



## AGENDA

### REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

#### Members

- Chairperson Schlice
- Vice-Chairperson Gardner
- Alderperson Kneebone
- Commissioner Cooper
- Commissioner Kemmeter
- Commissioner Ladick
- Commissioner Barrett

**Date and Time:** October 19, 2021  
3:00 PM

**Location:**

Zoom Teleconferencing

Meeting ID: 837 9404  
6148 | Passcode: 787596

By \_\_\_\_\_ Computer:

<https://us02web.zoom.us/j/83794046148?pwd=WWwvRnNOVEtVMHBhdHRlZjJlT0hzZz09>

By Phone: +1-312-626-6799 (US Chicago)

#### Opening Section

1. Roll Call
2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson.
3. Public comment for pre-registered individuals for matters appearing on the agenda.

#### Discussion and Possible Action on the Following:

1. Approval of the Meeting Minutes of August 3, 2021
2. Approval of Financial Reports from June 2021 and July 2021.
3. Request from Wild Card for a possible easement or sale of property adjacent to 1136 and 1140 Main Street.
4. Neighbor Helping Neighbor Grant Program Updates and Modifications.

**PLEASE TAKE NOTICE** that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strongs Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

**PLEASE TAKE FURTHER NOTICE** that a quorum of the Common Council may be in attendance at this meeting.

5. Multi-Family Rental Conversion Grant Program Overview.
6. Discussion and Possible Action on Next Steps for 1700 Strong's Avenue
7. Review and Authorize a Certified Survey Map for the property at 1009 & 1013 Second Street.
8. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
  - A. Development Agreement in Tax Incremental Finance (TIF) District 10.
9. Reconvene for Possible Action on the above-referenced closed session item.
10. Adjourn

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**PLEASE TAKE NOTICE** that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the City Clerk as soon as possible to ensure that a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569 or by mail at 1515 Strong's Avenue, Stevens Point, WI 54481.

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strong's Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

**PLEASE TAKE FURTHER NOTICE** that a quorum of the Common Council may be in attendance at this meeting.



# MINUTES

## REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

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**Date and Time:** August 3, 2021  
2:00 PM

**Location:** Zoom Teleconferencing

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**Present:** Chairperson Schlice, Alderperson Kneebone, Commissioner Kemmeter, Commissioner Ladick, and Commissioner Barrett.

**Also Present:** Executive Director Kernosky, Cameron Sawyer, and any unidentified zoom audience members.

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### Index

#### Opening Section

1. Roll call.
2. Persons who wish to address the Board on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Board during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Chairperson
3. Public comment for pre-registered individuals for matters appearing on the agenda

#### Discussion and possible action on the following:

4. Presentation of 2020 Audit Report by Baker Tilly.
  5. Award Bid for Asbestos Abatement at 1009 & 1013 Second Street.
  6. Award Bid for Demolition of 1009 & 1013 Second Street.
  7. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
  8. Reconvene into open session for possible action on Item 7(C).
    - a. Negotiating a possible development incentive and land sale of the property located at 1009 & 1013 Second Street.
    - b. Negotiating a possible development incentive and land sale of the property at 1016 Third Street.
    - c. Review Proposal for the Redevelopment/Repurposing of 1700 Strongs Avenue.
  9. Adjourn
- 

1. Roll call.

**Present:** Schlice, Kneebone, Kemmeter, Ladick, Barrett

**Excused:** Gardner, Cooper

2. Persons who wish to address the Board on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Board during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Chairperson

No one registered to speak.

3. Public comment for pre-registered individuals for matters appearing on the agenda

No one registered to speak.

**Discussion and possible action on the following:**

4. Presentation of 2020 Audit Report by Baker Tilly.

Cameron Sawyer, representative with Baker Tilly, presented a summary of the Redevelopment Authority's 2020 Audit Report:

1. Communications
2. Management Representation
3. Financial Statements
4. Supplementary Information
5. Recommendations

**Motion by Commissioner Kemmeter to approve the 2020 Audit Report by Baker Tilly and place it on file; seconded by Alderperson Kneebone.**

**Motion carried 5-0.**

5. Award Bid for Asbestos Abatement at 1009 & 1013 Second Street.

Executive Director Kernosky provided the following information:

1. History of property acquisition and intent.
2. Summary of single proposal received by DJK Environmental, LLC.
3. Staff was looking for formal action to proceed with the abatement.

**Motion by Commissioner Kemmeter to accept and approve the bid from DJK Environmental, LLC, in the amount of \$9,100; seconded by Commissioner Ladick.**

**Roll Call:**

**Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Ladick, Barrett**

**Nays:**

**Motion carried 5-0.**

6. Award Bid for Demolition of 1009 & 1013 Second Street.

Executive Director Kernosky provided the following information:

1. History RFP timeline.
2. Summary of (5) proposals received from Kyle Kluck Trucking & Excavating, HM Brandt LLC, LinnCo, Wanta & Sons Inc., Sunrise Trucking & Excavating.
3. Staff was looking for formal action to proceed with the demolition.

**Motion by Commissioner Ladick to accept and approve the bid from Kyle Kluck Trucking & Excavating in the amount of \$90,700; seconded by Commissioner Kemmeter.**

**Roll Call:**

**Yeas: Schlice, Kneebone, Kemmeter, Ladick, Barrett**

**Nays:**

**Motion carried 5-0.**

7. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
  - a. Negotiating a possible development incentive and land sale of the property located at 1009 & 1013 Second Street.
  - b. Negotiating a possible development incentive and land sale of the property at 1016 Third Street.
  - c. Review Proposal for the Redevelopment/Repurposing of 1700 Strongs Avenue.

**Motion by Barrett to enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:**

- d. **Negotiating a possible development incentive and land sale of the property located at 1009 & 1013 Second Street.**
- e. **Negotiating a possible development incentive and land sale of the property at 1016 Third Street.**
- f. **Review Proposal for the Redevelopment/Repurposing of 1700 Strongs Avenue.**

**seconded by Commissioner Ladick.**

**Roll Call:**

**Yeas: Schlice, Kneebone, Kemmeter, Ladick, Barrett**

**Nays:**

**Motion carried 5-0.**

8. Reconvene into open session for possible action on Item 7(C).

Meeting adjourned in closed session.

9. Adjourn

**Meeting adjourned at 3:06 PM**

*A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>*

**Approved:**

\_\_\_\_\_  
**John Schlice, Chairperson**

\_\_\_\_\_  
**Date**

**Attest:**

\_\_\_\_\_  
**Ryan Kernosky, Executive Director**

\_\_\_\_\_  
**Date**

CITY OF STEVENS POINT

Bank Reconciliation Report

Page: 1

Jul 02, 2021 11:06AM

Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

JUL 06 2021

*Cony Lohr*

HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)  
June 30, 2021



|                         |            |                              |            |
|-------------------------|------------|------------------------------|------------|
| Bank Statement Balance: | 657,738.41 | Book Balance Previous Month: | 580,992.88 |
| Outstanding Deposits:   | .00        | Total Receipts:              | 77,351.31  |
| Outstanding Checks:     | .00        | Total Disbursements:         | 605.78     |
| Bank Adjustments:       | .00        | Book Adjustments:            | .00        |
| Bank Balance:           | 657,738.41 | Book Balance:                | 657,738.41 |

Outstanding Deposits

No outstanding deposits found!

Deposits cleared: 3 items Deposits Outstanding: 0 items

Outstanding Checks

No outstanding checks found!

Checks cleared: 6 items Checks Outstanding: 0 items

Bank Adjustments

No bank adjustments found!

Book Adjustments

No book adjustments found!

## Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

JUL 06 2021

*Louise Lohr*

| Date                               | Reference Number | Payee or Description              | Account Number  | Account Title              | Debit Amount | Credit Amount |
|------------------------------------|------------------|-----------------------------------|-----------------|----------------------------|--------------|---------------|
| <b>CASH RECEIPTING HTF (CRHTF)</b> |                  |                                   |                 |                            |              |               |
| 06/01/2021                         | 1                | CITY OF ST PT - DEBT SERVICE PYMT | 246.48.00155.56 | INTEREST ON NOTES - TIF #6 |              | -13,864.71    |
| 06/01/2021                         | 2                | CITY OF ST PT - DEBT SERVICE PYMT | 246.48.19900.51 | MISC UNCLASSIFIED REVENUE  |              | -50,920.91    |
| 06/01/2021                         | 3                | CASH RECEIPT BANK REC.            | 246.11101       | OTHER CASH ACCOUNTS        | 64,785.62    |               |
| 06/10/2021                         | 4                | HINTZ                             | 246.49.00100.56 | PRINCIPAL PAYMENTS         |              | -60.42        |
| 06/10/2021                         | 5                | MCDONALD TITLE-KNOKE 2035-37 CEN  | 246.49.00100.56 | PRINCIPAL PAYMENTS         |              | -12,500.00    |
| 06/10/2021                         | 6                | CASH RECEIPT BANK REC.            | 246.11101       | OTHER CASH ACCOUNTS        | 12,560.42    |               |
| 06/10/2021                         | 7                | INTEREST FOR JUNE 2021            | 246.48.00110.56 | INTEREST ON CHECKING ACCTS |              | -5.27         |
| 06/10/2021                         | 8                | CASH RECEIPT BANK REC.            | 246.11101       | OTHER CASH ACCOUNTS        | 5.27         |               |
| Total CASH RECEIPTING HTF (CRHTF): |                  |                                   |                 |                            | 77,351.31    | -77,351.31    |
| References: 8 Transactions: 8      |                  |                                   |                 |                            |              |               |
| Grand Totals:                      |                  |                                   |                 |                            | 77,351.31    | -77,351.31    |

## Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"

JUL 06 2021

| Date                           | Reference<br>Number | Payee or Description        | Account<br>Number | Account Title       | Debit<br>Amount | Credit<br>Amount |
|--------------------------------|---------------------|-----------------------------|-------------------|---------------------|-----------------|------------------|
| <b>CASH DISB - HTF (CDHTF)</b> |                     |                             |                   |                     |                 |                  |
| 06/10/2021                     | 1                   | ACCOUNT ANALYSIS STLMNT CHG | 246.56.00600.5950 | GEN ADMIN CHARGES   | 3.98            |                  |
| 06/10/2021                     | 2                   | Auto Batch Total            | 246.11101         | OTHER CASH ACCOUNTS |                 | -3.98            |
| Total CASH DISB - HTF (CDHTF): |                     |                             |                   |                     | 3.98            | -3.98            |

References: 2 Transactions: 2

Grand Totals:

3.98 -3.98

## Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"

## Report Criteria:

Print Outstanding Checks and Deposits and Bank and Book Adjustments

AUG 16 2021

## HOUSING TRUST FUND INTEREST ACCOUNT (HTF CHECKING) (6)

July 31, 2021

  
Cory Lahtik

|                         |            |                              |            |
|-------------------------|------------|------------------------------|------------|
| Bank Statement Balance: | 668,897.44 | Book Balance Previous Month: | 657,738.41 |
| Outstanding Deposits:   | .00        | Total Receipts:              | 13,065.96  |
| Outstanding Checks:     | .00        | Total Disbursements:         | 1,906.93   |
| Bank Adjustments:       | .00        | Book Adjustments:            | .00        |
| Bank Balance:           | 668,897.44 | Book Balance:                | 668,897.44 |

## Outstanding Deposits

No outstanding deposits found!

Deposits cleared: 4 items    Deposits Outstanding: 0 items

## Outstanding Checks

No outstanding checks found!

Checks cleared: 3 items    Checks Outstanding: 0 items

## Bank Adjustments

No bank adjustments found!

## Book Adjustments

No book adjustments found!

## Report Criteria:

Include transaction count

Journal Code: Journal code = "CRHTF"

AUG 16 2021

| Date                               | Reference<br>Number | Payee or Description        | Account<br>Number | Account Title              | Debit<br>Amount | Credit<br>Amount |
|------------------------------------|---------------------|-----------------------------|-------------------|----------------------------|-----------------|------------------|
| <b>CASH RECEIPTING HTF (CRHTF)</b> |                     |                             |                   |                            |                 |                  |
| 07/01/2021                         | 1                   | PAUL SCHULTZ-1208 EDGEWOOD  | 246.49.00100.56   | PRINCIPAL PAYMENTS         |                 | -3,000.00        |
| 07/01/2021                         | 2                   | CASH RECEIPT BANK REC.      | 246.11101         | OTHER CASH ACCOUNTS        | 3,000.00        |                  |
| 07/16/2021                         | 3                   | HINTZ                       | 246.49.00100.56   | PRINCIPAL PAYMENTS         |                 | -60.42           |
| 07/16/2021                         | 4                   | CASH RECEIPT BANK REC.      | 246.11101         | OTHER CASH ACCOUNTS        | 60.42           |                  |
| 07/26/2021                         | 5                   | FUERSTENBERG-1116 LINDBERGH | 246.49.00100.56   | PRINCIPAL PAYMENTS         |                 | -10,000.00       |
| 07/26/2021                         | 6                   | CASH RECEIPT BANK REC.      | 246.11101         | OTHER CASH ACCOUNTS        | 10,000.00       |                  |
| 07/30/2021                         | 7                   | INTEREST FOR JULY 2021      | 246.48.00110.56   | INTEREST ON CHECKING ACCTS |                 | -5.54            |
| 07/30/2021                         | 8                   | CASH RECEIPT BANK REC.      | 246.11101         | OTHER CASH ACCOUNTS        | 5.54            |                  |
| Total CASH RECEIPTING HTF (CRHTF): |                     |                             |                   |                            | 13,065.96       | -13,065.96       |
| References: 8 Transactions: 8      |                     |                             |                   |                            |                 |                  |
| Grand Totals:                      |                     |                             |                   |                            | 13,065.96       | -13,065.96       |

## Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"

AUG 16 2021

| Date                           | Reference<br>Number | Payee or Description        | Account<br>Number | Account Title       | Debit<br>Amount | Credit<br>Amount |
|--------------------------------|---------------------|-----------------------------|-------------------|---------------------|-----------------|------------------|
| <b>CASH DISB - HTF (CDHTF)</b> |                     |                             |                   |                     |                 |                  |
| 07/15/2021                     | 1                   | ACCOUNT ANALYSIS STLMNT CHG | 246.56.00600.5950 | GEN ADMIN CHARGES   | 6.93            |                  |
| 07/15/2021                     | 2                   | Auto Batch Total            | 246.11101         | OTHER CASH ACCOUNTS |                 | -6.93            |
| Total CASH DISB - HTF (CDHTF): |                     |                             |                   |                     | 6.93            | -6.93            |
| References: 2 Transactions: 2  |                     |                             |                   |                     |                 |                  |
| Grand Totals:                  |                     |                             |                   |                     | 6.93            | -6.93            |

## Report Criteria:

Include transaction count

Journal Code.Journal code = "CDHTF"



## MEMORANDUM

To: Redevelopment Authority

From: Ryan Kernosky, Director of Community Development 

Date: October 14, 2021

**RE: Request from Wild Card for a possible easement or sale of property adjacent to 1136 and 1140 Main Street.**

-----

Wild Card, owner of the former Book World and Fox Theatre, has submitted a request for a possible extension of their occupancy license or the possible sale of RA owned property. Part of the reason for this would be to allow Wild Card to maintain the area year-round (snow plowing, mowing, weeding, etc.) as opposed to City staff or contracted employees.

After reviewing the materials submitted, staff does not believe it's in the RA's best interest to sell the property. There are several easements, existing licensing agreements, and future planning efforts that make selling this property less appealing as opposed to possibly providing an extended non-exclusive or exclusive licensing agreement.

There are three possibilities all outlined in this memorandum. Staff is in favor of the third option for a non-exclusive licensing agreement, mainly because of the relocated green space that was adjacent to the former Fox Theatre. Wild Card has agreed to maintain that space as part of a possible agreement.

Staff is seeking direction from the RA, are we interested in pursuing this? If so, staff will work with Wild Card on a final agreement to be brought back to the RA for final consideration.

[www.stevenspoint.com](http://www.stevenspoint.com)

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*Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.*

|                                                                                                                                                                                                                                                                                                                                                                                    |                |                |                          |               |                    |                         |                     |                         |                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------|--------------------------|---------------|--------------------|-------------------------|---------------------|-------------------------|----------------------|
| <b>OCCUPANCY LICENSE AGREEMENT</b>                                                                                                                                                                                                                                                                                                                                                 |                |                |                          |               |                    |                         |                     |                         |                      |
| Document Number                                                                                                                                                                                                                                                                                                                                                                    | Document Title |                |                          |               |                    |                         |                     |                         |                      |
| <p>This Occupancy Agreement ("Agreement") is made by and among Penguin Properties, LLC ("Penguin") and the Redevelopment Authority of the City of Stevens Point ("RA"), as of the <u>12</u> day of <u>NOVEMBER</u>, 2019 ("Effective Date").</p>                                                                                                                                   |                |                |                          |               |                    |                         |                     |                         |                      |
| <table border="1" style="width: 100%;"> <tr> <td>Recording Area</td> </tr> <tr> <td>Name and Return Address:</td> </tr> <tr> <td>Ryan Kernosky</td> </tr> <tr> <td>Executive Director</td> </tr> <tr> <td>Redevelopment Authority</td> </tr> <tr> <td>1515 Strongs Avenue</td> </tr> <tr> <td>Stevens Point, WI 54481</td> </tr> <tr> <td>PIN: 281240832202968</td> </tr> </table> |                | Recording Area | Name and Return Address: | Ryan Kernosky | Executive Director | Redevelopment Authority | 1515 Strongs Avenue | Stevens Point, WI 54481 | PIN: 281240832202968 |
| Recording Area                                                                                                                                                                                                                                                                                                                                                                     |                |                |                          |               |                    |                         |                     |                         |                      |
| Name and Return Address:                                                                                                                                                                                                                                                                                                                                                           |                |                |                          |               |                    |                         |                     |                         |                      |
| Ryan Kernosky                                                                                                                                                                                                                                                                                                                                                                      |                |                |                          |               |                    |                         |                     |                         |                      |
| Executive Director                                                                                                                                                                                                                                                                                                                                                                 |                |                |                          |               |                    |                         |                     |                         |                      |
| Redevelopment Authority                                                                                                                                                                                                                                                                                                                                                            |                |                |                          |               |                    |                         |                     |                         |                      |
| 1515 Strongs Avenue                                                                                                                                                                                                                                                                                                                                                                |                |                |                          |               |                    |                         |                     |                         |                      |
| Stevens Point, WI 54481                                                                                                                                                                                                                                                                                                                                                            |                |                |                          |               |                    |                         |                     |                         |                      |
| PIN: 281240832202968                                                                                                                                                                                                                                                                                                                                                               |                |                |                          |               |                    |                         |                     |                         |                      |

#### RECITALS

A. RA owns certain property immediately adjacent to the north wall / entrance of 1136 Main Street, Stevens Point, WI 54481 ("Penguin Property"). Such property to the north, ("RA Parcel"), and as the RA Parcel is also generally depicted on the attached Exhibit A.

B. Penguin desires to utilize this area for entrance purposes, which opportunity would be for the betterment of Penguin, however, these improvements would be located on the RA Parcel, requiring this Agreement.

C. RA is willing to join in this Agreement and grant certain occupancy limitations on RA Parcel to Penguin, based on the terms and conditions of this Agreement.

#### AGREEMENT

NOW, THEREFORE, Penguin and RA, in consideration of the above premises and of the covenants herein contained, the receipt and sufficiency of which is hereby mutually acknowledged by each party hereto, do hereby covenant and agree as follows:

##### 1. RA LICENSE.

a. RA hereby grants to Penguin a non-exclusive license and right of use of portions of the RA Parcel depicted on Exhibit A (the "Licensed Area") for entrance purposes. Such area is approximately 25 feet wide by 25 feet long. In the event and at such time as Penguin may desire to construct or place improvements upon RA Parcel (the "Improvements"), then Penguin shall prepare or have prepared and file with the RA a complete set of plans and/or product specifications of such Improvements. The plans and/or product specifications shall be submitted to the RA for examination and shall be subject to the approval of the Executive Director of the RA. Due to the fact that the adjacent

properties 1116-1128 Main Street and 1140 Main Street each have an exit stairway that exits out into the Licensed Area, there must be a minimum of a 44-inch wide path that is maintained on the west and east sides of the Licensed Area (See Exhibit A). No obstructions shall be permitted in this area, including parking. In the event that the configurations to either neighboring building change, such that the building exit path is no longer provided or required under the building code, the 44-inch wide egress area shall be permitted to be reduced or removed by amendment to this agreement. At a minimum, the egress area west of the property, between 1116-1128 Main Street, shall not be removed entirely or reduced to a size smaller than 44-inches by 44-inches, to allow for access to the alley between the buildings.

b. In addition to the rights of installation as herein granted, RA further grants to Penguin a right to enter upon other portions of the RA Parcel for the purpose of installing such Improvements and for maintaining, operating, replacing, and restoring such Improvements from time to time.

c. The license herein granted shall be at the sole and unfettered discretion of the RA, and may be revoked or terminated with a sixty (60) day notice to the Penguin, unless Penguin is in default of this Agreement, then this Agreement may be terminated with a thirty (30) day notice if such default is not cured by Penguin. Penguin acknowledges that Improvements done on the RA Parcel shall be at the sole expense of Penguin, and if this Agreement is terminated for any reason, Penguin shall not be compensated for the cost of such Improvements and/or any loss.

2. RENT. In exchange for Penguin maintaining the Licensed Area and the area surrounding the Licensed Area, RA agrees to not charge any monetary value for the license.

3. MAINTENANCE. Penguin shall be responsible for maintaining the Licensed Area, including, without limitation, sidewalk (including snow removal), landscaping, and any other undertakings necessary to maintain the safety, appearance, and cleanliness of the Licensed Area, at Penguin sole expense. The RA shall have sole and unfettered discretion to determine whether Penguin has met its obligations under this section. Should Penguin fail to adequately maintain the Licensed Area, RA shall have the right to terminate this Agreement with a thirty (30) day notice, and charge such expenses to cure such defects to Penguin.

4. INSURANCE AND INDEMNITY. Penguin shall, at all times during this Agreement, at Penguin expense, insure the Licensed Area for general liability in an amount of coverage of not less than One Million Dollars (\$1,000,000) for injury of or death to any one person, and One Million Dollars (\$1,000,000) for injury or death in any one occurrence (to any number of persons), and property damage liability insurance with limits of liability coverage of not less than Five Hundred Thousand Dollars (\$500,000). The policies shall name Penguin and RA as co-insureds. Penguin shall with respect to any insurance coverage required in this Agreement, furnish RA with certificates of insurance showing compliance with this paragraph and stating that RA will be notified in writing thirty (30) days prior to cancellation, change or non-renewal of insurance.

5. INDEMNIFICATION. Penguin agrees to indemnify and hold harmless the RA from and against any and all claims, losses, actions, damages, liabilities and expenses in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Licensed Area. In case the RA shall, without fault on its part, be made a party to any litigation commenced by or against Penguin, then Penguin shall protect and

hold the RA harmless and shall pay all costs, expenses, and reasonable attorneys' fees incurred or paid by the RA in connection with such claim or litigation.

6. **DEFAULT.** In the event Penguin fails or refuses to keep and perform any of the terms, covenants, or conditions herein required of Penguin and such default is not cured within thirty (30) days after the RA gives Penguin written notice of such default, then Penguin shall be deemed "Default" under the terms of this Agreement. Provided, however, if the Default cannot reasonably be cured within thirty (30) days, then Penguin shall be deemed to have complied with such notice so long as it has commenced to comply with the notice within the period set forth in the notice and thereafter is proceeding to cure the Default with all possible diligence. Upon the occurrence of a Default, the RA may declare this Agreement terminated and institute action to expel Penguin from the premises. Furthermore, the RA shall be permitted any other right or remedy allowed by law to the RA.

7. **ASSIGNMENT AND SUBLETTING.** Penguin shall not assign or transfer this Agreement, and shall not sublease all or a portion of the Licensed Area without the RA's prior written consent, which consent shall be at the sole and unfettered discretion of the RA.

8. **MISCELLANEOUS.**

a. If any term or condition of this Agreement or part thereof is held invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect.

b. This Agreement may only be further modified or amended by written instrument, signed by all parties hereto.

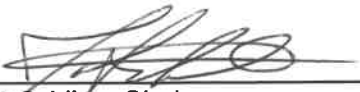
c. This Agreement shall be construed under the laws of the State of Wisconsin.

9. **NOTICE.** Any notice, consent or other communication given pursuant to this Agreement shall be in writing and shall be given by personal delivery or mailed to the address designated below, or such other address as they may designate in writing, mailed by registered or certified mail, return receipt requested, with postage prepaid. Notices shall be deemed effective when personally delivered or when deposited in the United States mail in the manner described above.

If to the RA:                      Redevelopment Authority  
                                                 Attn: Executive Director  
                                                 1515 Strongs Avenue  
                                                 Stevens Point, WI 54481

If to Penguin:                      Penguin Properties, LLC  
                                                 Attn: Manager  
                                                 1136 Main Street  
                                                 Stevens Point, WI 54481

**RA:  
REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT**

By:   
John Schlice, Chairman

Attest:   
Ryan Kernosky, Executive Director

**ACKNOWLEDGMENT**

STATE OF WISCONSIN     )  
                                          ) SS.  
COUNTY OF PORTAGE     )

Personally came before me this 12<sup>th</sup> day of November, 2019, the above-named John Schlice and Ryan Kernosky, as the Chairman and Executive Director of the Redevelopment Authority of the City of Stevens Point, to me known to be the persons who executed the foregoing instrument in such capacities and acknowledged the same.

  
Marissa A. Loew  
Notary Public, Wisconsin  
My Commission expires 08/08/21.

This document was drafted by:  
Attorney Andrew Beveridge  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
715-346-1695

This Agreement is made as of the Effective Date.

**PENGUIN:**  
**Penguin Properties, LLC**

By:  11/12/2019  
Gregg O. Gokey Owner

**ACKNOWLEDGMENT**

STATE OF WISCONSIN     )  
                                          ) SS.  
COUNTY OF PORTAGE     )

Personally came before me this 12<sup>th</sup> day of November, 2019, the above-named Gregg O. Gokey, as the Manager of Penguin Properties, LLC, to me known to be the person who executed the foregoing instrument in such capacity and acknowledged the same.



Notary Public, Wisconsin

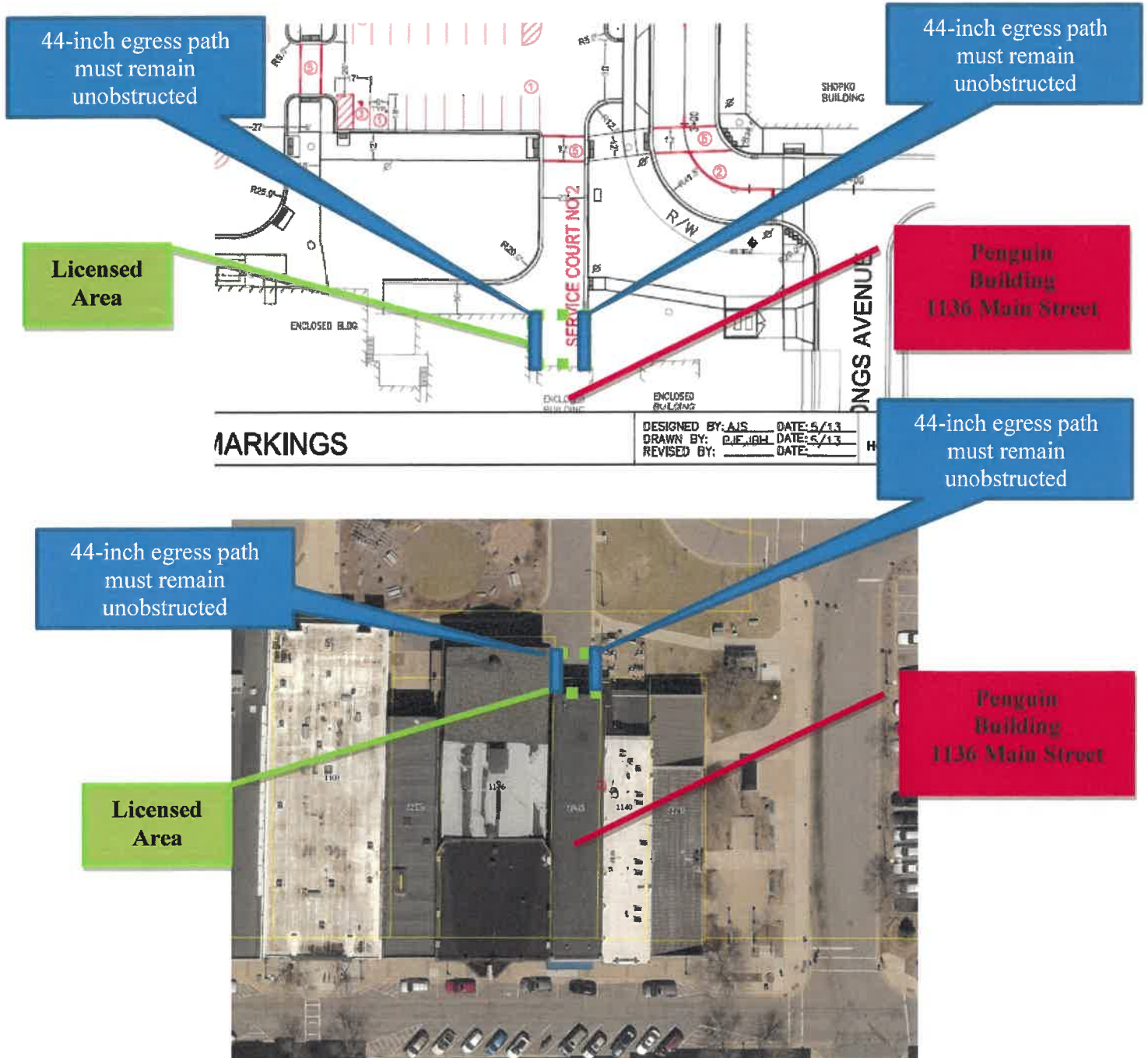
My Commission expires 04-17-20

6200-2947-536800  
10-8-26

[ADDITIONAL SIGNATURES/ACKNOWLEDGMENTS ON FOLLOWING PAGES]

## EXHIBIT A

### DEPICTION OF LICENSED AREA AND MAINTENANCE AREA



**EXHIBIT B**

**DEPICTION OF INTENDED INSTALLATIONS IN LICENSED AREA**

To be approved at a later date by the Executive Director.

Occupancy License Agreement 201811  
Existing



Occupancy License Agreement 201811  
Option 1



Occupancy License Agreement 201811  
Option 2



Easement Area

- Existing
- Option 2

Option 2 - Entire length of access road from the north property line.

Occupancy License Agreement 201811  
Option 3



Option 3 - Access road, green space, and  
GUU Inc easement sold to Opera House LLC.

Easement Area

- Existing
- Option 3

1 inch = 40 feet



# Memo

**Mark Kordus**  
**Neighborhood Improvement Coordinator**  
Community Development  
City of Stevens Point  
1515 Strongs Avenue  
Stevens Point, WI 54481  
Ph: (715) 346-1567 • Fax: (715) 346-1498  
mkordus@stevenspoint.com

To: Redevelopment Authority  
From: Mark Kordus  
CC: Ryan Kernosky  
Date: 10/1/21  
Subject: Neighbor Helping Neighbor Grant possible program modifications

The Neighbor Helping Neighbor Grant program was adopted a few years ago, and is designed to provide property owners who are unable to financially and/or physically complete needed exterior projects on their property improving the aesthetics of their property and the neighborhood. City staff has put together a series of possible proposed program modifications, including increasing the maximum allowable reimbursement, to be considered for calendar year 2022 and potentially beyond. There has been consistent use of the program each year since its inception with 2-4 grants being issued each year of up to the maximum allowable \$1,000. The basic criteria for the program is that applicants meet the low to moderate income guidelines as established for Portage County, the estimated fair market value of the dwelling be under \$170,000 and the money can only be used for exterior materials, specifically excluding any labor costs.

Below are several options to consider for discussion as we move forward which may have a greater impact on the community at large:

- A. Keep all criteria the same and simply increase the maximum award to either \$2,500 or \$5,000.
- B. Keep all criteria the same and increase the maximum award to \$2,500 and offer the ability to equally match all dollars spent on materials by the applicant over \$2,500 to a maximum award of up to \$5,000, of which \$2,500 would come from the applicant as the dollar for dollar match.
- C. Keeping all criteria the same and increase the maximum award to \$2,500 for materials only. But then offering to equally match all dollars spent over \$2,500 on both materials and labor if work is performed by an independent licensed and insured third party contractor to a maximum total award of up to \$5,000, of which \$2,500 would come from the applicant as the dollar for dollar match.

There are advantages to each option and all continue a pattern of ease of verification and maintaining a record of compliance, with options B and C having the ability for higher award if the applicant is willing to match the funding. The last option comes up regularly as a hurdle as many people especially the elderly or disabled are unable to complete work on their own and must hire a contractor. It also minimizes the possible misuse of funds for labor costs by requiring an independent third party licensed and insured contractor, which is easily verifiable.



*Please read and fill out the application in its entirety and make sure all relevant attachments requested are included upon submittal. Completed submittals can be emailed to [mkordus@stevenspoint.com](mailto:mkordus@stevenspoint.com) or mail hard copies to: **Community Development Department, 1515 Strong's Avenue, Stevens Point, WI 54481.***

*Questions regarding the application process can be made via email to [mkordus@stevenspoint.com](mailto:mkordus@stevenspoint.com) or by calling 715-346-1554 anytime M-F, 7:30-4:00PM.*

Program Overview

This program is designed to provide property owners who are unable to financially and/or physically complete needed exterior projects on their property improving the aesthetics of their property and the neighborhood. A pre-application meeting to discuss logistics, qualifications, and specifics about the project is required with City staff prior to a formal application being submitted.

Eligible Program Participants

Eligible applicants must be an individual owner-occupant of the one- or two-family property, who meet the program income requirements.

Income Requirements

Income documentation in the form of the most recent tax return is required to apply for the program. Owners of eligible properties must be at or below 80% of Portage County's median total household income level based on household size.

|         | 1         | 2         | 3         | 4         | 5         | 6         | 7         | 8         |
|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Portage | \$ 42,950 | \$ 49,050 | \$ 55,200 | \$ 61,300 | \$ 66,250 | \$ 71,150 | \$ 76,050 | \$ 80,950 |

Eligible Properties

- Property must be located within the city limits of Stevens Point.
- Owner-occupied single-family homes or duplexes.
- Property owner must provide proof of property ownership (land contract is not considered proof of ownership), as a real person(s), not corporation, trust, or LLC, and must have had possession of the property for at least one year prior to the grant being issued.
- Property owner must be current on municipal taxes and other charges, and utility payments.
- The Fair Market Value of the dwelling, as determined by the City Assessor, may not exceed \$170,000.

Eligible Improvements

- Any exterior items, materials, or services directly related to the betterment of the exterior of the property, or any outstanding orders on the property, as determined by the Community Development Department staff.

Terms

Below are the general terms that will apply for each grant:

- A one-year grant for up to \$1,000 for materials and equipment only, labor is not reimbursable and must be provided for by the property owner, or arranged through an owner, neighbor, family, or local community based organization, which the City may act as the liaison between the various parties involved.
- Applicant must maintain ownership of the property while the grant is issued and through the entire term. If the property is sold by the applicant prior to the grant being closed, the amount must be fully repaid at or prior to the time of sale.

### Additional Requirements

- A pre-application meeting to discuss logistics, qualifications and specifics about the project is required with City staff prior to a formal application being submitted. The scope of work, material list, and cost estimates must be reviewed and approved by the City of Stevens Point - Community Development staff.
- A city inspection of property may be required before the issuance of the grant and before any funds are expended, the City will not reimburse for any work completed or materials purchased prior to approval.
- All work requiring a contractor must be performed by licensed and insured contractors, if applicable.
- If applicable, permits must be obtained prior to starting any work.
- All work must be done to generally accepted procedures and/or code requirements.
- No labor or time may be paid for through this grant on the project.
- Funds will be disbursed upon project completion and approval of the Community Development Department.

### Project Selection

- Applications will be accepted, reviewed, and available on a first- come, first-served basis, based on available funding for that year.
- Projects will be ranked by:
  - The impact of the project on the neighborhood.
  - Need of applicant.
  - Properties in violation of the municipal ordinances relating to property condition.
  - Increase in property value.
  - If the property is under current orders.
  - Priority will be given to projects located within a target neighborhood or along a major corridor.
  - Evidence of owner's ability to arrange for, or provide labor and complete the project.
- Final project approval will be determined by Community Development Department.

### Application Procedure

Interested property owners shall contact the City of Stevens Point - Community Development Department to set up a pre-application meeting. City staff will work with each potential applicant to arrange an initial inspection of the property to review the scope of work, preliminary cost estimate, and determine if the property meets the program requirements. Once, the pre-application has been approved, the following will need to be submitted:

- Program application.
- Last year's tax return.
- A cost estimate.
- Proof of current homeowners' insurance.
- How labor would be provided for, or if the owner needs help in finding a local organization to assist with the project.

**The Redevelopment Authority may grant exceptions to any of the requirements for this program.**

Date of Application: \_\_\_\_\_ Date of Pre-Application Meeting: \_\_\_\_\_

**Name of Applicant**

|  |
|--|
|  |
|--|

**DOB**

**Contact Phone**

**Email**

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

**Name of Co-Applicant/Spouse**

|  |
|--|
|  |
|--|

**DOB**

**Contact Phone**

**Email**

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

**Property Address**

**# of Years Living at Property**

|  |  |
|--|--|
|  |  |
|--|--|

Total number of individuals living at the above address? \_\_\_\_\_

Total annual household income per last year's adjusted gross income (AGI) from federal income tax return (Form 1040) is \_\_\_\_\_ for a household of \_\_\_\_\_. *Attach most recent income tax return(s).*

**Homeowners insurance policy holder**

**Policy Number**

|  |  |
|--|--|
|  |  |
|--|--|

**Company Name**

**Local Agent Contact Name**

**Phone**

|  |  |  |
|--|--|--|
|  |  |  |
|--|--|--|

**Address**

**Email**

|  |  |
|--|--|
|  |  |
|--|--|

*Attach homeowners insurance policy.*

Are you current on property taxes, assessments, and water utility payments?

*Attach signed release.*

**Yes**

☐

**No**

☐

Describe the exterior projects you would like to fund, and any benefits it would provide for the applicant, City and surrounding neighborhood. *Attach additional sheets if necessary for all sections.*

Provide the names of the contractor(s)/individual(s) who would complete the labor for your projects:

| Contractor/Volunteer Name | Work Being Performed | Contact Number |
|---------------------------|----------------------|----------------|
|                           |                      |                |
|                           |                      |                |
|                           |                      |                |
|                           |                      |                |
|                           |                      |                |

Please provide a list of materials for the project and estimated costs:

| Material | Estimated Costs |
|----------|-----------------|
|          |                 |
|          |                 |
|          |                 |
|          |                 |
|          |                 |
|          |                 |
|          |                 |

Timeline For Project Completion

Estimated Increase in Property Value as a Result of Funding

Applicant Signature

Date

Co-Applicant Signature

Date

Print Name

Print Name

# Multi-family Rental Conversion Grant Program

## Program Overview

This program is designed to provide property owners of multi-family rental properties with a financial mechanism to convert properties into single-family owner occupied dwellings. A pre-application meeting to discuss logistics, qualifications, and specifics about the project is required with City staff prior to a formal application being submitted.

## Eligible Program Participants

Eligible applicants must be an owner of multi-family property, or a formerly licensed rental property or have a valid offer to purchase for either one of these types of properties.

## Eligible Properties

- Property must be occupied or vacant for less than 12 months, if a legal pre-existing use.
- Property must have been a single-family home at some point previously, or originally constructed as such.
- Property owner must provide proof of property ownership, or have a valid offer to purchase. If property is owned as an LLC, names of all members of the LLC shall be provided.
- The property shall be in non-conformity of current zoning requirements specific to minimum lot size requirements or occupancy limitations.
- Property owner must be current on municipal taxes and other charges, and utility payments.
- The property shall become an owner occupied single-family dwelling upon conversion, regardless of how many units are currently being present.

## Eligible Improvements

- Any items directly related to convert the property back into a single-family dwelling, such as design services, materials, and contracted labor, owners or LLC members labor is not reimbursable.

## Terms

Below are the general terms that will apply for each grant:

- Up to \$35,000 (for a formerly licensed boarding house) grant depending on the number of rental units within the dwelling that are eliminated through the conversion process.
- All funds will be disbursed upon project completion (final inspection and occupancy approval) and the recording of an occupancy deed restriction.
- A deed restriction will be placed on the property requiring the dwelling to remain single-family use and owner-occupied for 20 years after completion and award of grant, after which time that provision will sunset. If this restriction is violated without the City's approval, all funds will become immediately due.
- All costs for closing the grant and document recording fees shall be paid by the grant recipient/applicant.

## Additional Requirements

- A pre-application meeting to discuss logistics, qualifications, amount of potential grant and specifics about the project is required with City staff prior to a formal application being submitted. The scope of work, material list, and cost estimates must be reviewed and approved by the City of Stevens Point - Community Development staff.
- Applicants must be current on municipal taxes and other charges, and utility payments.
- Funds cannot be applied to improvements that have already been started or completed. Pre-approval is required.
- A City inspection of property may be required for the during the term of the program to ensure compliance after with the deed restriction.

- All change orders must be approved by the City.
- All work requiring a contractor must be performed by licensed and insured contractors, with the applicant having acquired a minimum of two cost estimates from two different contractors.
- If applicable, permits must be obtained prior to starting any work.
- Owners (LLC members) or owners' direct relatives cannot be compensated for their labor or time on the project.

### Project Selection

- Applications will be accepted on a first-come, first-served basis.
- A Community Development staff report will be prepared with anticipated impact to the immediate area surrounding the proposed conversion project.
- Projects will be ranked by:
  - The impact of the project on the neighborhood.
  - The value of the conversion within the immediate neighborhood.
  - Increase in taxable value of the property.
  - Removal of non-conformities.
  - Ratio of rental to non-rental occupancy within city block or geographical area.
  - Property owner's willingness to complete work in a manner consistent with City of Stevens Point Design Guidelines.
  - Evidence of owner's ability to finance and complete the project.
  - Ability of the owner to complete the project within 180 days of grant approval.
- Final project selection approval will be determined by the Redevelopment Authority of the City of Stevens Point.

### Application Procedure

- Applications will be accepted annually on starting on January 1<sup>st</sup> on a first-come, first-served basis to the Community Development Department.
- Two cost estimates from licensed contractors or approved suppliers
- Proof of current homeowners insurance, if applicable
- Any outstanding mortgages and/or liens on the property
- Proof of no outstanding municipal taxes or charges, or utility payments
- If property is owned as an LLC, members LLC shall be provided

**The Redevelopment Authority may grant exceptions to any of the requirements for this program.**



## MEMORANDUM

To: Redevelopment Authority

From: Ryan Kernosky, Director of Community Development 

Date: October 14, 2021

RE: **Discussion & Possible Action on Next Steps for 1700 Strong's Avenue**

-----

City staff was made aware of a compromised sidewalk adjacent to 1700 Strong's Avenue several weeks ago. City staff removed the sidewalk and dug down to verify if the compromise was a result of a leaking water lateral, or rain wash out – ultimately we found that there was a compromise in the foundation which was allowing rainwater to enter into the basement of the building. As a result, it is time for the RA to determine what the next steps are in the future of this building and parcel.

City staff sees the following options, and is looking for guidance from the RA on how you wish to proceed:

- 1) Fix the foundation and reissue the RFP this winter in hopes of receiving additional proposals. We are unsure of what the costs would be to fix the foundation, and whether or not anyone would reuse the church building is unknown. Staff does not recommend this approach.
- 2) Raze the church and list the property for sale or issue an RFP to garner additional interest. A preliminary estimate to raze the church came in at \$24,960.00. This does not include the asbestos testing and possible remediation. Staff supports this approach.
- 3) Do nothing and reissue the RFP late winter/early spring 2022. The issues of the foundation do not seem to be impacting the structure at this time, but should be monitored. This would allow the awarded proposer, if there are any, the chance to either save the structure or raze it how they see fit.

Staff is seeking direction from the RA on how you wish to proceed with this project.

[www.stevenspoint.com](http://www.stevenspoint.com)

---

*Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public records law, senders and receivers of City communication should presume that the communications are subject to release upon request, and to state record retention requirements.*



**MEMORANDUM**

To: Redevelopment Authority

From: Ryan Kernosky, Director of Community Development 

Date: October 14, 2021

**RE: Proposed CSM for 1009 & 1013 Second Street**

-----

As part of the redevelopment of 1009 & 1013 Second Street, please see the attached Certified Survey Map. The proposed project building outline is included to allow the RA to see the building placement and the proposed 30' ingress/egress easement along the east property line.

City staff has also included the existing Certified Survey Map for your reference.

Please reach out with any additional questions. Staff recommends approval as presented. Please note that the CSM would not be recorded until the property is ready to be transferred.

[www.stevenspoint.com](http://www.stevenspoint.com)

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8 1 8 9 5 1 2  
Tx:4157427

848799

CYNTHIA A. WISINSKI  
REGISTER OF DEEDS  
PORTAGE COUNTY  
STEVENS POINT, WI  
RECORDED ON  
04/22/2019 08:49 AM

REC FEE: 30.00  
TRANSFER FEE:  
PAGES: 3  
FEE EXEMPT:

CSM # 11191-52-21

# PORTAGE COUNTY CERTIFIED SURVEY MAP NO.

## CERTIFIED SURVEY MAP

LOCATED IN PART OF LOTS 45 AND 46, ALL OF LOTS 47 AND 48 OF BLOCK 16, AND PART OF OUTLOT 1 OF STRONG, ELLIS AND OTHERS ADDITION, ALL OF LOTS 1, 2, 3, 4, AND 5 OF BLOCK 26 OF VALENTINE BROWN'S ADDITION TO THE CITY OF STEVENS POINT, PART OF VACATED RIVER STREET, ALL OF LOT 1 OF PORTAGE COUNTY CERTIFIED SURVEY MAP NUMBER 778-3-136, ALL OF LOT 1 OF PORTAGE COUNTY CERTIFIED SURVEY MAP NUMBER 797-3-155, ALL OF LOT 1 OF PORTAGE COUNTY CERTIFIED SURVEY MAP NUMBER 2209-8-67, AND ALL OF LOT 1 OF PORTAGE COUNTY CERTIFIED SURVEY MAP NUMBER 2971-10-229, LOCATED IN GOVERNMENT LOT 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

### NOTES

THIS INSTRUMENT WAS DRAFTED BY PATRICK J. FUEHRER.

THE BEARINGS HEREIN ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM-PORTAGE COUNTY-NAD 1983. THE NORTH LINE OF GOVERNMENT LOT 1 OF SECTION 32 BEARS N89°52'42"E.

THIS CSM IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

### LEGEND

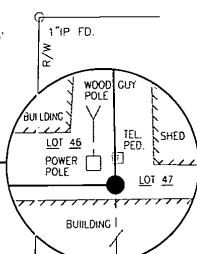
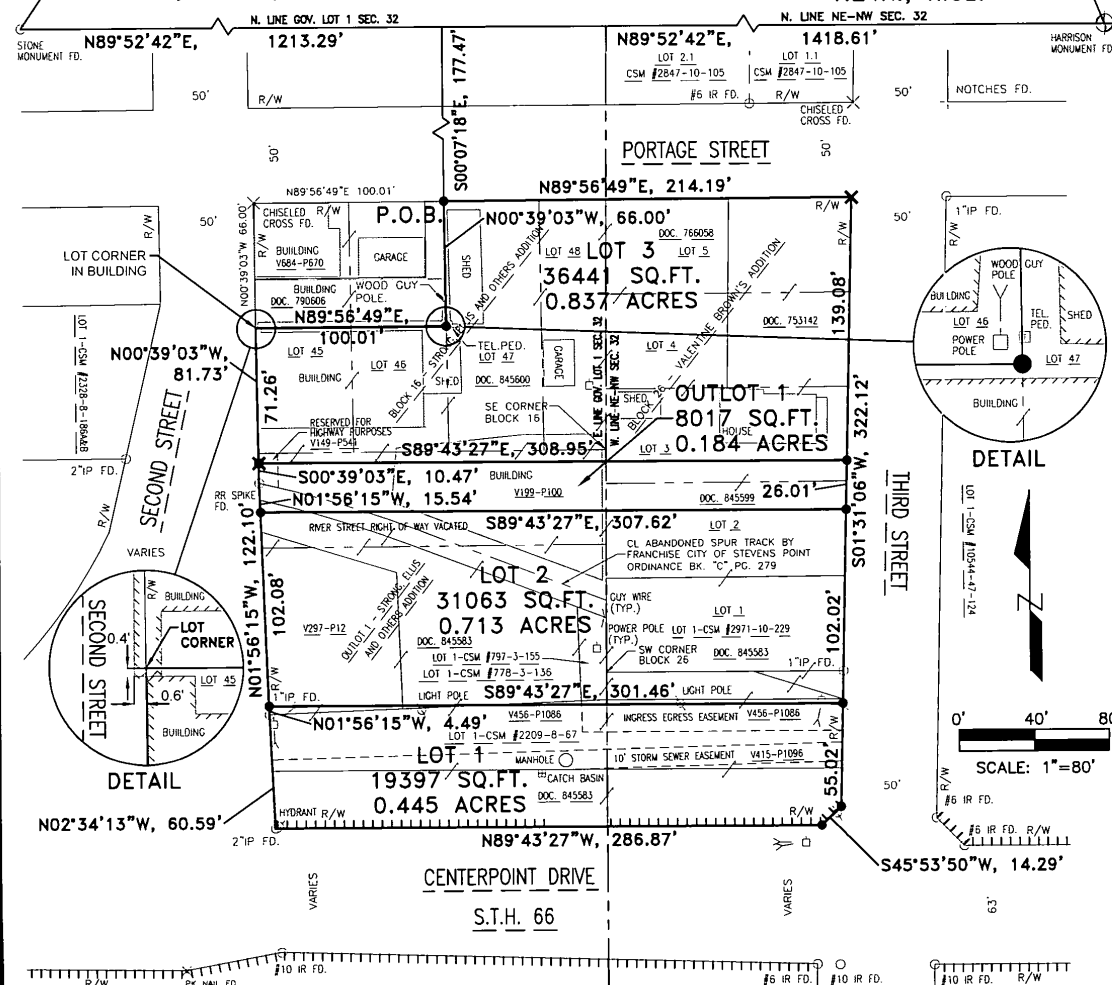
- 3/4" X 18" IRON REBAR SET-1.5#/FT.
- ✕ CROSS SET IN CONCRETE
- ✕ PK NAIL SET IN BITUMINOUS

NO VEHICULAR ACCESS PER WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLAT PROJECT NO.6350-01-21.

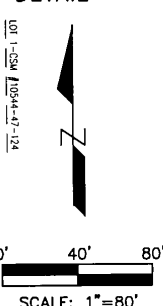
### P.O.C.

NORTHWEST CORNER,  
SECTION 32, T.24N., R.8E.

NORTH QUARTER  
CORNER, SECTION 32,  
T.24N., R.8E.



### DETAIL



# PORTAGE COUNTY CERTIFIED SURVEY MAP NO.

## SURVEYOR'S CERTIFICATE

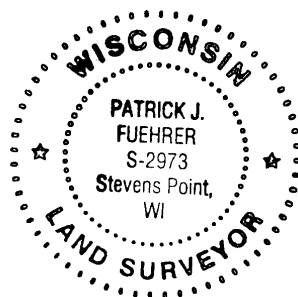
I Patrick J. Fuehrer, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped the land described and represented by this Certified Survey Map located in part of Lots 45 and 46, all of Lots 47 and 48 of Block 16, and part of Outlot 1 of Strong, Ellis and Others Addition, all of Lots 1, 2, 3, 4, and 5 of Block 26 of Valentine Brown's Addition to the City of Stevens Point, part of vacated River Street, all of Lot 1 of Portage County Certified Survey Map Number 778-3-136, all of Lot 1 of Portage County Certified Survey Map Number 797-3-155, all of Lot 1 of Portage County Certified Survey Map Number 2209-8-67, and all of Lot 1 of Portage County Certified Survey Map Number 2971-10-229, located in Government Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

Commencing at the northwest corner of said Section 32; thence North 89 degrees 52 minutes 42 seconds East along the north line of said Government Lot 1 a distance of 1,213.29 feet; thence South 00 degrees 07 minutes 18 seconds East 177.47 feet to the south right-of-way line of Portage Street and the northeast corner of Lot 46 of Block 16 of Strong, Ellis and Others Addition, and the Point of Beginning; thence North 89 degrees 56 minutes 49 seconds East along said south right-of-way line 214.19 feet to the northeast corner of Block 26 of Valentine Brown's Addition to the City of Stevens Point and the west right-of-way line of Third Street; thence South 01 degree 31 minutes 06 seconds West along said west right-of-way line 322.12 feet; thence continuing South 45 degrees 53 minutes 50 seconds West along said west right-of-way line 14.29 feet to the north right-of-way line of Centerpoint Drive; thence North 89 degrees 43 minutes 27 seconds West along said north right-of-way line 286.87 feet to the east right-of-way line of Second Street; thence North 02 degrees 34 minutes 13 seconds West along said east right-of-way line 60.59 feet; thence continuing North 01 degree 56 minutes 15 seconds West along said east right-of-way line 122.10 feet; thence continuing North 00 degrees 39 minutes 03 seconds West along said east right-of-way line 81.73 feet; thence North 89 degrees 56 minutes 49 seconds East and parallel with the south right-of-way line of said Portage Street 100.01 feet to a point on the east line of said Lot 46 of Block 16 of Strong, Ellis and Others Addition; thence North 00 degrees 39 minutes 03 seconds West along said east line 66.00 feet to the Point of Beginning and there terminating. Subject to restrictions, reservations, right-of-ways, and easements of record.

That I have made such survey, and map at the direction of the Redevelopment Authority of the City of Stevens Point. That such map is a correct representation of all the exterior boundaries of the land surveyed. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, and local ordinances of the City of Stevens Point, in surveying and mapping the same.

Dated: April 15, 2019



Patrick J. Fuehrer  
Patrick J. Fuehrer, PLS No. 2973

SHEET 2 OF 3 SHEETS

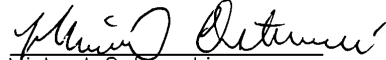
## PORTAGE COUNTY CERTIFIED SURVEY MAP NO.

## CORPORATE OWNERS CERTIFICATE OF DEDICATION

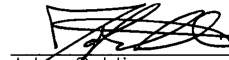
The Redevelopment Authority of the City of Stevens Point, a municipal corporation duly organized and existing under and by the virtue of the laws of the state of Wisconsin, as owner, does hereby certify that said municipal corporation has caused the land described on this certified survey map to be surveyed, divided, mapped, and dedicated as represented herein; and the Redevelopment Authority of the City of Stevens Point does further certify that this certified survey map is required by s.236.10 or s.236.12 of the Wisconsin Statutes to be submitted to the following for approval or objection.

## 1) City of Stevens Point

In witness whereof, said Redevelopment Authority of the City of Stevens Point has caused these presents to be signed by Michael Ostrowski, its Executive Director, and John Schlice, its Chairperson, at Stevens Point, Wisconsin and its corporate seal to be hereunto affixed this 17<sup>th</sup> day of April, 2019.



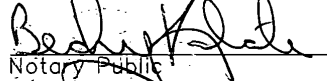
Michael Ostrowski  
Executive Director



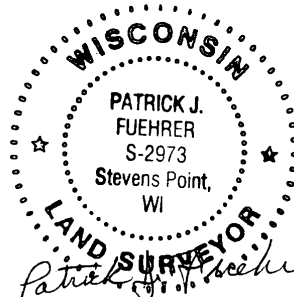
John Schlice  
Chairperson

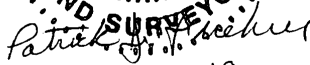
STATE OF WISCONSIN)  
COUNTY OF PORTAGE)ss

Personally came before me this 17<sup>th</sup> day of April, 2019, Michael Ostrowski, Executive Director, and John Schlice, Chairperson, of the above named municipal corporation, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the foregoing instrument as such officers, as the deed of said municipal corporation, by its authority.



Notary Public  
Portage County, Wisconsin  
My commission expires 12/17/2021

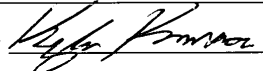


  
4-15-19

## CITY OF STEVENS POINT ACCEPTANCE CERTIFICATE

I hereby certify this map and accompanying information is (approved) (conditionally approved) pursuant to the Building and Safety Ordinances of Stevens Point on the basis of the following (facts) (conditions):

\_\_\_\_\_

By: 

Kyle Kearns  
Associate Planner/Zoning Administrator

CERTIFIED SURVEY MAP

BEING PART OF LOTS 45 AND 46 OF BLOCK 16 OF STRONG, ELLIS AND OTHERS ADDITION, AND ALL OF LOT 3 OF PORTAGE COUNTY CERTIFIED SURVEY MAP NUMBER 11191-52-21, LOCATED IN GOVERNMENT LOT 1 AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

NOTES

THIS INSTRUMENT WAS DRAFTED BY PATRICK J. FUEHRER.

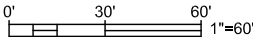
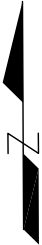
THE BEARINGS HEREIN ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM-PORTAGE COUNTY-NAD 1983. THE NORTH LINE OF GOVERNMENT LOT 1 OF SECTION 32 BEARS N89°52'42"E.

THIS CSM IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

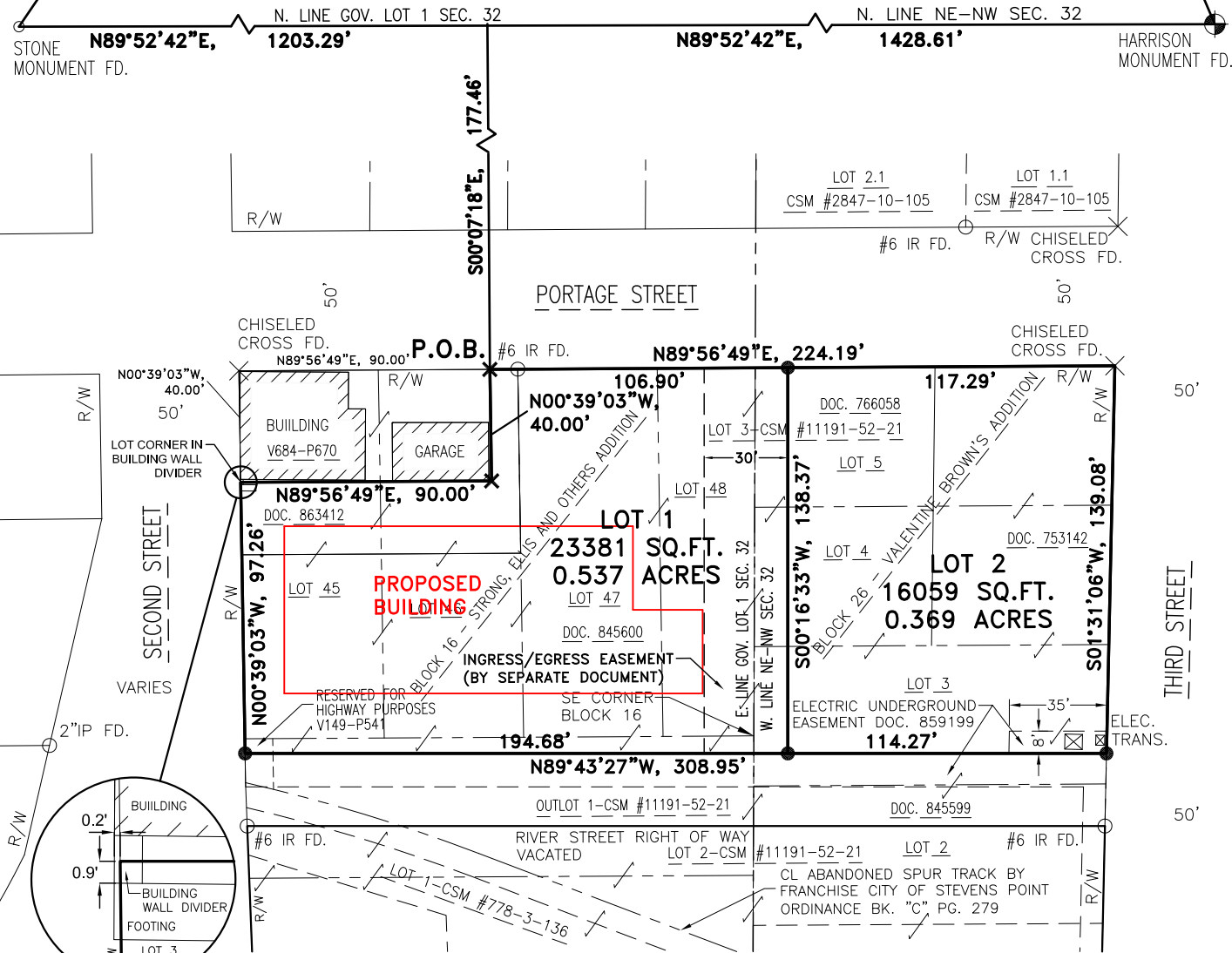
- 3/4" X 18" IRON REBAR SET-1.5#/FT.
- ✕ CROSS SET IN CONCRETE

PRELIMINARY



P.O.C.  
NORTHWEST CORNER,  
SECTION 32, T.24N., R.8E.

NORTH QUARTER  
CORNER, SECTION 32,  
T.24N., R.8E.



DETAIL