Sunset Hill Plat)

Recently, a constituent brought to my attention the fact that an area in De Pere comprised of defense housing built during World War II was listed on the State Register of Historic Places. Since Sturgeon Bay has a large neighborhood of homes built by the Department of Defense during the war, he wondered if there would be interest in forming an historic district. Hence, the idea is being put before the HPC for initial consideration to see if the Commission would like to further pursue this idea.

The defense homes in Sturgeon Bay are within what later became the Sunset Hill Plat when the land/homes were divided up and sold off after the war. This area is generally west of 8<sup>th</sup> Avenue and north of Erie Street.



## Olejniczak, Marty

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**From:** Bill Chaudoir <bill.chaudoir@gmail.com>  
**Sent:** Tuesday, May 25, 2021 5:53 PM  
**To:** Olejniczak, Marty  
**Subject:** Defense housing

Marty

Did you hear about the defense housing district in DePere getting listed on the state historic register. Here is a link to the story. Wonder if there would be interest in doing the same for our defense housing.

Bill

[https://www.wisconsinhistory.org/Records/Article/CS16550?utm\\_source=ActiveCampaign&utm\\_medium=email&utm\\_content=WHS+News%3A+George+Floyd+Anniversary+-+Collecting+History+as+it+Happens&utm\\_campaign=WHS+Newsletter+-+05%2F25%2F2021&vgo\\_ee=9G9BW%2FiDub37DLQfs1QPGjpxdzkQNI9LgdxZ9pnzLRY%3D](https://www.wisconsinhistory.org/Records/Article/CS16550?utm_source=ActiveCampaign&utm_medium=email&utm_content=WHS+News%3A+George+Floyd+Anniversary+-+Collecting+History+as+it+Happens&utm_campaign=WHS+Newsletter+-+05%2F25%2F2021&vgo_ee=9G9BW%2FiDub37DLQfs1QPGjpxdzkQNI9LgdxZ9pnzLRY%3D)

**NEWS RELEASE**

# Mansion Street WWII Defense Housing Historic District Listed on the State Register of Historic Places

## For Immediate Release

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De Pere, WI. - The Wisconsin Historical Society placed the Mansion Street WWII Defense Housing Historic District (De Pere, Brown County) on the State Register of Historic Places in February of 2021.

As the United States was suddenly plunged into war in late December of 1941, many aspects of normal life underwent a radical change. Within a short period of time the federal government assumed control of many aspects of ordinary life including rationing of basic commodities like gasoline, meat, sugar, rubber, and building supplies. As manufacturing resources were repurposed to meet the needs of the new war economy, it became clear that housing for defense workers was an immediate need. This led to the creation of federal programs supportive of new housing developments.



Fourteen Cape Cod style single-family houses in the Mansion Street district comprise the largest part of the Thrifty Homes Addition to the city of De Pere, platted in April of 1941. Those responsible for creating the new plat were landowners Anton and Mary Van Gruensven, and their son-in-law, Edward Vercauteren. Vercauteren, manager of the De Pere yard of the Standard Lumber Yards, Inc., took advantage of federal financing and rules regarding the allocation of building materials to develop the small neighborhood for families engaged in defense work in the Green Bay area.

The resulting district is the only new suburb built in De Pere during WWII. The houses here are the only ones in the city built specifically for defense industry workers and to aid the war effort. This district is still very intact today and continues to be a vital part of the larger residential neighborhood that surrounds it, and helps tell the story of this unique period in history.

The State Register is Wisconsin's official list of state properties determined to be significant to Wisconsin's heritage. The State Historic Preservation Office at the Wisconsin Historical Society administers both the State Register and National Register in Wisconsin.

To learn more about the State and National Register programs in Wisconsin, visit [www.wisconsinhistory.org](http://www.wisconsinhistory.org).

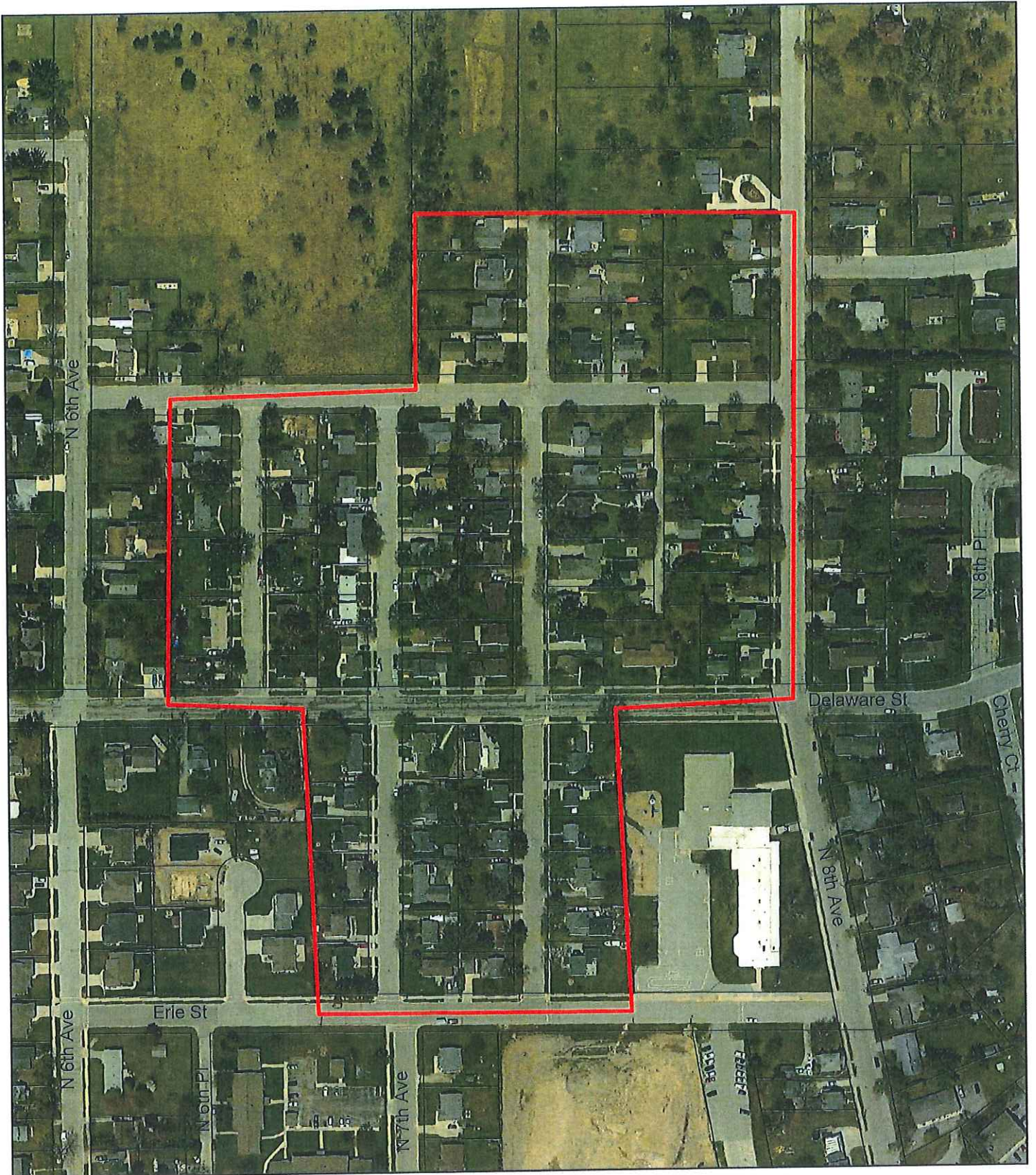
### About the Wisconsin Historical Society

The Wisconsin Historical Society, founded in 1846, ranks as one of the largest, most active and most diversified state historical societies in the nation. As both a state agency and a private membership organization, its mission is to help people connect to the past by collecting, preserving and sharing stories. The Wisconsin Historical Society serves millions of people every year through a wide range of sites, programs and services. For more information, visit [wisconsinhistory.org](http://wisconsinhistory.org).

###



# Sunset Hill Plat





Martin Olejniczak, AICP  
Community Development Director  
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Website: [www.sturgeonbaywi.org](http://www.sturgeonbaywi.org)

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## MEMO

To: Historic Preservation Commission  
From: Marty Olejniczak, Community Development Director *MOS*  
Date: July 22, 2021  
Subject: Historic District Designation for the West Side Business District

At a previous meeting member Trudy Herbst expressed interest in exploring a potential historic district for the west side downtown area. There are several buildings that architectural/historic value. Hence, this item is being put before the HPC for initial consideration to see if the Commission would like to further pursue this idea.