Our intention is to have in-person meetings going forward. For the time being, we will hold the City Committee Meetings, Plan Commission, Council and most others at the Community Room at 933 Michigan Avenue. This in-person location will meet the legal requirement for our open meetings.

We will have a virtual option available, but the technology for the hybrid style meeting may not be reliable all of the time.

AMENDED

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING

Community Room
933 Michigan Avenue, Stevens Point, WI

December 20, 2021 7:00 PM

OR

Zoom Teleconferencing

Meeting ID: 869 0509 1977 | Passcode: 321567
By Computer: https://us02web.zoom.us/j/86905091977?pwd=cGlkc2xoVGh5QmxZdy9JcWhXZnhrUT09
By Phone: +1-312-626-6799 (US Chicago)

Agenda

1. Roll Call.

2. Salute to the Flag and Mayor's opening remarks.

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

4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.

5. Presentation to the Mayor and Council: Samantha Szynskie – Community Partners of Portage County – Program overview.

Consideration and Possible Action on the Following:

6. Consent Agenda:

   - Minutes of the Common Council Meeting of November 15, 2021, and the Special Common Council Meeting of November 18, 2021.

   - Actions of the Park Commission meeting of December 1, 2021:
     3. Local Food Fair special event request at Pfiffner Pioneer Park on May 7, 2022.
     4. 2022 Fees and Charges Schedule.
     5. Update on changes in full-time staffing personnel at the KB Willett Arena.
     6. Director's Report.

   - Minutes and Actions of the Plan Commission meeting of December 6, 2021:
     2. Report of the November 1, 2021 meeting of the City Plan Commission.

4. A request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b).
6. Discussion Only: Accessory Dwelling Unit and Accessory Commercial Unit Ordinance.
8. October & November, 2021 Monthly Reports.
9. Director's Report.

- Actions of the Board of Water and Sewerage Commissioners meeting of December 13, 2021:
  2. Approval of minutes of the November 8, 2021 meeting.
  3. Approval of department claims.
  7. Wellhead Protection Ordinance Amendment.

- Actions of the Airport Commission meeting of December 13, 2021:
  2. Approval of minutes of the November 8, 2021 meeting.
  3. Approval of Department Claims.

- Minutes and Actions of the Personnel Committee meeting of December 13, 2021:
  2. Amendment to Administrative Policy 3.02 - Vacation Carry over.
  3. Market Survey Results.
  4. Ordinance Amendment - Compensation for Election Officials (poll workers and appointed Canvass Board members) (Sections 3.402(2) and 3.46(4) of the RMC).

- Minutes and Actions of the Board of Public Works meeting of December 13, 2021.

- Minutes and Actions of the Public Policy and General Government meeting of December 13, 2021:
  2. License List.
  3. Request to Hold Event/Street Closing.

- Minutes and Actions of the Finance Committee meeting of December 13, 2021:
  4. Request for additional funding for the purchase of a fire truck.
  5. Providing the authorization to apply for a WEDC Idle Sites Redevelopment Grant for the property at 1300 Maria Dr. (Former Convent Property).
  6. Approval of a proposal from Rettler Corporation for design services related to the Union Street Extension.
  7. Resolution authorizing the submittal of a Wisconsin Department of Transportation 2022-2026 Transportation Alternative Program (TAP) Grant application to construct the Stevens Point Plover River Crossing Trail Project and the subsequent commitment of funds.
  8. Approving the write-off of uncollectible personal property taxes and accounts receivable.
  10. Approval of inter-fund transfers.
  11. Approval of claims paid.

- Statutory Monthly Financial Report by Comptroller/Treasurer.

- Mayoral Appointments:

  - Re-appoint Gary Speckmann to Administrative Appeals Board – 2-year term expiring December 31, 2023.
  - Re-appoint Justin Adamski to Housing Authority – 5-year term expiring December

31, 2026.
- Re-appoint David Ladick to Redevelopment Authority – 5-year term expiring December 31, 2026.
- Appoint 2022-2023 Election Officials.

7. Budget allocation from 2022 contingency fund in an amount not to exceed $3,000.00 for hotel costs for Fire Chief Robert Finn in connection with temporary postponement of retirement pending selection of new Fire Chief.

8. Resolution- Business 51 Reconstruction Referendum.

9. Resolution - A request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10).

10. Resolution - Approval of the Certified Survey Map and acceptance of dedicated land for right-of-way purposes - Union Street extension north of Maria Drive and Academy Avenue west of said Union Street extension.

11. ***First Amendment of the Development Agreement between the City of Stevens Point and GenCap Danna Stevens Point 102, LLC

12. Ordinance Amendment - Compensation for Election Officials and Canvassing Board.

13. Revocable Occupancy License - To approve a request from Pixelle Androscogglin, LLC for a license to install electrical cable within the right-of-way.

14. Ordinance Amendment - Chapter 12.00 - Special Event Permit Fee.

15. Resolution - Authorizing the submittal of a Wisconsin Department of Transportation 2022-2026 Transportation Alternative Program (TAP) Grant application to construct the Stevens Point Plover River Crossing Trail Project and the subsequent commitment of funds.

16. Resolution - Amendment to the 2021 Budget.

17. Ordinance Amendment – Creation of Aldermanic Districts located in the City.

18. Resolution- Temporary Polling Location for District 11.

19. Review and consideration of the 2020 Housing Affordability Report.

20. Resolution - Required for Community Development Block Grant.

21. Adjournment.

RMC – Revised Municipal Code

Persons who wish to address the Common Council may make a statement as long as it pertains to a **specific** agenda item. Persons who wish to speak on an agenda item will be limited to a five (5) minute presentation. Any person who wishes to address the Common Council on a matter which is not on the agenda will be given a maximum of three (3) minutes and the time strictly enforced under the item, "Persons who wish to address the mayor and council on non-agenda items." Individuals should not expect to engage in discussion with members of the City Council and City staff.

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure 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.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES

Community Room
933 Michigan Avenue, Stevens Point, WI

November 15, 2021
7:00 PM

OR

Zoom Teleconferencing

Minutes

1. Roll Call.

Present: Ald. Christianson, Shorr, Keymer, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.

Others Present: Mayor Wiza, Clerk Yenter, Attorney Beveridge, C/T Ladick, Director Kernosky, Director Kremer, Director Lemke, Chief Finn, Chief Zenner, H/R Manager Jakusz, Mayoral Assistant Frasch.

2. Salute to the Flag and Mayor's opening remarks.

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

4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.

Meleesa Johnson, 1703 Division Street, spoke on her positive experience with the community of Stevens Point while recovering from surgery.

Janet Jurgella Finn stated that the repairs/upgrades on Business 51 are necessary and feels as though the process by which the council has arrived at the current plan has been thorough.

Trevor Roark, 601 Washington Avenue, supports the Business 51 project as he feels it improves the safety of the street. He also spoke about the savings of tax dollars with the current plan.

Bob Gifford, 517 Fieldcrest Avenue, spoke about the need for emergency planning in regards to the present and future scarcity of fossil fuels.

Mary McComb, 2100 Elk Street, said the Business 51 project will make the road more pleasant to drive on and friendlier for pedestrians. She also commended the council on their decision.

Kevin Flatoff, 2151 Ellis Street, spoke against the Business 51 project, citing it as an irreversable decision that should be up to the entirety of Stevens Point to vote on. He asked that the council let the decision go to referendum.

Larry Frostman, 1257 College Avenue, voiced his concerns.

Keith Kedrowski, 1536 Water Street, spoke against the Business 51 project.

Brock Maddox, 5421 Monroe Avenue, is not favor of the Business 51 project and supports a referendum.

Jack Leichtfuss, 3132 Church Street, spoke about the impact of the Business 51 project on his business.

Fred Kalkofen, 910 Ridge Road, expressed concerns about the Business 51 project, citing past projects that he said haven't been successful.

Robert Larson, 3283 Lindbergh Avenue, disapproved of the Business 51 project and is in favor of a binding referendum.

Kevin Ruder, 3364 April Lane, highlighted the potential negative effect the Business 51 project would have on traffic flow.

Ronald Carlson, 3356 Oak Avenue, voiced his concerns on the Business 51 project referencing Plover and Whiting's recent roadway updates. He supports a referendum.

Joe Fonti, 9407 Cedar Park Street, expressed objections to Business 51 project and is in favor of a referendum.

Ann Walkush, 9321 Buena Vista Road, disapproved of the Business 51 project and highlighted the potential negative effect it would have on traffic flow. She is in favor of a referendum.

Robin Falk, opposes the Business 51 project and is in favor of a referendum.

Corey Kealiher, 1111 Minnesota Avenue, spoke about the rules of decorum for public meetings that was introduced at a previous meeting.

Christopher Wood, 500 E Thomas Street, expressed his disagreement on the Business 51 project.

Becky Kressin, spoke about the construction happening on First Street. She also expressed objections to the Business 51 project, highlighting the driveways that will be affected.

Consideration and Possible Action on the Following:

5. Consent Agenda:

Minutes of the Common Council meeting of October 18, 2021, and Special Common Council meetings of October 25, 2021 and November 10, 2021.

Actions of the Police and Fire Commission meeting of November 2, 2021:
4. Confirmation of bills.
5. Discussion, with possible action, authorization to hire a police officer.

Minutes and Actions of the Plan Commission meeting of November 1, 2021:
2. Selection of a temporary chairperson for the November 1, 2021 meeting of the City Plan Commission.
3. Report of the October 4, 2021 meeting of the City Plan Commission.
7. A request from Ryan Wanta, representing Great Northern Distilling, for a Site Plan

Review to construct a principal structure at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(4)(b)(1)(2).
9. Discussion Only: Accessory Dwelling Unit and Accessory Commercial Unit Ordinance.
10. Director's Report.

Actions of the Board of Water and Sewerage Commissioners meeting of November 8, 2021:
2. Approval of minutes of the September 13, 2021 meeting.
3. Approval of Department Claims.
8. Agreements with MC&E for professional services.

Actions of the Airport Commission meeting of November 8, 2021:
2. Approval of minutes of the September 13, 2021 meeting.
3. Approval of Department Claims.

Actions of the Transportation Commission of November 8, 2021:
2. Approval of September 13, 2021 minutes.
3. Approval of the September and October 2021 financial/claims report.
4. Approval to move forward with the 2022 5311-PTAP Application.
5. Approval of the County/City transportation agreement – 5-year term.
6. Approval of the purchase of Passio Go add-on.
7. Approval to move forward with LNT (Late Night Transit) service changes.

Minutes and Actions of the Personnel Committee meeting of November 8, 2021:
2. Amendment to Administrative Policy 3.02 Leave Policies (Funeral Leave).
4. Request for Reorganization of Streets Division.
5. Adjourn into closed session pursuant to Wisconsin State Statute 19.85(1)(c) to consider a request for leave of absence without pay.
6. Reconvene into open session (approximately 5 minutes after adjourning into closed session) for action on the request for leave of absence without pay.

Minutes and Actions of the Public Policy and General Government meeting of November 8, 2021:
2. License List.
3. Request to Hold Event/Street Closing.
5. Consideration of the Common Council Code of Conduct.

Minutes and Actions of the Finance Committee meeting of November 8, 2021:
4. Awarding a bid to AVIA Design for the Wayfinding Signage Design Program.
5. Authorization to Apply for ARPA Neighborhood Investment Fund Grant Program.
6. Approval of Claims Paid.

Statutory Monthly Financial Report by Comptroller/Treasurer.

Mayoral Appointments:
Zoning Board of Appeals Appoint Lynn Markham term expiring April 30, 2024.

Becky Kressin, spoke in favor of adopting a code of conduct for the council.

Jay Wolf, 1600 Michigan Ave, supports the secondary dwelling units and expressed his desire that the requirements be easily met.

Ald. Morrow asked to pull item #5 of the Public Policy and General Government meeting.

Ald. Dalton moved, Ald. Morrow seconded, to approve the consent agenda with item #5 of the Public Policy and General Government pulled for further discussion.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion carried.

Ald. Slowinski moved, Ald. Morrow seconded, to approve the revised Code of Conduct as presented.

Ald. Morrow moved, Ald. Slowinksi seconded, to amend the Code of Conduct document to strike "council members will abstain from engaging with city employees".

Ayes majority, nays minority. Motion carried.

Call for the vote: Ayes: Morrow, Leek, Slowinski,
Nays: Fishler, Dalton, Kneebone, Johnson, Zarazua, Keymer, Shorr, Christianson.
Motion denied.

6. **A request from Oren Jakobson, representing Upstream Cider LLC, for a conditional use permit to operate a small-scale alcohol production facility at 2041 Madison Street (Parcel ID 281240832403709), consistent with Ch. 23.02(2)(b)(3)(m).**

Ald. Morrow moved, Ald. Keymer seconded, to approve the request from Oren Jakobson, representing Upstream Cider LLC, for a conditional use permit to operate a small-scale alcohol production facility at 2041 Madison Street, consistent with Ch. 23.02(2)(b)(3)(m).

Call to vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Slowinski, Kneebone, Leek, Fishler, Morrow.
Nays: None. Abstention: Dalton. Motion carried.

7. **A request from Ryan Wanta, representing Great Northern Distilling, to rezone the properties at 1009 Second Street (Parcel ID 281240832200405), an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422) and an unaddressed parcel bounded by Second Street and Third Street (Parcel ID 281240832200423) from "B-2" Central Business Transition to "PD" Planned Development.**

Ald. Dalton moved, Adl. Shorr seconded, to approve the request to rezone the properties at 1009 Second Street, an unaddressed parcel bounded by Second Street, Third Street and Portage Street and an unaddressed parcel bounded by Second Street and Third Street from "B-2" Central Business Transition to "PD" Planned Development.

Call for the vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

8. **A request from Ryan Wanta, representing Great Northern Distilling, for a conditional use permit to operate a small-scale alcohol production facility at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422), consistent with Ch. 23.02(2)(b)(3)(m).**

Ald. Zarazua moved, Ald. Christianson seconded to approve the request for a conditional use permit to operate a small-scale alcohol production facility at 1009 Second Street and an unaddressed parcel bounded by Second Street, Third Street and Portage Street, consistent with Ch. 23.02(2)(b)(3)(m).

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler Morrow.
Nays: None. Motion carried.

9. A request from the Redevelopment Authority of the City of Stevens Point to sell 23,381 square feet of property located at 1009 Second Street (Parcel ID 281240832200405) and an unaddressed parcel bounded by Second Street, Third Street and Portage Street (Parcel ID 281240832200422).

Ald. Zarazua moved, Ald. Keymer seconded, to approve a request from the Redevelopment Authority of the City of Stevens Point to sell 23,381 square feet of property located at 1009 Second Street and an unaddressed parcel bounded by Second Street, Third Street and Portage Street.

Call for the vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

10. Awarding project #21-15 (Test Well Drilling) to Midwest Well Services, Inc. dba: Municipal Well and Pump from Waupon, WI in an amount not to exceed $92,472.65.

Ald. Slowinski moved, Ald. Morrow seconded, to award project #21-15 (Test Well Drilling) to Midwest Well Services, Inc. dba: Municipal Well and Pump from Waupon, WI in an amount not to exceed $92,472.65.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion carried.

11. Ordinance Amendment - Section 13.23(2) of the Revised Municipal Code as it relates to Stormwater Utility Charges.

Director Lemke provided an overview of the ordinance amendment pertaining to rate changes.

Ald. Dalton moved, Ald. Keymer seconded, to approve Ordinance Amendment - Section 13.23(2) of the Revised Municipal Code as it relates to Stormwater Utility Charges.

Call for the vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

12. Resolution – Creation of revised wards located in the City.

Clerk Yenter spoke on the revised ward sizes and the plan going forward. She communicated the need for a Special Common Council to be convened prior to November 20th.

No action was taken on this agenda item.

13. Ordinance Amendment - Section 12.28 of the Revised Municipal Code-Special Event Permits.

Ald. Dalton moved, Ald. Fishler seconded, to approve the Ordinance Amendment - Section 12.28 of the Revised Municipal Code-Special Event Permits.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion carried.

14. Public Hearing on the City Budget for 2022.

Mayor Wiza declared the public hearing open.

As no one wished to speak, the public hearing was declared closed.

15. Resolution Adopting the Budget (Capital and Operating) for the City of Stevens Point for the Year 2022.

C/T Ladick gave an overview of the adjustments and technical changes that were made since the budget was originally presented.

Ald. Slowinksi moved, Ald. Morrow seconded, to approve the Resolution Adopting the Budget (Capital and Operating) for the City of Stevens Point for the Year 2022.

Call for the vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

16. Resolution Appropriating Necessary Funds for the City of Stevens Point for 2022 and Levying the Tax Rate for the Year 2021.

Ald. Shorr moved, Ald. Dalton seconded, to approve the Resolution Appropriating Necessary Funds for the City of Stevens Point for 2022 and Levying the Tax Rate for the Year 2021.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion carried.

17. Resolution Providing for Writing Special Assessments and Special Charges into the Tax Roll for 2021.

Ald. Slowinkski moved, Ald. Morrow seconded, to approve the resolution Providing for Writing Special Assessments and Special Charges into the Tax Roll for 2021.

Call for the vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

18. A Resolution Authorizing and Providing for the Sale and Issuance of $9,205,000 Taxable General Obligation Corporate Purpose Bonds, Series 2021A, and All Related Details.

Ald. Shorr moved, Ald. Dalton seconded, to approve the resolution Authorizing and Providing for the Sale and Issuance of $9,205,000 Taxable General Obligation Corporate Purpose Bonds, Series 2021A, and All Related Details.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion carried.

19. A Resolution Authorizing and Providing for the Sale and Issuance of $3,305,000 Storm Water System Revenue Bonds, Series 2021, and All Related Details.

Ald. Dalton moved, Ald. Zarazua seconded, to approve the resolution Authorizing and Providing for the Sale and Issuance of $3,305,000 Storm Water System Revenue Bonds, Series 2021, and All Related Details.

Call for the vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

20. Adjournment.

Adjourned at 9:12 p.m.

CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING MINUTES

Community Room
933 Michigan Avenue,
Stevens Point, WI

November 18, 2021
1:00 PM

OR

Zoom Teleconferencing

Minutes

1. Roll Call.

Present: Ald. Christianson, Shorr, Keymer, Johnson, Kneebone, Leek, Dalton, Morrow.

Excused: Ald. Zarazua, Slowinski, Fishler.

Others
Present: Mayor Wiza, Chief Zenner, Assistant Chief Kussow, Attorney Beveridge, Clerk Yenter.

Consideration and Possible Action on the Following:

2. Resolution – Creation of revised wards located in the City.

Ald. Christianson moved, Ald. Morrow seconded, to approve Resolution – Creation of revised wards located in the City.

Call for the vote: Ayes: Ald. Christianson, Shorr, Keymer, Johnson, Kneebone, Leek, Dalton, Morrow.
Nays: None. Motion carried.

3. Adjournment.

Adjourned at 1:05 p.m.

REGULAR MEETING MINUTES
Board of Park Commissioners
December 1, 2021 - 6:30 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 814 3501 8060 | Passcode: 608912
By Computer: Click to Connect
By Phone: +1-312-626-6799 (US Chicago)

Discussion and Possible Action on:

Attendance: Chair Liz McDonald, Bob Freckman, Mike Glodosky, Sue Hall, Matt Kirsch, Shaun Przyblyski, Alder Davis Shorr, Alder Jeremy Slowinski, Wayne Sorenon and Alder Mykeerah Zarazua.
Also in attendance: Director Dan Kremer, Supervisor Anne Hylla, Trevor Drake
Excused: John Okonek

1. **Roll Call.**

2. **Approval of October 6, 2021 meeting minutes**

Motion by Zarazua to approve the minutes as presented, second by Glodosky. Motion passed 10-0.

3. **Local Food Fair special event request at Pfiffner Pioneer Park on May 7, 2022.**

Motion by Freckman to approve the food fair special event as presented, second by Kirsch. Motion passed 10-0.

4. **2022 Fees and Charges Schedule**

Motion by Przyblyski to approve staff recommendation on programs and daily non-resident fees as presented ($10 per program registration and $1.00 per daily admission) along with including a $25.00 non-resident fee for lodge rentals; second by Shorr. Motion passed 10-0.

5. **Update on changes in full-time staffing personnel at the KB Willett Arena and Rec Center.**

6. **Director's Report**
   1. **Capital projects for 2022**
   2. **Iverson restroom project update**
   3. **Willett roof replacement**
   4. **Plover River Crossing Trail Project**
   5. **Donor interest - two neighborhood parks**

7. Adjournment.

Motion to adjourn by Glodosky; second by Freckman. Motion passed 10-0. Meeting adjourned at 7:12 pm

REPORT OF CITY PLAN COMMISSION

December 6, 2022 – 6:00 PM
In-Person & Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Cooper, Commissioner Hoppe, and Commissioner Rice.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Alderperson Christianson, Alderperson Johnson, Alderperson Leek, Alderperson Shorr, Alderperson Morrow, Ruth Pfiffner, Nancy Roppe, Nick Banuck, William Love, Pam Packard, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

Opening Section:
1. Roll call.

Discussion and possible action on the following:

2. Report of the November 1, 2021 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10).
4. A request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b).
5. Approval of the Certified Survey Map and acceptance of dedicated land for right-of-way purposes - Union Street extension north of Maria Drive and Academy Avenue west of said Union Street extension.
6. Discussion Only: Accessory Dwelling Unit and Accessory Commercial Unit Ordinance.
7. Review and Consideration of the 2020 Housing Affordability Report.
8. October & November, 2021 Monthly Reports.
9. Director's Report.

Closing Section:

10. Adjourn.

Opening Section:

1. Roll call.

   Present: Wiza, Kneebone, Arntsen, Cooper, Hoppe, Rice
   Excused: Haines

Discussion and possible action on the following:

2. Report of the November 1, 2021 meeting of the City Plan Commission.

   Motion by Commissioner Arntsen to approve the report of the November 1, 2021 Plan Commission meeting; seconded by Commissioner Cooper.

   Motion carried 6-0.

3. Public Hearing and action on a request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10).

   Associate Planner/Zoning Administrator Kuhn summarized the four previous action items associated with the planned development off Division Street for a car wash and restaurant, noting that the request for reduced setbacks had ultimately been denied due to several concerns. After review, staff noted that the latest modifications had addressed outstanding issues, thus staff recommended approval with the conditions outlined in the staff report.

   Mayor Wiza declared the public hearing open.

   Alderperson Morrow (District Eleven) stated support of the request, noting no negative complaints from constituents.

   There were some clarifying questions between Jim Laabs, owner adjacent to the south, and staff, regarding the proposed site plan of the restaurant. Nick Banuck, representing the site developer, added additional details for Mr. Laabs regarding the site.

   Mayor Wiza declared the public hearing closed.

   Commissioners made the following comments:

   1. Clarification requested as to the location of sidewalks and landscaping for the new development, to which staff and Mr. Banuck provided. The agenda packet contained a landscaping plan.

   Motion by Commissioner Hoppe to approve the request from Nick Bancuk, representing Stratton Capital Division, LLC, to modify an adopted conceptual plan for the planned development of an unaddressed parcel off Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(4)(2)(10) with the following:

   1. **A zero-foot pavement setback shall be provided along the western lot lines for both proposed uses.**
   2. **A zero-foot pavement setback shall be provided along the southern lot line of the restaurant parcel.**

   seconded by Commissioner Arntsen.

   Motion carried 6-0.

4. A request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b).

   Associate Planner/Zoning Administrator Kuhn briefly explained that applicant had updated the corresponding plans in addition to the site plan as it related to the previous agenda item. Those plan sets were before the commission for review, and staff recommended approval with conditions outlined in the staff report.

   Mayor Wiza asked for comments from the audience, to which there were none.

   Motion by Commissioner Cooper to approve the request from Nick Bancuk, representing Stratton Capital Division, LLC, for a Site Plan Review to construct two principal structures on an unaddressed parcel off of Division Street North (Parcel ID 281240829140021), consistent with Ch. 23.02(2)(f)(5)(b) with the following:

   1. **An additional fire hydrant shall be installed on the property, subject to the review and approval of the City Fire Department.**
   2. **A certified survey map shall be produced to execute the split of the property into two lots. The certified survey map shall be reviewed by appropriate City departments meeting appliable lot split requirements.**
   3. **The applicant shall execute a shared access agreement between the two created parcels.**

4. **Refuse storage for each use shall be constructed with masonry materials that complement the principal structure. A final design shall be submitted to Community Development staff for review and approval.**
5. **Sidewalks shall be installed on the entirety of the property abutting Division Street North. A final sidewalk design shall be submitted to the Director of Public Works for review and approval meeting appliable design requirements.**
6. **If either structure provides fire alarms or sprinklers, a knox box shall be installed that is reviewed and approved by the City Fire Marshal.**
7. **The applicant shall submit updated plans on stacking spaces provided for the restaurant, subject to the review and approval of Community Development staff meeting applicable Zoning Code requirements.**
8. **The applicant shall submit plans for proposed signage on each property, subject to the review and approval of Community Development staff meeting applicable Sign Code requirements.**
9. **An erosion control permit shall be obtained and appropriate erosion control facilities shall be installed prior to the start of land disturbance, subject to the review and approval of the Utilities Department.**
10. **Any additional sanitary sewer connections required to support the development shall be reviewed and approved by the Utilities Department.**
11. **A building permit shall be obtained prior to the start of construction.**
12. **Staff shall have the ability to approve minor amendments to the site plan.**

seconded by Commissioner Rice

Motion carried 6-0.

5. Approval of the Certified Survey Map and acceptance of dedicated land for right-of-way purposes - Union Street extension north of Maria Drive and Academy Avenue west of said Union Street extension.

   Director Kernosky briefly explained that the Certified Survey Map was part of the redevelopment for the convent property. Staff asked that flexibility be granted to them in addressing the grotto on the site in partnership with the sisters, who were agreeable to having it removed due to safety concerns. Lot 1 was planned to be a public park space, with Lot 2 being an existing cemetery and outbuilding. The sisters would retain ownership of the cemetery for maintenance. Staff recommended approval as presented.

   Mayor Wiza asked for comments from the audience, to which there were none.

   Motion by Commissioner Hoppe to approve the Certified Survey Map and acceptance of dedicated land for right-of-way purposes - Union Street extension north of Maria Drive and Academy Avenue west of said Union Street extension; seconded by Commissioner Arntsen

   Motion carried 6-0.

6. Discussion Only: Accessory Dwelling Unit and Accessory Commercial Unit Ordinance.

   Mayor Wiza asked for comments from the audience.

   Ruth Pfiffner (708 Ridge Rd) reiterated her heavy opposition against the Accessory Dwelling Unit use, expanding that removing zoning protections against the use would infringe on their rights.

   Nancy Roppe (925 Smith St) noted that there appeared to be no requirements for Accessory Dwelling Units having dedicated sidewalks, which could pose a hazard. There were also concerns for potential over occupancy and parking along the street. Largely agreed with Ms. Pfiffner's comments.

   William Love (909 Ridge Rd) noted allowing the Accessory Dwelling Unit use would be an erosion of current standards, which would create a pathway to more erosion. He provided a history of being a tenant and was opposed to the use overall.

Alderperson Leek (District Eight) noted that demographics in several districts, especially District Eight, didn't speak to the need for the Accessory Dwelling Unit use.

Director Kernosky noted that the commission had tasked staff to provide an analysis on what parcels in the City would qualify under the proposed ordinance specific to the area and zoning. That analysis was located on page 66 of the staff packet. After summarizing their findings, staff made a note that they did not want to overregulate Accessory Dwelling Units to the point of discouraging their use. If that would be the result, it would be best to not do it at all. Staff added that by making it a Conditional Use, in addition to the other requirements, they could come to some middle ground and find a balance in allowing the use.

Mayor Wiza noted that having Accessory Dwelling Units as a Conditional Use Permit would provide extra safety measures for neighborhoods, with Director Kernosky reiterating that the owner-occupied requirement for the principal dwelling was a core component of the use, as it would mean that rental units, or rooming houses, could not expand their rental use.

Pam Packard (1017 Ridge Rd) stated concerns for privacy for surrounding neighbors.

Alderperson Shorr (District Two) agreed that this use would largely be demand driven, and more so done for personal choices, such as for a parent or grandparent. Increasing density was also important.

Commissioners made the following comments:

1. Noted that allowing the use as a Conditional Use Permit first appeared to have worked with Tourist Rooming Houses.
2. Liked the suggestion of limiting the impervious surface on the site, or overall size of the building relative to the site or existing impervious surface. Staff noted that staff had reduced the threshold of not exceeding 75% impervious surface to not exceeding 60%, including buildings or any hard surface. There was a brief back-and-forth discussion regarding existing regulations for impervious surface requirements for residential and commercial properties.
3. Noted surprise at the number of parcels that would meet the requirements for Accessory Dwelling Units and inquired on what type of density the City was hoping for or expecting. Staff stated that they would pull some numbers for the commission.
4. Inquired on whether a single-family residence could convert to a duplex legally by building an addition, to which staff confirmed accurate so long as they could meet the minimum lot size and setback requirements and were in the proper zoning district. There was a back-and-forth discussion regarding this point, and what would be the difference in allowing a second unit, aside from it being connected or not to the main dwelling.
5. Opinion that Accessory Dwelling Units would provide upwards mobility for many residents in terms of financial security.
6. Noted that if new construction met zoning and building code requirements, they did not have control over where windows could be placed, regardless of privacy concerns.

Mayor Wiza asked that additional comments be forwarded to staff.

No action was taken.

7. Review and Consideration of the 2020 Housing Affordability Report.

   Director Kernosky outlined the contents of the 2020 Housing Affordability Report as required by Wisconsin State Statute. This was the third year the State had required the City to complete the report. It was available online for public viewing.

   Motion by Commissioner Hoppe to approve the 2020 Housing Affordability Report and place it on file; seconded by Commissioner Cooper.

   Motion carried 6-0.

8. October & November, 2021 Monthly Reports.

   Director Kernosky summarized the October and November 2021 reports. Valuation and issued permits continued to track normally for the year.

   Motion by Alderperson Kneebone to approve the October & November, 2021 Monthly Reports and place it on file; seconded by Commissioner Arntsen.

   Motion carried 6-0.

9. Director's Report

   Director Kernosky memorandum had been included in the Agenda Packet. It contained:

   a. Developmental Updates
   b. Special Project Updates
   c. Public Policy Updates
   d. Economic Development Updates

   Motion by Commissioner Hoppe to approve the December 2021 Director's Report and place it on file; seconded by Commissioner Rice.

   Motion carried 6-0.

Closing Section:

10. Adjourn.

    Meeting adjourned at 7:02 PM.

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

City of Stevens Point
Board of Water and Sewerage Commissioners
December 13, 2021 - 12:00 PM

Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI

OR

Zoom Teleconferencing
Meeting URL to connect: https://us02web.zoom.us/j/82026885705
Dial in number: (301) 715-8592
Meeting ID: 820 26885705

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Paul Adamski, Carl Rasmussen, Anna Haines, and Ray Schmidt

EXCUSED ABSENCE: Mae Nachman

STAFF PRESENT: Joel Lemke, Eric Southworth, Chris Lefebvre, Craig Czaikowski, Mary Klesmith, Jason Draheim and Jaime Zdroik

ALSO PRESENT Stevens Point Residents (in-person/or Zoom): Todd Huspeni - 4725 E Maria Drive, Tobias Barske-310 Virginia Circle, Jill Klesmith-4721 E. Maria Drive, Kurt Mansavage-4733 E. Maria Drive, Russ & Jody Allred-3131 Revere Road, Don Peters, Jim Radford-404 Virginia Drive, Karin Sieg, Colton Mansavage, Cortney Chaffin, Chris Radford, Mary Kneebone, Angie Ward, Ryan Kernosky, Joe Zagrzebski

2. Approval of Minutes

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the November 8, 2021 meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Carl Rasmussen, seconded by Anna Haines to approve the department claims for the month of November 2021 as audited and read.

Ayes all. Nays none. Motion carried.

4. Water Supply and Distribution Reports - *Eric Southworth*

Eric stated there was a significant increase in usage for November. The paper mill was using a little more water than usual. We got the equipment for the air mixer for the tower and that will be installed hopefully in the first quarter of 2022.

5. Sewage Treatment Operations Report - *Chris Lefebvre*

Chris stated all permit requirements were met for the month of November. We did

winterize the biogas generator in order to save power and to not have to run water to it and heat it over the winter. We did have a gasket issue, so our dryer and number four boiler had to run on natural gas for awhile but we were still able to produce over 27% of our own heat. The effluent discharge data on November 8, the flow was .078 and should have been 2.078. There was an issue with the SCADA system rebooting at the time. The number has been updated and submitted to the DNR.

6. Construction and Maintenance Report - *Craig Czaikowski*

Craig stated all of the asphalt is finished. The crews are doing the hydrant maintenance for the winter project. Crews have also been helping out at the Airport with snow removal, etc.

7. Wellhead Protection Ordinance Amendment - *Joel Lemke*

Joel explained the Commission has already approved the addition of Zone C. The content of this draft is very similar to the current ordinance except that our current ordinance has an actual legal description for each zone which is not necessary to have with the current mapping ability. What he is bringing forth today is language that matches the format which the County is adopting. Anna's motion to move animal confinement from special exception down to prohibited in Zone B has been done. This is what you have seen in previous meetings, but we wanted to bring the entire draft to the Commission because it will go to the Plan Commission next month.

Motion made by Ray Schmidt, seconded by Anna Haines to approve the Wellhead Protection Ordinance Amendment.

Ayes all. Nays none. Motion carried.

8. Community Area Network Report - *Joel Lemke*

Joel said we will be putting out a bid shortly for the project we are doing with Portage County, the school district and the City, the bulk of the project being for the County and the school district to add to our network to better serve them.

9. Directors Report - *Joel Lemke*

Nothing to report.

Carl Rasmussen asked when we'd be seeing the Capital Operations and Improvement Plan? Joel stated due to the full agenda today he decided to bring it to January's meeting.

10. Adjournment.

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:15PM

City of Stevens Point
Airport Commission
December 13, 2021 - 12:16 PM

Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting URL to connect: https://us02web.zoom.us/j/82026885705
Dial in number: (301) 715-8592
Meeting ID: 820 26885705

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Paul Adamski, Carl Rasmussen, Anna Haines, Mae Nachman and Ray Schmidt

STAFF PRESENT: Joel Lemke, Jason Draheim, Chris Lefebvre, Mary Klesmith, Eric Southworth, Craig Czaikowski and Jaime Zdroik

ALSO PRESENT Stevens Point Residents (in-person/or Zoom): Todd Huspeni - 4725 E Maria Drive, Tobias Barske-310 Virginia Circle, Jill Klesmith-4721 E. Maria Drive, Kurt Mansavage-4733 E. Maria Drive, Russ & Jody Allred-3131 Revere Road, Don Peters, Jim Radford-404 Virginia Drive, Karin Sieg, Colton Mansavage, Cortney Chaffin, Chris Radford, Mary Kneebone, Angie Ward, Ryan Kernosky, Joe Zagrzebski

2. Approval of Minutes

Ray said in Item 3, Approval of Department Claims in the November 8th minutes, the motion was made by Mae Nachman.

Motion made by Carl Rasmussen to approve the minutes with corrections, seconded by Ray Schmidt to approve the November 8, 2021 meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Anna Haines, seconded by Carl Rasmussen to approve the department claims for the month of November 2021 as audited and read.

Ayes all. Nays none. Motion carried.

4. Progress at Airport Fence Project - *Joel Lemke*

Joel asked Jason to provide an update on the status of the contract. Jason stated they have entered into Phase 1 of the project. Tree clearing commenced on November 29th along Wellfield Road in a NE direction counter clockwise around the Airport. The clearing is about 65-70% complete. They are now on the NW property line. The mulch and grinding crews have begun to follow the clearing crew. Phase 1 is scheduled to wrap up after the 1st of the year in preparation of construction season. Depending on weather, Phase 2 will begin the end of March beginning of April.

Joel heard back from the engineers and the property line and the right-of-way are one in the same. Clearing will be completed by the end of the week.

Paul has been reading all of the emails and thought there would be value in looking at a map on the screen and then it could be pointed out what the residents are wanting us to accomplish other than what was already agreed to.

Kurt Mansavage explained the Mayor and Carl Rasmussen actually met at the site to look at the markings to get a visual of what the residents were talking about. Kurt said Joel had put a mark on the road and told them to measure from that spot 63 feet to the north and that would indicate where the fence would be. Dave Wills from the Town of Hull also came down and measured as well and the measurements were very close. At that time, they understood that marking to represent 30 feet off the property line, not 45 feet. Once the Commission approved an additional 15 feet bringing the total to 45 feet, Dave Wills and some of the residents came back out and measured off an additional 15 feet. After looking at that, the residents then felt the additional 15 feet that was approved would give enough buffer of trees to hide the fence. Kurt said the original marking was represented to them to be 30 feet off of the property line. This is why the residents are coming back to the Commission to ask for additional pushback.

Paul Adamski asked if the marking was 45 feet off of the property line as agreed upon? Kurt then stated they thought the original marking was for the 30 feet that was originally agreed upon. Joel said he placed the marking on the edge of the pavement to have a point of reference to show how far back the fence should be. The mark represents 45 feet off of the property line. Around that time, there were several measurements taken out there and that could be where the confusion is. Joel said he marked 45 feet because at the time, even though he had not asked the Commission yet, 45 feet was what was being discussed. Paul asked if the marking does represent 45 feet from the property line to the fence line? Kurt said it does. Paul then asked if it is at the 45 feet that was agreed upon then what are they asking for?

Todd Huspeni stated they were prepared as petitioners to oppose the variance of a 10 foot high fence with 3 feet of barbed wire at the Plan Commission Meeting and City Council meeting and they did not because they thought the original marking was representing 30 feet and they felt the additional 15 feet would provide enough coverage. Paul said if the measurements are at 45 feet from the property line as agreed upon then what are they asking for? Kurt said their goal is to get a small strip

of 15 more feet of trees to provide a natural buffer of the fence. Jill Klesmith said they are requesting that because they thought the original mark was 30 feet and thought they'd have another 15 feet added on not realizing the mark already represented the agreed upon 45 feet.

Anna Haines stated that the fence is set back from the Airport property line by 45 feet and that is what was agreed upon and now the residents are asking for it to be 60 feet from the property line? Anna stated the project is pretty far along and asked Joel to speak to about the project time line. Joel reiterated what was discussed in the beginning of the meeting, that the tree clearing for the entire perimeter of the Airport will be completed by the end of the week. Joel explained we are the sponsors of this project but the contractor is actually working for the State of Wisconsin, not us. The State bid the project, awarded the project and manages the project. Joel said long term, it is Airport property to manage no matter where the fence is placed currently. It could change in the future. Joel feels 45 feet of room is beyond adequate to have a long term, impactful buffer between the fence and the residents. We don't have nearly that in other areas where the fence is in there backyards so he is not in favor and he is not going to suggest or ask for the Commission's support to go any further. Paul said theoretically, the fence could be on property line. Staff originally suggested 15 feet. In the December meeting it was then set at 30 feet and then in January's meeting it was agreed to be 45 feet off the property line. Paul said at this point we have made 3 concessions as to how far off the property line the fence would be placed. Paul agrees with Joel and won't consider an additional 15 feet.

Todd Huspeni said just a few more feet would keep some more mature oaks and help maintain the view. Todd said there is only one tree marked to keep out there.

Ray explained that his original intent for suggesting more space between the right of way and the fence was to preserve trees and if there is a way to do that without moving the fence further by not clearing as much he would suggest going that route. Trees that don't need to be taken down should not be. Ray said he doesn't believe the contractor will object to having to take down fewer trees. He does agree that we have been reasonable all the way through the process. Joel asked Jason what trees were marked out there. Jason said clearing 15 feet towards the right of way does preserve the largest row/section of northern pin oak and we can guide the clearing contractor to veer outside the limits and not damage those trees. Jason said there's at least a half a dozen trees that were marked. Joel clarified that the trees not marked were outside the clearing limits and did not need to be marked. Anna asked if the 15 feet used for clearing is past the 45 foot setback? Yes it is after the 45-foot setback.

Carl Rasmussen stated there was also a concern expressed with the FAA expectations of the scope of the Airport property and moving this line back further could trigger a review by the FAA. Carl also said to preserve/protect the most amount of trees would be to put the fence on the property line and obviously that isn't a solution either for the residents but if we move it back an additional 15 feet we would lose even more trees. He feels the existing 45 feet did not trigger a review by the FAA

and would provide the ability to screen in the future. There are plenty of trees that will grow faster than others. It will be screened plus the fence is black. Black fences disappear.

Zach Radford stated that this isn't about protecting trees but about maintaining the beauty of the neighborhood. They don't want it to feel like a penitentiary.

Paul reminded everyone that it is the federal government that decided what type of fence is put up and it is about Homeland Security. We are one of the last Airports of our size to have a fence installed.

Todd appreciates Carl bringing up the plantings in the future to help screen. Todd said they asked for a plan for this. Joel said we are still working through the process with the bureau about incorporating this expense into the project. Joel said you have a commitment from me to work through this with the bureau. It does not pay to have a plan until the fence is up so you can actually see where it is needed. Jill Klesmith said the residents would like their own forester to meet out there to decide what trees should be marked. Joel said we can mark the trees outside of the cutting limits so it will be clear as to what trees would remain but the project will continue regardless.

Jim Radford stated he has lived there 32 years and when the Airport was built there was a pledge to be a good neighbor. He feels the FAA would be impressed with the citizens of Stevens Point for taking this matter so seriously to have these debates. He feels the residents have made concessions as well over the years; having to deal with loud noises, flickering lights, paratroopers landing near his house and also a plane crash. He said they are only asking for another 15 feet to be added.

Paul asked Joel if staff would go out and mark the trees. Joel said him and Jason will mark the trees and will let the onsite manager know about what needs to be done and then the manager could inform tree clearing contractor. The residents would like an informed forester to go with Joel and Jason and help decide what trees could/should be kept that doesn't interfere with the fence.

5. Written/Verbal Report - *Jason Draheim*

Jason said the month of November was a pretty standard month. Jason said they appreciate the utilities helping them out with snow clearing.

6. Adjournment.

Ray stated if this was a local contract, he would have made a motion to work on the additional setback but at this point all we can do is be advisory and Joel has offered our staff to do that with the contractor.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 1:21PM

PERSONNEL COMMITTEE
December 13, 2021 - 6:08 PM

Community Room
933 Michigan Avenue, Stevens Point, WI
OR

Zoom Teleconferencing

Meeting ID: 810 9140 2029 | Passcode: 461727
By Computer:
https://us02web.zoom.us/j/81091402029?pwd=WVhYNkxKUWJSbW9xRFJVTHVCdkxiQT09
By Phone: +1-312-626-6799 (US Chicago)

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Shorr, Zarazua, Christianson, Dalton, Leek

OTHER PRESENT: Mayor Wiza; Comptroller/Treasurer Ladick; Clerk Yenter; City Attorney Beveridge; Alderperson(s) Johnson, Morrow, Keymer, Slowinksi, Fishler, Kneebone; Chief Zenner; Chief Finn; Director(s) Kremer, Beduhn, Lemke, Kernosky; M. Bateman; B. Woehr; M. McComb; T. Jennings; Neil Prendergast; Lisa Jakusz - HR Manager

2. Amendment to Administrative Policy 3.02 - Vacation Carry over.

Alderperson Dalton moved to approve the amendment to Administrative Policy 3.02 - Vacation Carry over to allow up to 2 weeks carry over through March 31, 2022, Alderperson Leek seconded the motion.
Vote: Ayes 4; Abstention 1. Motion carried.

3. Market Survey Results

Motion by Alderperson Dalton, second by Alderperson Zarazua to approve the Market Survey results.
Ayes all; nays none. Motion carried.

4. Ordinance Amendment – Compensation for Election Officials (poll workers and appointed Canvass Board members) (Sections 3.40(2) and 3.46(4) of the RMC).

Motion by Alderperson Zarazua, second by Alderperson Christianson to approve the ordinance amendment - Compensation for Election Officials (poll workers and appointed Canvass Board members) (Sections 3.40(2) and 3.46(4) of the RMC).

5. Adjournment.

Meeting adjourned at 6:17 p.m.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING
December 13, 2021 - 6:04 PM
Community Room
933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

PRESENT Chairperson Mayor Mike Wiza, Ald. Jeremy Slowinski, Ald. Mary Kneebone, Ald. Shaun Morrow, Ald. Mykeerah Zarazua, Ald. Ginger Keymer.

EXCUSED Fred Hopfensperger.

OTHERS PRESENT **Alderpersons:** Marc Christianson, David Shorr, Meleesa Johnson, Thomas Leek, Polly Dalton, Keely Fishler.
Directors: Scott Beduhn, Ryan Kernosky, Dan Kremer, Joel Lemke.
City Staff: Clerk Yenter, Attorney Beveridge, C/T Ladick, Chief Finn, Interim Chief Zenner, H/R Manager Jakusz.
Others Present: Tori Jennings - 1632 Ellis Street, Mary McComb - 2100 Elk Street, Neil Prendergast - 1924 Plover Street, Bob Woehr - 727 Second Street, Melanie Bateman.

Informational

1. **Director's Report**
   a. McDill Monitoring and Control Project
   b. 2021 Streets Improvement Project
   c. 2021 Fall Paving Project

Ald. Jeremy Slowinski **moved**, Ald. Mykeerah Zarazua seconded, to approve the Director's Report and place it on file.

Call for the vote: ayes, all; nays, none; motion carried.

Discussion and Possible Action

2. **To approve a request from Pixelle Androscogglin, LLC for a Revocable Occupancy License for the installation of an electrical cable within the right-of-way on Wisconsin Street.**

Ald. Mykeerah Zarazua **moved**, Ald. Shaun Morrow seconded, to approve the request from Pixelle Androscogglin, LLC for a Revocable Occupancy License for the installation of an electrical cable within the right-of-way on Wisconsin Street.

Call for the vote: ayes, all; nays, none; motion carried.

Adjourn

Adjourned at 6:07 PM.

CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
December 13, 2021 - 6:00 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Discussion and Possible Action on:

1. Roll Call.

Present: Ald. Leek, Christianson, Keymer, Kneebone, Fishler.

Others Present: Mayor Wiza; Clerk Yenter; Attorney Beveridge; C/T Ladick; Alderpersons: Shorr, Zarazua, Johnson, Slowinski, Dalton, Morrow; Chief Finn; Chief Zenner; Directors: Beduhn, Kernosky, Kremer; Lemke; Administrative Assistant Tricia Church.

2. License List:

A. "Class A" Liquor License: Caroline's Bridal Boutique at 1336 Strongs Ave, Stevens Point for license period beginning 01/01/2022.

B. Class "B" Beer / "Class B" Liquor License: TAPS at 956 Main St, Stevens Point for license period beginning 12/27/2021.

C. Temporary Class "B" / "Class B" License: Central Rivers Farmshed, 1220 Briggs Ct, Stevens Point for 2022 Local Food Fair on May 7, 2022 at Pfiffner Park Bandshell and Lawn at 1100 Crosby Ave, Stevens Point.

Ald. Christianson **moved**, Ald. Keymer seconded, to approve the license list.

Chief Zenner noted that the Police Department does not have any concerns.

Call for the vote: ayes, all; nays, none; motion carried.

3. Request to Hold Event/Street Closing:

A. Point Block Run on March 5, 2022. (Recurring)

Ald. Fishler **moved**, Ald. Kneebone seconded to approve the Point Block Run March 5, 2022.

Chief Zenner noted that the Police Department does not have any concerns.

Call for the vote: ayes, all; nays, none; motion carried.

4. Adjournment.

Adjourned at 6:03 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA
December 13, 2021 - 6:21 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 810 9140 2029 | Passcode: 461727
By Computer:
https://us02web.zoom.us/j/81091402029?pwd=WVhYNkxKUWJSbW9xRFJVTHVCdkxiQT09
By Phone: +1-312-626-6799 (US Chicago)

MINUTES

I. Non-Action Items

1. Roll Call.

PRESENT Ald. Slowinski, Morrow, Shorr, Johnson, and Dalton

OTHERS PRESENT Mayor Wiza; Clerk Yenter; Attorney Beveridge; C/T Ladick; Alderpersons: Keymer, Zarazua, Kneebone, Leek, Fishler, Christianson; Chief Finn; Chief Zenner; Directors: Beduhn, Kernosky, Kremer, Lemke; Deputy C/T Freeberg; Mary McComb; Steve Menzel; Bob Woehr; Tori Jennings; Neil Prendergast

2. Presentation on funding for the Business 51 project.

C/T Ladick gave a presentation on funding for the Business 51 project.

3. Review of total property tax rate (all jurisdictions) for the 2021 tax year.

C/T Ladick reviewed the total property tax rate, for all jurisdictions, for the 2021 tax year.

II. Discussion and Possible Action on:

4. Discussion and possible action on a request for additional funding for the purchase of a fire truck.

Ald. Shorr **moved**, Ald. Slowinski seconded, to approve the request for additional funding, not to exceed $50,000, for the purchase of a truck for the Fire Department.

Call for the vote: ayes, all; nays, none; motion carried.

5. Discussion and possible action on providing the authorization to apply for a WEDC Idle Sites Redevelopment Grant for the property at 1300 Maria Dr. (Former Convent Property).

Ald. Morrow **moved**, Ald. Dalton seconded, to approve the authorization to apply for a WEDC Idle Sites Redevelopment Grant for the property at 1300 Maria Drive.

Call for the vote: ayes, all; nays, none; motion carried.

6. Discussion and possible action on the approval of a proposal from Rettler Corporation for design services related to the Union Street Extension.

Ald. Dalton **moved**, Ald. Shorr seconded, to approve the proposal from Rettler Corporation,in the amount of $23,600 from TIF #11, for design services related to the Union Street extension.

Call for the vote: ayes, all; nays, none; motion carried.

7. Discussion and possible action on a Resolution authorizing the submittal of a Wisconsin Department of Transportation 2022-2026 Transportation Alternative Program (TAP) Grant application to construct the Stevens Point Plover River Crossing Trail Project and the subsequent commitment of funds.

Ald. Shorr **moved**, Ald. Dalton seconded, to authorize the submittal of a Wisconsin Department of Transportation 2022-2026 Transportation Alternative Program (TAP) Grant application to construct the Stevens Point Plover River Crossing Trail Project and the subsequent commitment of funds.

Call for the vote: ayes, all; nays, none; motion carried.

8. Discussion and possible action on approving the write-off of uncollectible personal property taxes and accounts receivable.

Ald. Morrow **moved**, Ald. Slowinski seconded, to approve the write-offs of uncollectible personal property taxes and accounts receivable. .

Call for the vote: ayes, all; nays, none; motion carried.

9. Discussion and possible action on the approval of amendments to the 2021 Budget.

Ald. Dalton **moved**, Ald. Morrow seconded, to approve the amendments to the 2021 Budget as presentated.

Call for the vote: ayes, all; nays, none; motion carried.

10. Discussion and possible action on the approval of inter-fund transfers.

Ald. Shorr **moved**, Ald. Morrow seconded, to approve the inter-fund transfers as presented.

Call for the vote: ayes, all; nays, none; motion carried.

11. Discussion and possible action on the approval of claims paid.

Ald. Dalton **moved**, Ald. Shorr seconded, to approve the claims paid in the amount of $1,192,877.17.

Call for the vote: ayes, all; nays, none; motion carried.

12. Adjourn into closed session (approximately 7:15 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:

A. Negotiating an amendment to a development agreement in Tax Incremental Financing (TIF) District 11.

Ald. Slowinski **moved**, Ald. Shorr seconded, to adjourn into closed session at 7:32 p.m.

Roll Call: Ayes: Ald. Slowinski, Morrow, Shorr, and Johnson Nays: Ald. Dalton
Motion carried.

13. Reconvene for Possible Action on the above-referenced closed session item(s).

Ald. Slowinski **moved**, Ald. Dalton seconded, to reconvene into open session at 7:41 p.m.

Roll Call: Ayes: Ald. Slowinski, Morrow, Shorr, Johnson, and Dalton Nays: None
Motion carried.

Ald. Slowinski **moved**, Ald. Shorr seconded, to approve the amendment to the development agreement in TIF 11.

Call for the vote: ayes, all; nays, none; motion carried.

III. Closing Items:

14. Adjournment.

Ald.Dalton **moved**, Ald. Morrow seconded, to adjourn at 7:43 p.m.

COMPTROLLER-TREASURER REPORT
for the period ending October 31, 2021

	Bal October 1, 2021	Receipts	Disbursements	Bal October 31, 2021
GENERAL OPERATING CASH	$2,901,828.87	$3,971,525.78	$5,649,811.52	$1,223,543.13
UTILITIES & TRANSPORTATION (Cash and Investments)	$11,336,870.67	$2,898,606.14	$2,863,824.96	$11,371,651.85

INVESTMENTS	Bal October 1, 2021	TRANSFER IN	TRANSFER OUT	Bal October 31, 2021
GENERAL	$25,290,772.20	$429,748.99	$1,498,748.99	$24,221,772.20
SPECIAL REVENUE	$820,085.70	$0.00	$0.00	$820,085.70
DEBT SERVICE	$18,474.02	$0.00	$0.00	$18,474.02
CAPITAL PROJECTS	$3,612,964.37	$0.00	$0.00	$3,612,964.37
INTERNAL SERVICE	$2,023,994.52	$0.00	$0.00	$2,023,994.52
TRUST	$3,453,081.77	$0.00	$0.00	$3,453,081.77
TOTALS	$35,219,372.58	$429,748.99	$1,498,748.99	$34,150,372.58

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	$4,018,922.00	$3,374,775.32	83.97%
POLICE	$5,653,446.00	$4,689,573.82	82.95%
FIRE	$5,567,003.00	$4,511,528.64	81.04%
PUBLIC WORKS	$6,290,108.00	$4,389,398.37	69.78%
PARK & REC	$2,023,093.00	$1,725,668.39	85.30%
CAPITAL PROJECTS	$6,288,000.00	$4,745,838.60	75.47%
DEBT SERVICE	$7,169,701.00	$6,794,079.23	94.76%
YTD TARGET	83.33%		

REVENUES:	BUDGET	YTD	%
GENERAL	$25,493,722.00	$19,513,179.00	76.54%

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594
Fax: 715-346-1530

Mike Wiza
Mayor
mwiza@stevenspoint.com
715-346-1570

November 16, 2021

Member of the Common Council
Stevens Point, Wisconsin

The following appointments are recommended for your consideration:

Re-appoint Gary Speckmann to Administrative Appeals Board – 2-year term expiring December 31, 2023

Re-appoint Justin Adamski to Housing Authority – 5-year term expiring December 31, 2026

Re-appoint David Ladick to Redevelopment Authority – 5-year term expiring December 31, 2026

Your confirmation of the appointments would be appreciated.

Mike Wiza

2022-2023 Election Officials

LAST	FIRST	PARTY
Aanrud	Jane	UN
Aguado	Deborah L.	REP
Alexander	Rosalie	UN
Anderson	Jaxine	REP
Anderson	Kate	DEM
Arnold	Patricia	UN
Austin	Barb	REP
Baldischwiler	Tom	UN
Barikmo	Larry	REP
Barnum	Timothy	DEM
Barta	Terese	UN
Baughman	Linda	UN
Baxter	Robert	UN
Bayorgeon	Suzanne	UN
Beggs-Willoughby	Nancy	DEM
Bender	Susan	UN
Beverstock	Bonnie	UN
Billings	Victoria	UN
Bretl	Lorraine	DEM
Brown	June	UN
Buchanan	Alan	UN
Bucholtz	Terrie	REP
Buck	Jim	UN
Buck	Marilyn Sue	UN
Buhrow	Virginia	REP
Burk	Joann	REP
Butkowski	Don	REP
Bystrom	Mark	REP
Bystrom	Sandra	REP
Carmody	Caitlin	UN
Carpenter	Anthony	REP
Carpenter	Luke	REP
Celer	Kathleen	DEM
Chapman	Sue	UN
Chase	Richard	UN
Cisewski	Stacey	REP
Colby	Carol	DEM
Crandall	Charles	UN
Cychosz	Brian	REP
Czech	Meghann	UN
Day	Gracia	REP
DeWitt	Karen	REP
Domaradzki	Yvette	REP
Doxrude	Timothy	UN
Doxtator	Janice	UN
Dubois	Suzanne	UN
Dunham	William	REP

2022-2023 Election Officials

LAST	FIRST	PARTY
Eberhardt	Allison	UN
Eberhardt	Tom	UN
Eckels	Shannon	UN
Eckes	Maddie	REP
Ehlinger	April	REP
Elliott	Jane	REP
Elza	Brian	UN
Erickson	Loraine	REP
Felt	Elizabeth	UN
Felts	Dennis	UN
Fink	Fran L	REP
Fink	Michael	UN
Fisher	Kimetha	UN
Flanagan	Kevin	REP
Fochs	Greg	REP
Franson	Chad	UN
Frazier	Scott	DEM
Freet	Rita Faye	UN
Fullerton	Julia	REP
Fulton	Elizabeth	DEM
Gaetz	Kathleen	REP
Galloway	Lisel(Annie)	UN
Gardner	John	DEM
Garski	Joan	DEM
Garski	Jordan	DEM
Gaspar-Diaz	Kenny	UN
Gay	Adrean	UN
Genisot	Karen	REP
Genisot	Tom	REP
Gehrke	Norene	UN
Gerzmehle	Gabe	REP
Gies	Yvonne	UN
Gies	James	UN
Glodoski	Gladys	UN
Glodowski	Annette	UN
Glodowski	Robert A	REP
Gloudemans	Marg	DEM
Green	Jan	DEM
Gruber	Crystal	REP
Grzwacz	Juanita	UN
Gust	Miranda	UN
Gutzdorf	Sue	REP
Guzman	Brian	UN
Haas	Jen	UN
Haferbecker	John	REP
Haferbecker	Judy	REP
Hall	Sue	DEM

2022-2023 Election Officials

LAST	FIRST	PARTY
Hankison	Cathey	UN
Hansel	Gregory	UN
Hansel	Kathy	UN
Harkness	Alice	DEM
Hassler	Jason	UN
Held	Andy	UN
Henderson	Matthew	REP
Hermann	Kathy	DEM
Heroux	Brian	REP
Hesch	Mary	DEM
Hesch	Paige	DEM
Hilgers	Jessica	UN
Hilliker	Lynett	DEM
Hladky	Julie	UN
Hladky	Paul	UN
Hogan	Patrick	UN
Hojnacki	Brooke	UN
Holmes	Tamara	UN
Honl	Joan	UN
Hyler	Karin	DEM
Ives	Vicki	REP
Jacobs	Christine	REP
Jackomino	Allison	UN
Jacowski	Jeanne	UN
Jewell	Kaye	DEM
Jirous	Rose	UN
Johnson	John	REP
Johnson	Judy	REP
Julin	Kathleen	UN
Kagelmann	Lynne	DEM
Kalkofen	Fred	REP
Karnatz	Aaron	UN
Katzmarek	JoAnne	UN
Katzmarek	Martin	UN
Kedrowski	Debra	UN
Kedrowski	Keith	REP
Kelk	Kathy	DEM
Kemmeter	Nancy	UN
Kiener	Tracy	UN
Kildow	Jennifer	REP
Kleitsch	Philip	REP
Knitt	Kevin	UN
Knowlton	John	UN
Kobishop	Colin	REP
Kobishop	Tammy	REP
Koble	Wendy	REP
Koeppel	Marilyn	UN

2022-2023 Election Officials

LAST	FIRST	PARTY
Kosloski	Aline	UN
Koss-Macknick	Kathleen	UN
Kranig	Diane	DEM
Krause	Connie	REP
Krueger	Briah	UN
Kuemmeth	Susan	UN
Kuhn	Karen	UN
Kujawski	Tom	UN
Kunst	Deborah	UN
Ladick	Dave	UN
LaMarche	Maud	DEM
Lane Browne	Kathryn	DEM
Laska	Beverly	DEM
Laug	Gladys	REP
Lavin	Ralph	DEM
LeGrande	Valerie	UN
Leviton	Pamela	UN
Limberg	Amy	REP
Lind	Stephen	REP
Lloyd	Chistina	REP
Lloyd	Pamela	UN
Lobermaier	Vicki	UN
Long	Edward	UN
LoPatin-Lummis	Nancy	UN
Louis	Julie	REP
Lukaszewicz	Lee	DEM
Lutz	Cindy	DEM
MacDonald	Ron	REP
MacDonlad	Ruth	UN
Mallek	Matthew	REP
Martz	Brian	UN
Masarik	Kevin	UN
May	Phyllis	REP
Mayer	Amanda	REP
Mayer	Rachel	REP
McComb	Mary	DEM
McCoy-Giltner	Reese	UN
McKenzie	Amy	UN
McLeod	Diane	REP
Melotte	Sarena	UN
Menzel	Dan	UN
Meverden	Patty	REP
Mews	Sally	REP
Meyerhofer	Arlene	UN
Miller	Alexandra	DEM
Miller	Gray	UN
Molski	Marge	UN

2022-2023 Election Officials

LAST	FIRST	PARTY
Munson	Barb	DEM
Munson	John	DEM
Murphy	Chad	DEM
Nelson	Nerissa	UN
Nelson-Bullis	Pat	DEM
Neuberger	Christine	REP
Neuberger	Monica	REP
Neuberger	Shane	REP
Noltze	Marv	UN
North	Storm	REP
Ogles	Felix	UN
Pallen	Betty	REP
Parranto	Jessica	REP
Patterson	Melanie	REP
Patterson	Patricia (Patty)	UN
Pazdernik	Perry	UN
Pearson	John	UN
Pingel	John	REP
Pinkerton	Bambi	REP
Pionek	Stephanie	REP
Piotrowski	Paul	UN
Place	Nancy	REP
Polum	Malayna	UN
Pope	Gee	UN
Prince	Scott	REP
Quaschnick	Andrew	UN
Rasmussen	Carl	DEM
Rasmussen	Lynn	DEM
Redman	Aaron	DEM
Rehman	Sherisa	DEM
Reid	Jocelyn	REP
Reid	Michael	REP
Rice	Harold	REP
Richards	Stephen	UN
Rosicky	Dale	REP
Rosicky	Mary	REP
Rottier	Dorothy	UN
Rowan	Peggy	UN
Rowe	Thomas	UN
Rustad	Susan	UN
Sadogerski	Kathy	REP
Sandwick	Nathan	UN
Sankey	Dan	UN
Schierl	William (Bill)	UN
Schimke	Jackie	REP
Schipferling	Robert	UN
Schmidt	Nancy	DEM

2022-2023 Election Officials

LAST	FIRST	PARTY
Schmidt	Ray	DEM
Schott	Nancy J	REP
Schrader	Tom	UN
Schultz	Marla	REP
Semmerling	Shannon	UN
Shuda	Lori	REP
Silva	Joy	REP
Sipiorski	Larry	DEM
Sipiorski	Mary	DEM
Sivek	Christine	UN
Skaleski	Pamela	UN
Skelton	Gail	DEM
Slezak	Mary Beth	REP
Slowinski	Irene	REP
Slowinski	Jaelyn	REP
Slowinski	Jeremy	REP
Slowinski	Lisa	REP
Smart	Tina	REP
Sowka	Marti	UN
Sprecher	Mark	REP
Steckel	Mary Jo	REP
Stenborg	Margaret	REP
Stenborg	Thomas	REP
Steltenpohl	Carol	UN
Stencil	Clem	REP
Stencil	Hilary	REP
Stertz	Maureen	REP
Stewart	Guy	UN
Stieber	Kookie	UN
Stites	Will	UN
Stine	Lonnie	REP
Stroik	Debra	REP
Strosin	Linda	UN
Szachnit	Lorna	REP
Szehner	Jacalyn	REP
Szymkowiak	Leonard	UN
Szymkowiak	Gene	UN
Tomkowiak	Debbie	REP
Trzebiatowski	Marian	DEM
Tylka	Patricia	UN
Vicker	Alexandria	REP
Vicker	Lisa	REP
Vieth	Ward	DEM
Vils	Mary	DEM
Violette	Thomas	UN
Vodra	John	REP
Vodra	Mary	REP

2022-2023 Election Officials

LAST	FIRST	PARTY
Volk	Faye	DEM
Wacker	Martin	UN
Waite	Joyce	UN
Wallerman	Sherilee	UN
Walkush	Ann	REP
Wanta	Linda	REP
Way	Jan	DEM
Wellbrock	Pam	REP
Weller	Mary	UN
Western-Zuge	Julie	REP
Weyers	Karl	UN
Willard	Margo	DEM
Williams	Jedediah	DEM
Witkowski	Don	REP
Wiza	Christine	UN
Worzalla	Thomas	UN
Wyman	Lynn	DEM
Zschernitz	Jessica	REP
Zuniga	Diane	REP

To: Common Council

From: Ald Jeremy Slowinski

Date: December 15, 2021

RE: Resolution for Business 51 Reconstruct Referendum

With an overwhelming amount of community members voicing their concerns and opposition to the current Business 51 Reconstruct Plan, I find due to the potential impacts and magnitude of the project, we as City Leaders need to pass this decision to the taxpayers of Stevens Point.

In listening to and speaking with many concerned citizens on the direction of this reconstruct, it has become very clear to me that their concerns have not been considered through the information gathering process. With that being said, I encourage you to support the resolution up for consideration and let the taxpayers of Stevens Point determine how they want this main corridor to look like.

Please feel free contacting me with any questions.

Thank you for your consideration,

Alderman Jeremy Slowinski

RESOLUTION

WHEREAS, the City of Stevens Point is currently undertaking planning and design processes for a reconstruction of the Business 51/Church Street/Division Street corridor; and

WHEREAS, the Stevens Point Common Council has received numerous comments from the general public showing concern over the effects of any reductions in the amount of lanes along such corridor; and

WHEREAS, among such comments have been requests that certain aspects of the design be submitted to a public vote in the form of a binding referendum;

NOW THEREFORE BE IT RESOLVED that the Stevens Point Common Council hereby directs the City Clerk to place the following binding referendum language on the Spring 2022 ballot:

"Shall the City of Stevens Point reconstruct the sections of the Business 51 corridor from approximately the Canadian National railroad underpass south to the southern City limit, and north from approximately Fourth Avenue to the northern City limit in a four-lane configuration?"

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: December 13, 2021
Adopted: December 20, 2021

RESOLUTION

**[AMEND PLANNED DEVELOPMENT – UNADDRESSED PARCEL OFF OF DIVISION STREET NORTH –
CONSTRUCT A CAR WASH AND DRIVE-THRU RESTAURANT]**

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, an unaddressed parcel off of Division Street North **(Parcel ID 281240829140021)**, and described as Lot 1, CSM 11257-52-87 BNG PRT SENE S29 T24 R8; ESMTS 292323 & 736814; SUBJ RC-736815 & 862050 1.999A 876079, City of Stevens Point, Portage County, Wisconsin, is hereby granted a modification of an adopted conceptual plan for the planned development of the parcel listed above, subject to the following deviations:

1. A zero-foot pavement setback shall be provided along the western lot lines for both proposed uses.
2. A zero-foot pavement setback shall be provided along the southern lot line of the restaurant parcel.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: December 6, 2021
Adopted: December 20, 2021

Drafted by: Adam Kuhn
Return to: City Clerk

RESOLUTION

CSM APPROVAL AND LAND DEDICATION ACCEPTANCE FOR RIGHT-OF-WAY PURPOSES

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, does hereby approve the attached Certified Survey Map (CSM) and accept the dedication of 32,522 square feet of land for Right-of-Way purposes.

Approved: _____

Mike Wiza, Mayor

Attest: _____

Kari Yenter, City Clerk

Dated: November 18, 2021
Adopted: December 20, 2021

Drafted by: Ryan Kernosky
Return to: City Clerk

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Ryan J. Kernosky, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: City Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: November 18, 2021

RE: Approval of the Certified Survey Map and Acceptance of dedicated land for Right of Way Purposes – Union Street Extension north of Maria Drive & Academy Avenue west of said Union Street Extension

---

Commissioners –

As part of the redevelopment planning for the Sisters of St. Joseph – Third Order of St. Francis Convent Property (herein referred to "Convent Redevelopment"), the City identified the extension of Union Street north of Maria Drive. Said extension will include a 60' Right of Way dedicated to the public for the proposed extension. There is also a proposed extension of Academy Avenue west of the proposed Union Street extension. The Academy Avenue extension is for future urban planning purposes. The attached Certified Survey Map (CSM) creating four lots and dedicating the proposed Right of Way. Please note the current property is one parcel.

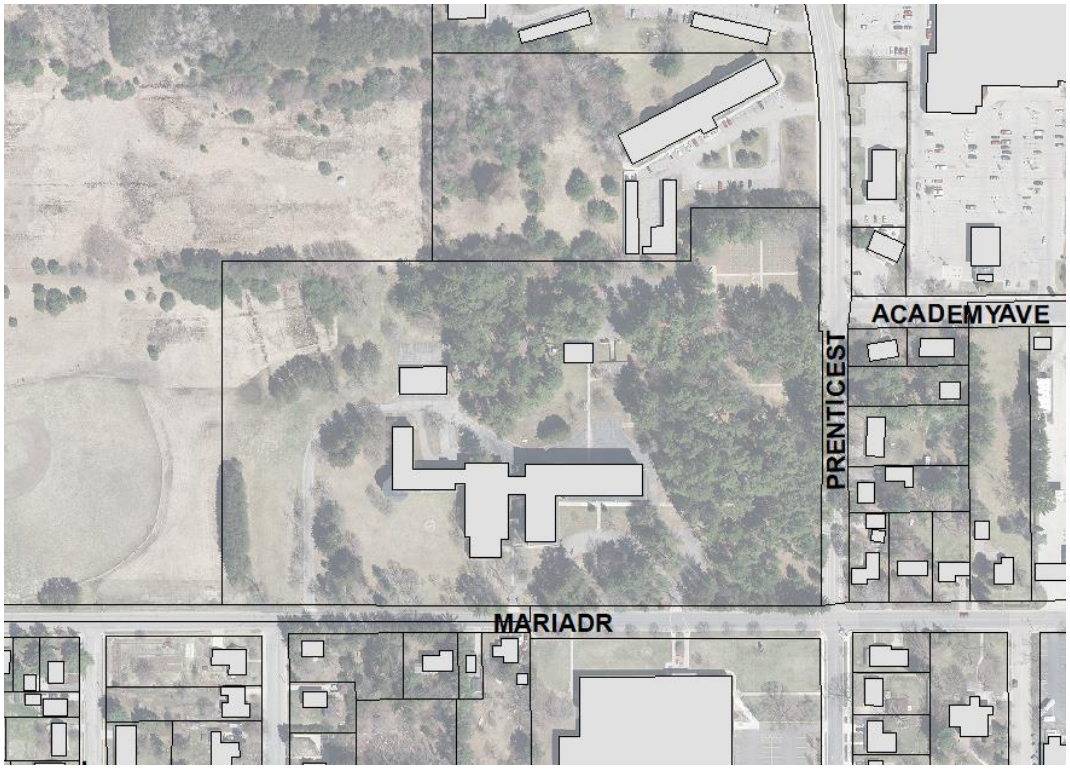
Please note that the existing driveway located east of the Maria Drive/Union Street extension will be removed as part of the redevelopment of the site.

Enclosed is the Resolution authorizing acceptance. Staff recommends approval as presented. Additional exhibits are in the following pages.

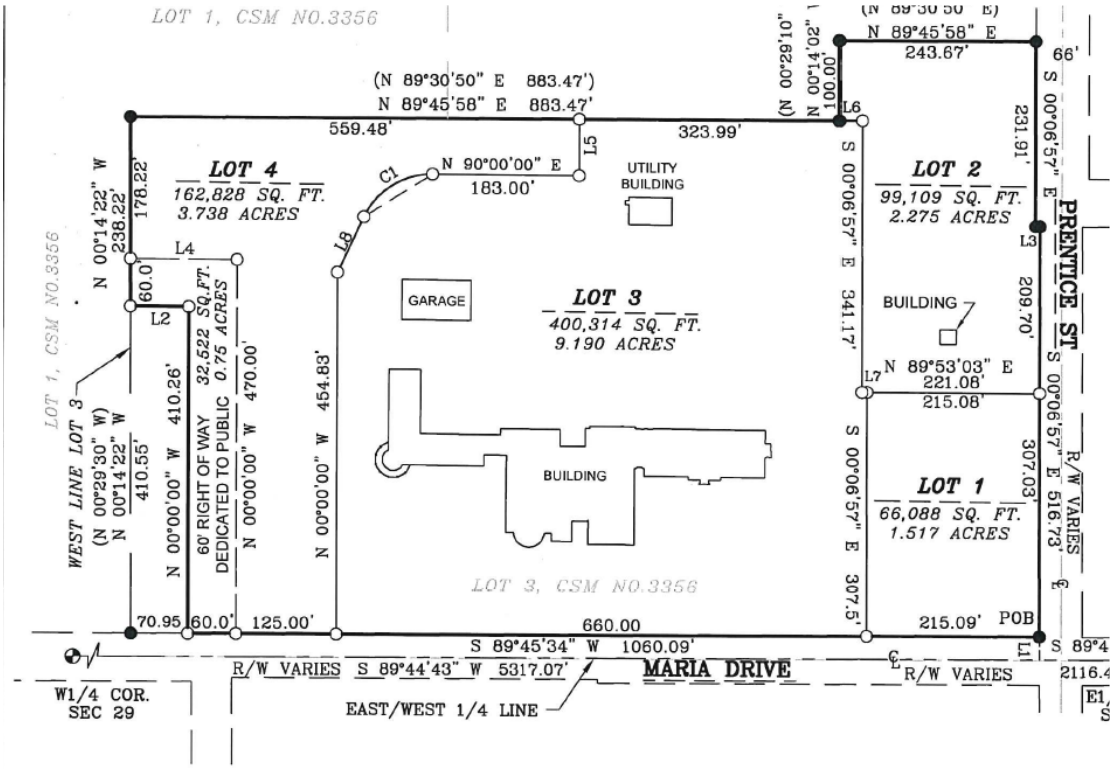
Thank you.

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.

Existing Lot Layout:



Proposed:



PORTAGE COUNTY CERTIFIED SURVEY MAP

LEGAL DESCRIPTION

CERTIFIED SURVEY MAP FOR THE SISTERS OF ST JOSEPH THIRD ORDER, BEING PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3356, VOL. 12, PG. 14, LOCATED IN PART OF THE SW 1/4 OF THE NE 1/4, AND PART OF THE SE 1/4 OF THE NW 1/4, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

BASE FOR BEARING

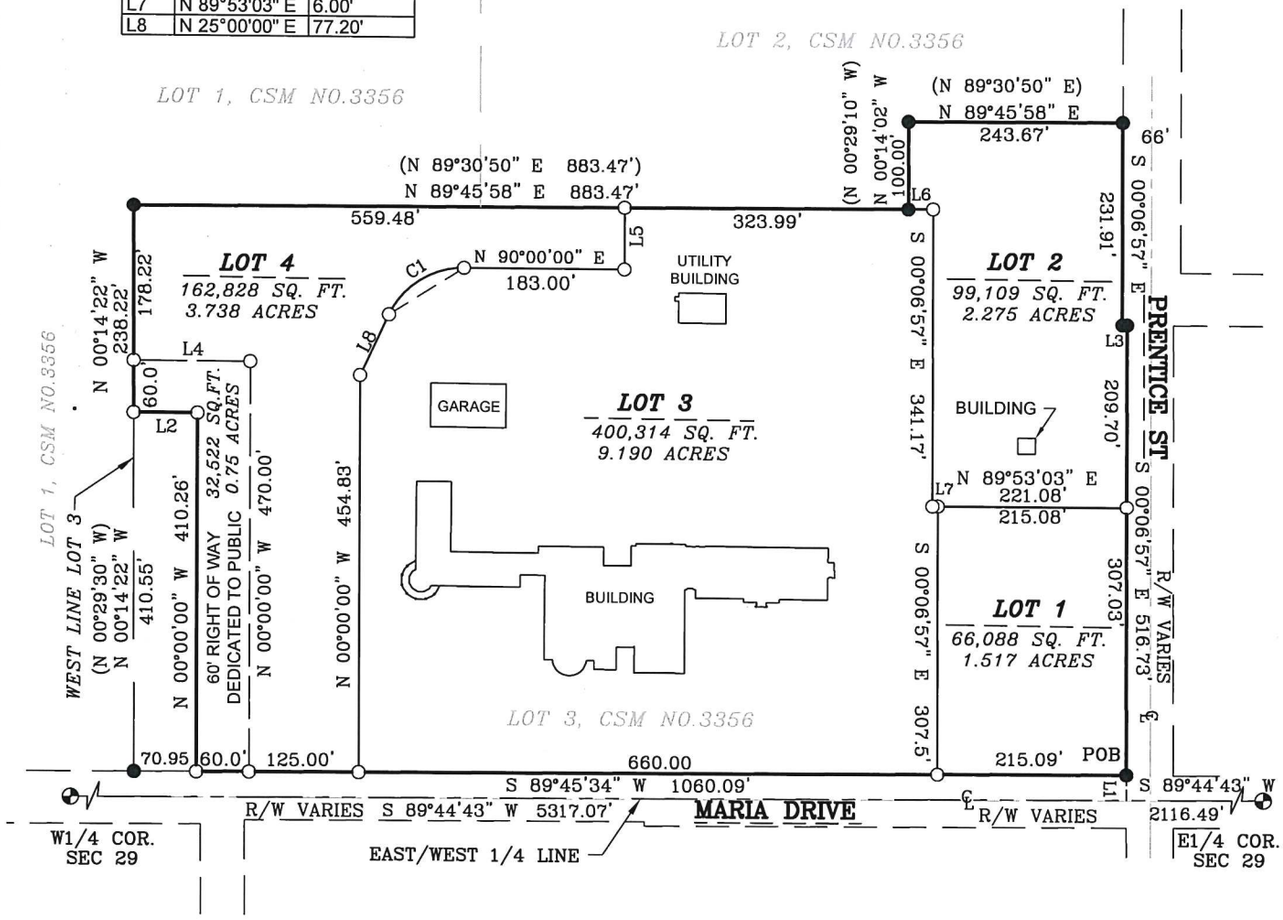
THE EAST–WEST QUARTER LINE OF SECTION 29, BEARS S 89°44'43" W, USING THE PORTAGE COUNTY COORDINATE SYSTEM.

0' 200' 400'

SCALE 1" = 200'

LINE	BEARING	DISTANCE
L1	N 00°06'57" W	28.85'
L2	N 90°00'00" W	72.66'
L3	N 89°53'03" E	5.50'
L4	N 90°00'00" W	132.91'
L5	N 00°00'00" W	70.92'
L6	N 89°45'58" E	27.88'
L7	N 89°53'03" E	6.00'
L8	N 25°00'00" E	77.20'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	94'	106.64'	101.01'	N 57°30'00" E	65°00'00"



LEGEND

- ◓ HARRISON MONUMENT FOUND
- ● 3/4" REBAR FOUND
- ○ 3/4" X 18" REBAR SET 1.502 LBS/FT
- ( ) RECORDED AS

RETTLER corporation
• 3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715 - 341 - 2633, Fax: 715 - 341 - 0431
• email: info @ rettler.com, website: www.rettler.com

LAND SURVEY DIVISION
PROFESSIONAL LAND SURVEYOR
BENJAMIN KLITZKE #2746
715–341–2633

THIS INSTRUMENT WAS DRAFTED BY BEN KLITZKE AND DRAWN BY BEN KLITZKE

JOB # 21.041

SHEET 1 OF 3 SHEETS

PORTAGE COUNTY CERTIFIED SURVEY MAP

BEING PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3356, VOL. 12, PG. 14, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER ON THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, BENJAMIN KLITZKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF SISTERS OF ST JOSEPH THIRD ORDER, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 728,339 SQUARE FEET (16.72 ACRES), LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER ON THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE S 89°44'43" W, ALONG THE EAST/WEST QUARTER LINE, 2116.49 FEET;

THENCE N 00°06' 57" W, 28.85 FEET TO THE SOUTHEAST CORNER OF LOT 3, CERTIFIED SURVEY MAP NO. 3356, BEING THE NORTH RIGHT OF WAY OF MARIA DRIVE AND POINT OF BEGINNING;

THENCE S 89°45'34" W, ALONG SOUTH LINE OF SAID LOT 3, CERTIFIED SURVEY MAP AND SAID SOUTH RIGHT OF WAY, 1060.09 FEET;

THENCE N 00°00'00" W, 410.26 FEET;

THENCE N 90°00'00" W, 72.66 FEET TO THE WEST LINE OF SAID LOT 3, CERTIFIED SURVEY MAP;

THENCE N 00°14'22" W, ALONG SAID WEST LINE OF LOT 3, CERTIFIED SURVEY MAP, 238.22 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP;

THENCE N 89°45'58" E, ALONG NORTH LINE OF SAID LOT 3, CERTIFIED SURVEY MAP, 883.47 FEET;

THENCE N 00°14'02" W, ALONG WEST LINE OF SAID LOT3, CERTIFIED SURVEY MAP, 100.00 FEET;

THENCE N 89°45'58" E, ALONG NORTH LINE OF SAID LOT 3, CERTIFIED SURVEY MAP, 243.67 FEET TO THE NORTHWEST CORNER OF SAID CERTIFIED SURVEY MAP BEING THE WEST RIGHT OF WAY OF PRENTICE STREET;

THENCE S 00°06'57" E, ALONG EAST LINE OF SAID LOT 3, CERTIFIED SURVEY MAP AND THE SAID WEST RIGHT OF WAY, 231.91 FEET;

THENCE N 89°53'03" E, 5.50 FEET;

THENCE S 00°06'57" E, ALONG EAST LINE OF SAID LOT 3, CERTIFIED SURVEY MAP AND THE SAID WEST RIGHT OF WAY, 516.73 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING;

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236.34, AND CHAPTER A-E7 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCES OF PORTAGE COUNTY IN SURVEYING, DIVIDING, AND MAPPING SAME.

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND MAPPED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS SUBJECT TO ROADWAYS, EASEMENTS, AND RESERVATIONS, OF RECORD.

CERTIFIED THIS 2NDDAY OF NOVEMBER, 2021.

SIGNED:_____

BENJAMIN KLITZKE PLS 2746

SHEET 2 OF 3 SHEETS

PORTAGE COUNTY CERTIFIED SURVEY MAP

BEING PART OF LOT 3, CERTIFIED SURVEY MAP NO. 3356, VOL. 12, PG. 14, LOCATED IN PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER ON THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

SISTERS OF ST JOSEPH THIRD ORDER, AS OWNER OF LOT 1, 2, 3, AND 4, HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED IN THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY SECTION 236.34 OF THE REVISED WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: THE CITY OF STEVENS POINT.

_____ _____

OWNER'S REPRESENTATIVE DATE

STATE OF WISCONSIN
(SS)
PORTAGE COUNTY

PERSONALLY APPEARED BEFORE ME ON THIS _____TH DAY OF _____, 20_____, THE ABOVE NAMED OWNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____
NOTARY PUBLIC
_____COUNTY,_____.

MY COMMISSION EXPIRES_____

CITY OF STEVENS POINT / ACCEPTANCE CERTIFICATE

I HEREBY CERTIFY THAT THIS MAP AND THE ACCOMPANYING INFORMATION IS HEREBY (APPROVED) (CONDITIONALLY APPROVED) PURSUANT TO THE BUILDING AND SAFETY ORDINANCES OF THE CITY OF STEVENS POINT ON THE BASIS OF THE FOLLOWING (FACTS) (CONDITIONS)

_____

_____

_____

COMMUNITY DEVELOPMENT OFFICE

SHEET 3 OF 3 SHEETS

FIRST AMENDMENT OF DEVELOPMENT AGREEMENT

This FIRST AMENDMENT OF DEVELOPMENT AGREEMETN (this "First Amendment") is made as of the _____ day of _____, 20____ by and between the City of Stevens Point, Wisconsin ("City"), and GenCap Danna Stevens Point 102, LLC ("Developer").

RECITALS

The City and Developer acknowledge the following:

A. The Developer and City entered into that certain Development Agreement dated as of the 11th day of December, 2020 (the "Development Agreement") regarding the redevelopment and repurposing of certain real property legally described within Exhibit A attached hereto (the "Property"). All capitalized terms not defined in this First Amendment shall have the meanings assigned to them in the Development Agreement.

B. The Developer and City understand the financial and building materials supply-chain challenges brought on by the Coronavirus Pandemic, which has continued to negatively impact real estate development.

C. The Developer and City understand that the project would not happen but for the proposed amendment contained herein.

AMENDMENTS

In consideration of the Recitals, and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Developer, City, and RA hereby amend the Development Agreement, as follows:

    a. Article I, Section 1.1 is hereby amended to read the following:

    "TIF Revenues" means the incremental real and personal property tax revenues generated by the Project from tax year ~~2021~~ 2022 to the end of the Term of this Agreement, plus any Differential Payments paid, collectively in excess of base value tax revenue;

    b. Article III, Section 3.1(2) is hereby amended to read the following:

    (2) Developer obtaining a commercial loan commitment from a lending institution of Developer's choice in an amount and with such terms and conditions acceptable to Developer, in Developer's sole discretion, for the construction of the Development and the Property and any and all related improvements. In the event Developer does not receive an acceptable loan commitment then Developer may elect to terminate this Agreement and shall have no further obligations hereunder

upon written notice given by Developer to City not later than ~~December 31, 2021.~~ March 31, 2022.

c. Article III, Section 3.1(3) is hereby amended to read the following:

(3) Developer shall make all reasonable efforts to acquire the Property not later than ~~December 31, 2021.~~ March 31, 2022. ("the Closing Date").

d. Article IV, Section 4.1(2) is hereby amended to read the following:

(2) Following receipt of all approvals for the Project, Developer will commence construction by no later than ~~April~~ July 1, 2022.

e. Article IV, Section 4.1(3) is hereby amended to read the following:

(3) Developer shall pursue construction activities on the Property and shall complete the Project on the Property, so as to obtain occupancy permits for all Units, in accordance with state and local codes, by ~~July~~ October 1, 2023.

f. Article IV, Section 4.1(3)(a)(b) is hereby amended to read the following:

(a) Developer guarantees the amount of taxes to be paid for the Property will not be less than $25,000 for the tax year 2022 (Payable in 2023).

(~~a~~b)Developer guarantees that the amount of taxes to be paid for the Property will be not less than $166,500 for tax year ~~2021~~ 2023 (Payable in ~~2022~~ 2024) and thereafter during the duration of TID 11.

(~~b~~c)The foregoing guarantees are conditioned on City fulfilling its obligations to provide the City Support, as specified herein.

g. Article IV, Section 4.1(8) is hereby amended to add the following:

(8) In addition to the conditions of Article IV, Section 4.1 (3), Developer guarantees a one-time lump sum payment of $308,000 due no later than December 31, 2040 to the City of Stevens Point. Developer has the option to pay the lump sum payment earlier than the due date at no penalty.

In Witness Whereof, Developer executed the foregoing Amendment as of the date first set forth above.

GenCap Danna Stevens Point 102, LLC

Dated: _____ BY _____
David Weiss
Manager

STATE OF _____)
) ss.
_____ COUNTY)

Personally came before me this _____ day of _____, 202___, the above-named _____, to me know to be the person who executed the foregoing instrument and acknowledge the same, as the act and deed of GenCap Danna Stevens Point 102, LLC, by its authority.

_____
Notary Public, State of _____ (seal)

My Commission expires: _____

CITY OF STEVENS POINT, WISCONSIN

Dated: _____ BY _____
Mike Wiza
Mayor

Dated: _____ BY _____
Kari Yenter
City Clerk

STATE OF WISCONSIN)
) ss.
PORTAGE COUNTY)

Personally came before me this _____ day of _____, 202___, the above-named Mike Wiza, and Kari Yenter, the City Mayor and Clerk, respectively of the City of Stevens Point, a Wisconsin municipal corporation, to me known to be the persons who executed the forgoing instrument and acknowledged the same, as the act and deed of said municipality, by its authority.

_____
Notary Public, State of Wisconsin (seal)

My Commission expires: _____

Exhibit A

Legal Description

LOT 3 CSM#3356-12- 14 BNG PRT NE NW, SW NE & SE NW S29 T24 R8 90/331 176/137 223/255 341/626, City of Stevens Point, Portage County, Wisconsin.

ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE CITY OF STEVENS POINT, WISCONSIN

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That Subsection (2) of Section 3.40 of the Revised Municipal Code of the City of Stevens Point is hereby amended to read as follows:

(2) Compensation. Election officials shall receive $14.50 per hour. The official chosen as Chief Election Inspector in each District shall receive $17.00 per hour. Election officials serving at nursing home facilities for voting by such residents prior to Election Day shall receive $14.50 per hour. Any election official attending a school of instruction prior to an election shall receive compensation based on their position as outlined above.

SECTION II: That Subsection (4) of Section 3.46 of the Revised Municipal Code of the City of Stevens Point is hereby amended to read as follows:

(4) Canvassing Board. The Canvassing Board examines the Election Day records for completeness and accuracy and makes an official determination and certification of the outcome of the election. It shall be composed of the municipal clerk and two (2) other qualified electors of the municipality appointed by the clerk. The members of the board of canvassers shall serve 2-year terms commencing on January 1 of each odd-numbered year, except that any member who is appointed to fill a permanent vacancy shall serve for the unexpired term of the original appointee. The two (2) appointed members shall receive $14.50 per hour.

SECTION III: This ordinance shall take effect on January 1, 2022.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: December 2, 2021
Adopted: December 20, 2021
Published: December 24, 2021

REVOCABLE OCCUPANCY LICENSE

THIS AGREEMENT, made and entered into on the 21st day of December , 2021 by and between

LICENSOR
CITY OF STEVENS POINT
1515 STRONGS AVENUE
STEVENS POINT, WI 54481

and

LICENSEE
Parcel ID No. 2408-32-3002-63
(Wisconsin Street Property)
PIXELLE ANDROSCOGGLIN, LLC
228 S. MAIN STREET
SPRING GROVE, PA 17362

WITNESSETH

1. License Location. Property of the LICENSOR being part of Lot 1 of Portage County Certified Survey Map Number 10720-48-150 located in part of Government Lots 2, 3, and 4 of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

2. Purpose of License. To install and maintain an electric cable (5KV fire pump feeder) by means of boring in a portion of Wisconsin Street as shown on attached Exhibit "A".

3. Grant of License. The LICENSOR grants to the LICENSEE a license to temporarily keep and maintain the above described electric cable on the terms and conditions hereinafter set forth. During the existence of this electric cable the LICENSEE shall fulfill the requirements of Chapter 182.0175 Wisconsin Statutes. Chapter 182.0175 defines transmission facility owner responsibilities and membership requirements.

4. Maintenance. The LICENSEE, at LICENSEE's sole cost and expense, shall install and maintain said electric cable upon LICENSOR's property at the location described above in a manner and condition satisfactory to the LICENSOR's Director of Public Works, or an authorized representative. In the event that a public works project would require that the electric cable be moved or relocated, then, following a 120 days' notice from the LICENSOR, the LICENSEE, at LICENSEE's sole expense shall promptly move or relocate the electric cable. LICENSOR agrees that it will not unreasonably withhold any necessary permits, licenses, or other approvals required to complete the relocation of said cable. The LICENSEE shall be liable or responsible for the repair or replacement of any material, resurfacing, or improvement within the area designated as shown on the attached Exhibit "A" or any areas outside of the designated area disturbed by the installation, construction, repair or maintenance of the LICENSEE's electric cable.

5. Payments by LICENSEE

(a) As compensation for the license herein granted, the LICENSEE shall pay the LICENSOR a onetime fee of $500.00 payable in advance.

(b) The LICENSEE shall assume and pay all taxes, license fees, membership fees and charges, and other charges levied, accrued or arising out of the existence of the electric cable. The LICENSEE shall assume all costs associated with the requirements and responsibilities of meeting Wis. Stats. ch. 182.0175.

6. Mechanics' and Materialmen's Liens. The LICENSEE shall fully protect the LICENSOR's property from all Mechanics' and Materialmen's liens accruing on account of any materials furnished or work done in connection with the installation, repair, maintenance, or removal of the electric cable.

7. Insurance. So long as this license shall remain in force, LICENSEE, at LICENSEE's sole expense, shall maintain a comprehensive general liability policy of insurance, naming the City of Stevens Point as an additional insured and containing a contractual endorsement reading as follows:

> "It is agreed that this policy covers the liability assumed by the insured under this agreement dated December 21st, 2021 issued by the City of Stevens Point for the premise being part of Lot 1 of Portage County Certified Survey Map Number 10720-48-150 located in part of Government Lots 2, 3, and 4 of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

The Policy shall contain a combined single limit of liability for personal injuries and property damage of not less than $1,000,000.00. LICENSEE shall furnish a Certificate of Insurance to the LICENSOR stating that said insurance is in force and that it will not be canceled or materially changed without giving the LICENSOR not less than ten (10) days prior written notice addressed to:

City of Stevens Point
City Clerk
1515 Strongs Avenue
Stevens Point, WI 54481

8. Indemnification by LICENSEE. The LICENSEE shall assume, and does hereby assume, all risk of damage to or destruction of the electric cable for any cause whatsoever while located on the LICENSOR's property, except damage caused by the gross negligence or intentional acts of LICENSOR and agrees to, and shall, at all times fully indemnify the LICENSOR and its agents and representatives against all liability, claims, demands, suits, judgments, costs, and expenses for loss or damage to all property whatsoever and injury to or death of persons whomsoever, in any manner arising from or growing out of, directly or indirectly, wholly or in part, the installation, maintenance, existence, or removal of the electric cable from the LICENSOR's property at the locations described above.

9. Termination. This license shall continue in effect until terminated by either party upon 120 days prior written notice to the other party. Upon termination of this license, the LICENSEE, at LICENSEE's sole cost and expense, shall promptly remove or abandon the electric cable on the

LICENSOR's property and restore said property to its former condition of usefulness. LICENSOR agrees that it will not unreasonably withhold any necessary permits, licenses, or other approvals required to complete the removal or relocation of said cable.

In the event LICENSEE shall fail to remove or abandon said electric cable and, if so requested by LICENSOR, the LICENSOR shall then have the right to complete such removal or abandonment and restoration, and the LICENSEE shall promptly reimburse the LICENSOR for all reasonable and customary costs so incurred by the LICENSOR plus fifteen percent (15%) of such cost.

The agreement between the parties hereto, or their predecessors, dated December 21st, 2021 is hereby acknowledged.

IN WITNESS WHEREOF, the parties hereto have caused this license to be duly executed as of the day and year first above written.

LICENSOR:
CITY OF STEVENS POINT

By:_____
Mike Wiza, Mayor

By:_____
Kari Yenter, City Clerk

LICENSEE:
PIXELLE ADROSCOGGLIN, LLC

By:_____
Craig Helgeson, VP & GM

EXHIBIT "A"

N
NOT TO SCALE
Wisconsin St
100.00 ft
Wisconsin St
200.00 ft
R/W
PROPOSED
ELECTIRC CABLE
300.00 ft
Wisconsin St
400.00 ft
496.19 ft
Wood St

ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE CITY OF STEVENS POINT, WISCONSIN

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That Section 12.00 of the Revised Municipal Code, License and Permit Fees, is hereby **amended** to add the following:

Special Event Permit 35.00

SECTION II: This ordinance shall take effect upon passage and publication, as provided by law.

APPROVED:_____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: December 16, 2021
Approved: December 20, 2021
Published: December 24, 2021

RESOLUTION

WISCONSIN DEPARTMENT OF TRANSPORTATION 2022-2026
TRANSPORTATION ALTERNATIVE PROGRAM (TAP) GRANT

A RESOLUTION authorizing the submittal of a Wisconsin Department of Transportation (WisDOT) 2022-2026 Transportation Alternative Program (TAP) Grant application to construct the Stevens Point Plover River Crossing Trail Project and the subsequent commitment of funds.

WHEREAS, the State of Wisconsin Department of Transportation makes grant funding available for the construction of bicycle-pedestrian facilities through the Transportation Alternatives Program (TAP) Grant, with a maximum 80% grant, and a minimum 20% local match on a reimbursement basis; and

WHEREAS, the City of Stevens Point approved the Plover River Crossing Project Plan which included creation of a pedestrian transportation pathway over the Plover River as a safe alternative to the highway 10/39 crossing; and

WHEREAS, the City of Stevens Point Bicycle and Pedestrian Street Safety Commission along with City staff have identified the Plover River Crossing Project, which involves creating a 1/3 mile transportation trail connection between Janick Circle and Ben's Lane with an asphalt trail, helical pile boardwalk and a truss style bridge; and

WHEREAS, the Stevens Point Plover River Crossing Project expense is estimated at $1,399,000, which must be funded by the City entirely, and upon which a maximum of 80% of project costs may be reimbursed upon project completion if awarded the WisDOT TAP Grant; and

WHEREAS, based upon availability of federal funds, the total match may exceed 20% of total project cost; and

WHEREAS, the total match is estimated to be between approximately $279,000 and $500,000 or more; and

WHEREAS, any project costs in excess of the $1,399,000 budget must be provided by the City entirely; and

WHEREAS, the State of Wisconsin Department of Transportation requires as part of the grant process, a Resolution from the City of Stevens Point agreeing to fund the project if the grant is awarded.

IT IS, THEREFORE RESOLVED THAT:

The City of Stevens Point Common Council agrees to comply with the applicable laws, requirements, and regulations as outlined in the WisDOT 2022-2026 TAP

application materials, and any additional agreements, program, or project documentation between WisDOT and the City of Stevens Point;

HEREBY AUTHORIZES the Mayor of the City of Stevens Point to act on the behalf of the City of Stevens Point to submit an application to the Wisconsin Department of Transportation for financial aid for the Stevens Point Plover River Crossing Project, sign documents, and take necessary action to undertake, direct, and complete approved grant activities.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Adopted this 20th day of December 2021

By a vote of:

Resolution
Budget Amendment

Pursuant to Sec 65.90(5)(a) Wisconsin Statutes the Common Council of the City of Stevens Point does hereby amend its Budget for the year 2021 in the Following Manner:

Expenditure Accounts:

1. Account 100.59.99601.9500 “Transfer to Transit” shall be reduced by $285,399.00.
2. Account 100.51.19850.9050 “Levy for Contingencies” shall be reduced by $80,000.00.
3. Account 100.59.99401.9500 “Transfer to Fund 401” shall be increased by $285,399.00.
4. Account 100.51.19900.2903 “Contracted Personnel Serv” shall be increased by $45,000.00.
5. Account 100.51.15540.2907 “Software License Fees” shall be increased by $25,000.00.
6. Account 100.51.15540.2906 “IT Contracted Services” shall be increased by $10,000.00.

The Clerk is directed to publish this resolution relating to the Budget Alterations as a Class I notice within 15 days after adoption of this resolution.

Approved:_____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: December 8, 2021
Adopted: December 20, 2021
Published:

ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE CITY OF STEVENS POINT, WISCONSIN

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That Section 15.02 of the Revised Municipal Code, entitled "Aldermanic District Boundaries" is hereby **repealed.**

SECTION II: That Section 15.02 of the Revised Municipal Code, entitled "Aldermanic District Boundaries" is hereby **re-created** to read as follows:

15.02 ALDERMANIC DISTRICT BOUNDARIES. Pursuant to Sections 5.15 and 62.08 of the Wisconsin Statutes, the City of Stevens Point is hereby divided into 33 wards located in eleven aldermanic districts and that the respective boundaries are described below.

The City of Steven Point corporate boundary as described on December 1, 2020 and on file with the Portage County Register of Deeds as document number 869729 as referenced herein shall be incorporated herein and made a part of this document. The following wards are set forth by the City of Stevens Point and described as follows:

DISTRICT ONE shall include Wards 1, 2, and 3, described as follows:

Ward 1

Beginning at the intersection of First Street and Maria Drive; thence east along Maria Drive to its intersection with Isadore Street; thence south along Isadore Street to its intersection with Fourth Avenue; thence west along Fourth Avenue to its intersection with Pulaski Place; thence south along Pulaski Place to its intersection with Washington Avenue; thence west along Washington Avenue to its intersection with First Street; thence north along First Street to its intersection with Bukolt Avenue; thence west along Bukolt Avenue to its intersection with First Street; thence continuing north along First Street to its intersection with Sixth Avenue; thence east along Sixth Avenue to its intersection with First Street; thence continuing north along First Street to the point of beginning.

Ward 2

Beginning at the intersection of First Street and Washington Avenue; thence east along Washington Avenue to its intersection with Pulaski Place; thence north along Pulaski Place to its intersection with Fourth Avenue; thence east along Fourth Avenue to its intersection with Division Street; thence south along Division Street to its intersection with Briggs Street; thence west along Briggs Street to its intersection with Smith Street; thence south along Smith Street to its intersection with Centerpoint Drive; thence westerly along Centerpoint Drive to its intersection with First Street; thence north along First Street to the point of beginning.

Ward 3

Beginning at the intersection of Clark Street and Water Street; thence north along Water Street to its intersection with Centerpoint Drive; thence easterly along Centerpoint Drive to its intersection with Smith Street; thence north along Smith Street to its intersection with Briggs Street; thence east along Briggs Street to its intersection with Division Street; thence south along Division Street to its intersection with Ellis Street; thence west along Ellis Street to its intersection with Brawley Street; thence southwesterly along Brawley Street to its intersection with Plover Street; thence northwesterly along Plover Street to its intersection with Ellis Street; thence west and north along Ellis Street to its intersection with Clark Street; thence west along Clark Street to the point of beginning.

DISTRICT TWO shall include Wards 4, 5, and 6, described as follows:

Ward 4

Beginning at the intersection of Reserve Street and Maria Drive; thence east along Maria Drive to its intersection with Michigan Avenue; thence south along Michigan Avenue to its intersection with Fourth Avenue; thence northeasterly along Fourth Avenue to its intersection with Minnesota Avenue; thence southeasterly along Minnesota Avenue to its intersection with Stanley Street; thence northeasterly along Stanley Street to its intersection with Lindbergh Avenue; thence south along Lindbergh Avenue to its intersection with Prais Street; thence west along Prais Street to its intersection with Michigan Avenue; thence north along Michigan Avenue to its intersection with Stanley Street; thence southwesterly along Stanley Street to its intersection with Fremont Street; thence northwesterly along Fremont Street to its intersection with Fourth Avenue; thence westerly along Fourth Avenue to its intersection with Reserve Street; thence north along Reserve Street to the point of beginning.

Ward 4 shall include the following residence halls:
Suites @ 201
Pray Sims Hall
May Roach Hall
Smith Hall

Ward 5

Beginning at the intersection of Jefferson Street and Michigan Avenue; thence north along Michigan Avenue to its intersection with Prais Street; thence east along Prais Street to its intersection with Lindbergh Avenue; thence south along Lindbergh Avenue to its intersection with Main Street; thence easterly along Main Street to its intersection with Frontenac Avenue; thence south along Frontenac Avenue to its intersection with Jefferson Street; thence west along Jefferson Street to the point of beginning.

Ward 6

Beginning at the intersection of Lindbergh Avenue and Stanley Street; thence northeasterly along Stanley Street to its intersection with Soo Marie Avenue; thence south along Soo Marie Avenue to its intersection with Prais Street; thence east along

Prais Street to its intersection with Frontenac Avenue; thence south along Frontenac Avenue to its intersection with Main Street; thence westerly along Main Street to its intersection with Lindbergh Avenue; thence north along Lindbergh Avenue to the point of beginning.

DISTRICT THREE shall include Wards 7, 8, and 9, described as follows:

Ward 7

Beginning at the intersection of Isadore Street and the easterly extension of Sixth Avenue; thence east along said easterly extension of Sixth Avenue to its intersection with Reserve Street; thence south along Reserve Street to its intersection with Fourth Avenue; thence west along Fourth Avenue to its intersection with Isadore Street; thence north along Isadore Street to the point of beginning.

Ward 7 shall include the following residence halls:
Steiner Hall
Hansen Hall
Neale Hall
Baldwin Hall

Ward 8

Beginning at the intersection of Division Street and Fourth Avenue; thence easterly along Fourth Avenue to its intersection with Fremont Street; thence southeasterly along Fremont Street to its intersection with Stanley Street; thence continuing south along Fremont Street to its intersection with Stanley Street; thence west along Stanley Street to its intersection with Reserve Street; thence south along Reserve Street to its intersection with Clark Street; thence west along Clark Street to its intersection with East Avenue; thence south along East Avenue to its intersection with Lincoln Avenue; thence westerly along Lincoln Avenue to its intersection with Division Street; thence north along Division Street to the point of beginning.

Ward 9

Beginning at the intersection of Clark Street and East Avenue; thence east along Clark Street to its intersection with Reserve Street; thence north along Reserve Street to its intersection with Stanley Street; thence east along Stanley Street to its intersection with Fremont Street; thence north along Fremont Street to its intersection with Stanley Street; thence continuing northeasterly along Stanley Street to its intersection Michigan Avenue; thence south along Michigan Avenue to its intersection with Jefferson Street; thence west along Jefferson Street to its intersection with Fremont Street; thence north along Fremont Street to its intersection with Lincoln Avenue; thence west along Lincoln Avenue to its intersection with Reserve Street; thence south along Reserve Street to its intersections with Lincoln Avenue; thence continuing west along Lincoln Avenue to its intersection with East Avenue; thence north along East Avenue to the point of Beginning.

Ward 9 shall include the following residence halls:
Hyer Hall

DISTRICT FOUR shall include Wards 10, 11, and 12, described as follows:

Ward 10

Beginning at the intersection of Maria Drive and Frederick Street; thence east along Maria Drive to its intersection with First Street; thence south along First Street to its intersection with Sixth Avenue; thence west along Sixth Avenue to its intersection with First Street; thence continuing south along First Street to its intersection with Bukolt Avenue; thence east along Bukolt Avenue to its intersection with First Street; thence continuing south along First Street to its intersection with Water Street; thence south along Water Street to its intersection with Crosby Avenue; thence northwesterly along Crosby Avenue to its intersection with Franklin Street; thence east along Franklin Street to its intersection with Frederick Street; thence north along Frederick Street to the point of beginning.

Ward 11

All that portion of the City of Stevens Point lying within the following described boundary:

Beginning at the intersection of the westerly extension of Rachick Road and the Wisconsin River; thence east along said westerly extension and Rachick Road to its intersection with Old Wausau Road; thence southeasterly along Old Wausau Road to its intersection with Front Street; thence north along Front Street to its intersection with Wadleigh Street; thence east along Wadleigh Street to its intersection with Georgia Street; thence north along Georgia Street to its intersection with Maria Drive; thence east along Maria Drive to its intersection with Frederick Street; thence south along Frederick Street to its intersection with Franklin Street; thence west along Franklin Street to its intersection with Crosby Avenue; thence southeasterly along Crosby Avenue to its intersection with Water Street; thence south along Water Street to its intersection with Clark Street; thence westerly along Clark Street to its intersection with the Wisconsin River; thence northerly along the Wisconsin River to the point of beginning.

Ward 12

All that portion of the City of Stevens Point lying north and westerly of the following described line:

Beginning at the intersection of the westerly extension of Rachick Road and the Wisconsin River; thence east along said westerly extension and Rachick Road to its intersection with Old Wausau Road; thence southeasterly along Old Wausau Road to its intersection with Front Street; thence north along Front Street to its intersection with Wadleigh Street; thence east along Wadleigh Street to its intersection with Georgia Street; thence north along Georgia Street to its intersection with Maria Drive; thence east along Maria Drive to its intersection with Divison Street North; thence north along Division Street North to its intersection with North Point Drive; thence west along North Point Drive to its intersection with Second Street North; thence north along Second Street North to its intersection with the easterly extension of Dubay Avenue and there terminating.

DISTRICT FIVE shall include Wards 13, 14, and 15, described as follows:

Ward 13

Beginning at the intersection of Plover Street and Brawley Street; thence northeasterly along Brawley Street to its intersection with Ellis Street; thence east along Ellis Street to its intersection with Division Street; thence south along Division Street to its intersection with Lincoln Avenue; thence east along Lincoln Avenue to its intersection with Reserve Street; thence north along Reserve Street to its intersection with Lincoln Avenue; thence continuing east along Lincoln Avenue to its intersection with Fremont Street; thence south along Fremont Street to its intersection with Center Street; thence west along Center Street to its to its intersection with Division Street; thence south along Division Street to its intersection with Shaurette Street; thence west along Shaurette Street to its intersection with Plover Street; thence northwesterly along Plover Street to the point of beginning.

Ward 14

Beginning at the intersection of Shaurette Street and Strongs Avenue; thence northeasterly along Shaurette Street to its intersection with Plover Street; thence continuing east along Shaurette Street to its intersection with Division Street; thence north along Division Street to its intersection with Center Street; thence east along Center Street to its intersection with Fremont Street; thence north along Fremont Street to its intersection with Jefferson Street; thence east along Jefferson Street to its intersection with Minnesota Avenue; thence south along Minnesota Avenue to its intersection with Dixon Street; thence west along Dixon Street to its intersection with Division Street; thence south along Division Street to its intersection with Park Street; thence southwesterly along Park Street to its intersection with Strongs Avenue; thence northwesterly along Strongs Avenue to the point of beginning.

Ward 15

Beginning at the intersection of Dixon Street and Division Street; thence east along Dixon Street to its intersection with Minnesota Avenue; thence south along Minnesota Avenue and its southerly extension to its intersection with the Canadian National Railway; thence westerly along said Canadian National Railway to its intersection with a Canadian National Railway spur track formerly known as the "Portage Branch" to McDill; thence southeasterly along said Canadian National Railway spur track formerly known as the "Portage Branch" to McDill to its intersection with Bush Street; thence west along Bush Street to its intersection with Martha's Lane; thence south along Martha's Lane to its intersection with Rice Street; thence east along Rice Street to its intersection with said Canadian National Railway spur track formerly known as the "Portage Branch" to McDill; thence south along said Canadian National Railway spur track formerly known as the "Portage Branch" to McDill to its intersection with Heffron Street; thence west along Heffron Street to its intersection Church Street; thence northwesterly along Church Street to its intersection with Division Street; thence north along Division Street to the point of beginning.

DISTRICT SIX shall include Wards 16, 17, and 18, described as follows:

Ward 16

All that portion of the City of Stevens Point lying east and south of the following described line:

Beginning at the intersection of the southern boundary line of the City of Stevens Point and Olympia Avenue; thence north along Olympia Avenue to its intersection with Teton Drive; thence west and north along Teton Drive to its intersection with Nicolet Avenue; thence west along Nicolet Avenue to its intersection with Leahy Avenue; thence north along Leahy Avenue to its intersection with Heffron Street; thence east along Heffron Street and its easterly extension along the centerline of Sections 2 and 1 of Township 23 North, Range 8 East, and along the south line of Government Lots 9 and 10 of Section 6, Township 23 North, Range 9 East to its intersection with the eastern boundary line of the City of Stevens Point and there terminating.

Ward 17

All that portion of the City of Stevens Point lying north of Heffron Street and its easterly extension along the centerline of Sections 2 and 1 of Township 23 North, Range 8 East, and north of the south line of Government Lots 9 and 10 of Section 6, Township 23 North, Range 9 East, and lying south of Jefferson Street and its westerly extension along the east-west centerline of Section 35, Township 24 North, Range 8 East, and east of the following described line:

Beginning at the intersection of Heffron Street and Leahy Avenue; thence north along Leahy Avenue to its intersection with Pleasant View Drive; thence west along Pleasant View Drive to its intersection with Parkway Drive; thence northerly along Parkway Drive to its intersection with Industrial Park Road; thence westerly along Industrial Park Road to its intersection with the Big Plover River; thence northerly along the Big Plover River to its intersection with the Canadian National Railway; thence easterly along the Canadian National Railway to its intersection with Country Club Drive; thence north along Country Club Drive to its intersection with the westerly extension of Jefferson Street, and the east-west centerline of Section 35, Township 24 North, Range 8 East, and there terminating.

Ward 17 shall exclude the following address:
1728 Brilowski Road [PIN - 2408-35-4001-01](part of Ward 20)

Ward 18

Beginning at the intersection of Industrial Park Road and the Big Plover River; thence easterly along Industrial Park Road to its intersection with Parkway Drive; thence southerly along Parkway Drive to its intersection with Pleasant View Drive; thence east along Pleasant View Drive to its intersection with Leahy Avenue; thence south along Leahy Avenue to its intersection with Nicolet Avenue; thence east along Nicolet Avenue to its intersection with Teton Drive; thence south and east along Teton Drive to its intersection with Olympia Avenue; thence south along Olympia Avenue to its intersection with the southern boundary line of the City of Stevens Point; thence westerly

along said southern boundary line to its intersection with the Big Plover River; thence northerly along the Big Plover River to the point of beginning.

DISTRICT SEVEN shall include Wards 19, 20, and 21, described as follows:

Ward 19

All that portion of the City of Stevens Point lying within the following described boundary:

Beginning at the intersection of East Maria Drive and the west line of the Northeast Quarter of the Southeast Quarter of Section 27, Township 24 North, Range 8 East; thence east along East Maria Drive and its easterly extension to its intersection with the west line of the Northeast Quarter of the Southwest Quarter of Section 26, Township 24 North, Range 8 East, and the northerly extension of Maple Bluff Road; thence south along the northerly extension of Maple Bluff Road and the west line of the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of section 26, Township 24 North, Range 8 East and Maple Bluff Road to its intersection with U.S.H. 10; thence west along U.S.H. 10 to its intersection with Interstate 39; thence southeasterly along Interstate 39 to its intersection with the westerly extension of Jefferson Street and the east-west centerline of Section 35, Township 24 North, Range 8 East; thence west along the westerly extension of Jefferson Street and the east-west centerline of Section 35, Township 24 North, Range 8 East to its intersection with Country Club Drive; thence south along Country Club Drive to its intersection with the Canadian National Railway; thence westerly along said Canadian National Railway to its intersection with the southerly extension of Minnesota Avenue; thence north along said southerly extension and along Minnesota Avenue to its intersection with Jefferson Street; thence east along Jefferson Street to its intersection with Frontenac Avenue; thence north along Frontenac Avenue to its intersection with Algoma Street; thence east along Algoma Street to its intersection with Texas Avenue; thence south along Texas Avenue to its intersection with Jefferson Street; thence east along Jefferson Street to its intersection with Pinecrest Avenue; thence northerly along Pinecrest Avenue to its intersection with Main Street; thence west along Main Street to its intersection with the west boundary line of the Village of Park Ridge; thence north along said west boundary line to its intersection with the north boundary line of the Village of Park Ridge; thence east along said north boundary line to its intersection with Green Avenue; thence south along Green Avenue to its intersection with Main Street; thence east along Main Street to its intersection with the west line of the Northeast Quarter of the Northeast Quarter of Section 34, Township 24 North, Range 8 East; thence north along said west line and the west line of the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 27, Township 24 North, Range 8 East to the point of beginning.

Ward 20

All that portion of the City of Stevens Point lying south of Golla Road and north and east of the following described line:

Beginning at the intersection of Golla Road and Maple Bluff Road; thence south along Maple Bluff Road to its intersection with U.S.H. 10; thence west along U.S.H. 10 to its

intersection with Interstate 39; thence southerly along Interstate 39 to its intersection with the westerly extension of Jefferson Street and the east-west centerline of Section 35, Township 24 North, Range 8 East; thence east along said westerly extension of Jefferson Street and east-west centerline of Section 35, Township 24 North, Range 8 East to its intersection with the eastern boundary line of the City of Stevens Point and there terminating.

Ward 20 shall include the following address:
1728 Brilowski Road [PIN – 2408-35-4001-01]

Ward 21

Beginning at the intersection of the Canadian National Railway and a Canadian National Railway spur track formerly known as the "Portage Branch" to McDill; thence easterly along the Canadian National Railway to its intersection with the Big Plover River; thence southerly along the Big Plover River to its intersection with Patch Street; thence west along Patch Street to its intersection with Sunset Boulevard; thence south along Sunset Boulevard to its intersection with Yvonne Drive; thence westerly along Yvonne Drive to its intersection with Indiana Avenue; thence south along Indiana Avenue to its intersection with Rice Street; thence west along Rice Street to its intersection with Martha's Lane; thence north along Martha's Lane to its intersection with Bush Street; thence east along Bush Street to its intersection with said Canadian National Railway spur track formerly known as the "Portage Branch" to McDill; thence northwesterly along said Canadian National Railway spur track formerly known as the "Portage Branch" to McDill to the point of beginning.

DISTRICT EIGHT shall include Wards 22, 23, and 24, described as follows:

Ward 22

All that portion of the City of Stevens Point lying within the following described boundary:

Beginning at the intersection of Soo Marie Avenue and Stanley Street; thence northeasterly along Stanley Street to its intersection with East Maria Drive; thence east along East Maria Drive to its intersection with Weir Boulevard; thence south along Weir Boulevard to its intersection with the south line of the Northwest Quarter of the Southwest Quarter of Section 27, Township 24 North, Range 8 East; thence east along said south line to its intersection with the west line of Outlot 2 of Portage County Certified Survey Map Number 10739-49-19; thence north along said west line to the northwest corner thereof; thence east along the north line of said Outlot 2 to its intersection with Deanna's Way; thence southeasterly along Deanna's Way to its intersection with Sunset Boulevard; thence southwesterly along Sunset Boulevard to its intersection with the north boundary line of the Village of Park Ridge; thence west along said north boundary line to the west boundary line of the Village of Park Ridge; thence south along said west boundary line to its intersection with Main Street; thence east along Main Street to its intersection with Pinecrest Avenue; thence southerly along Pinecrest Avenue to its intersection with Jefferson Street; thence west along Jefferson Street to its intersection with Texas Avenue; thence north along Texas Avenue to its

intersection with Algoma Street; thence west along Algoma Street to its intersection with Frontenac Avenue; thence north along Frontenac Avenue to its intersection with Prais Street; thence west along Prais Street to its intersection with Soo Marie Avenue; thence north along Soo Marie Avenue to the point of beginning.

Ward 22 shall exclude the following address:
3313 East Maria Drive [PIN - 2408-28-4100-04](part of Ward 32)
3319 East Maria Drive [PIN - 2408-28-4100-05](part of Ward 32)
Harmony Lane - vacant [PIN - 2408-28-4100-06](part of Ward 32)

Ward 23

All that portion of the City of Stevens Point lying within the following described boundary:

Beginning at the intersection of Green Avenue and East Maria Drive; thence east along East Maria Drive to its intersection with the west line of the Northeast Quarter of the Southeast Quarter of Section 27, Township 24 North, Range 8 East; thence south along said west line and the west line of the Southeast Quarter of the Southeast Quarter of said Section 27 and the west line of the Northeast Quarter of the Northeast Quarter of Section 34 all in Township 24 North, Range 8 East to its intersection with Main Street; thence west along Main Street to its intersection with Green Avenue; thence north along Green Avenue to its intersection with the north boundary line of the Village of Park Ridge; thence west along said north boundary line to its intersection with Sunset Boulevard; thence northeasterly along Sunset Boulevard to its intersection with Deanna's Way; thence northwesterly along Deanna's Way to its intersection with the north line of Outlot 2 of Portage County Certified Survey Map Number 10739-49-19; thence west along said north line of Outlot 2 to the northwest corner thereof; thence north along the northerly extension of the west line of said Outlot 2 to a point on the south line of Lot 1 of Portage County Certified Survey Map Number 011368; thence east along said south line to the southeast corner thereof; thence north along the east line of said Lot 1 to the southwest corner of Lot 3 of Portage County Certified Survey Map Number 3001-10-259; thence east along the south line of said Lot 3 and its easterly extension to its intersection with Green Avenue; thence north along Green Avenue to the point of beginning.

Ward 23 shall include city property (vacant airport lands) lying north of East Maria Drive, west of Interstate 39 and south of Kennedy Drive.

Ward 23 shall include the following addresses:
220 Green Avenue [PIN – 2408-27-3021-17]
300 Green Avenue [PIN – 2408-27-3021-16]

Ward 23 shall exclude the following addresses:
4001 East Maria Drive [PIN - 2408-27-3020-52](part of Ward 24)
111 Green Avenue [PIN - 2408-27-3020-51](part of Ward 24)

Ward 24

All that portion of the City of Stevens Point lying east of Wilshire Boulevard North and north of East Maria Drive.

Ward 24 shall include the following addresses:
100 Green Avenue [PIN - 2408-27-3021-01]
108 Green Avenue [PIN - 2408-27-3021-05]
111 Green Avenue [PIN - 2408-27-3020-51]
3909 East Maria Drive [PIN - 2408-27-3021-02]
4001 East Maria Drive [PIN - 2408-27-3020-52]
126 Green Avenue [PIN – 2408-27-3021-19]

Ward 24 shall exclude city property (vacant airport lands) lying north of East Maria Drive, west of Interstate 39 and south of Kennedy Drive (part of Ward 23).

DISTRICT NINE shall include Wards 25, 26, and 27, described as follows:

Ward 25

Beginning at the intersection of Ellis Street and Strongs Avenue; thence east along Ellis Street to its intersection with Plover Street; thence southeasterly along Plover Street to its intersection with Shaurette Street; thence southwesterly along Shaurette Street to its intersection with Strongs Avenue; thence northwesterly along Strongs Avenue to the point of beginning.

Ward 26

All that portion of the City of Stevens Point lying westerly of the Wisconsin River and lying within the following described boundary:

Beginning at the intersection of the Wisconsin River and Clark Street; thence easterly along Clark Street to its intersection with Ellis Street; thence south and east along Ellis Street to its intersection with Strongs Avenue; thence southeasterly along Strongs Avenue to its intersection with Park Street; thence northeasterly along Park Street to its intersection with Church Street; thence southeasterly along Church Street to its intersection with Francis Street; thence southwesterly along Francis Street to its intersection with Water Street; thence northwesterly along Water Street to its intersection with Bliss Avenue; thence west along Bliss Avenue to its intersection with Cypress Street; thence northwesterly along Cypress Street and its northwesterly extension to its intersection with the Wisconsin River; thence northerly along the Wisconsin River to the point of beginning.

Ward 26 shall include McDonald's Island lying north of County Road HH and that portion of the islands within the corporate limits of the City of Stevens Point lying south of County Road HH.

Ward 27

Beginning at the intersection of Riverview Avenue and the Wisconsin River; thence northerly along the Wisconsin River to its intersection with the northwesterly extension of Cypress Street; thence southeasterly along said northwesterly extension and Cypress Street to its intersection with Bliss Avenue; thence east along Bliss Avenue to its intersection with Water Street; thence southeasterly along Water Street to its intersection with Whiting Avenue; thence southerly along Whiting Avenue to its intersection with Howard Avenue; thence west along Howard Avenue to its intersection with Echo Dells Avenue; thence south along Echo Dells Avenue to its intersection with Riverview Avenue; thence west along Riverview Avenue to the point of beginning.

DISTRICT TEN shall include Wards 28, 29, and 30, described as follows:

Ward 28

Beginning at the intersection of Riverview Avenue and the Wisconsin River; thence east along Riverview Avenue to its intersection with Echo Dells Avenue; thence north along Echo Dells Avenue to its intersection with Howard Avenue; thence east along Howard Avenue to its intersection with Whiting Avenue; thence northerly along Whiting Avenue to its intersection with Water Street; thence northwesterly along Water Street to its intersection with Francis Street; thence northeasterly along Francis Street to its intersection Church Street; thence southeasterly along Church Street to its intersection with Heffron Street; thence east along Heffron Street to its intersection with Soo Marie Avenue; thence south along Soo Marie Avenue to its intersection with Della Street; thence west along Della Street to its intersection with Minnesota Avenue; thence south along Minnesota Avenue to its intersection with the southern boundary line of the City of Stevens Point; thence westerly along the southern boundary line of the City of Stevens Point to its intersection with the Wisconsin River; thence northerly along the Wisconsin River to the point of beginning.

Ward 28 shall exclude that portion of the islands within the corporate limits of the City of Stevens Point lying south of Riverview Avenue (part of Ward 26).

Ward 29

Beginning at the intersection of Rice Street and a Canadian National Railway spur track formerly known as the "Portage Branch" to McDill; thence east along Rice Street to its intersection with Indiana Avenue; thence south along Indiana Avenue to its intersection with Channel Drive; thence southerly along Channel Drive to its intersection with Heffron Street; thence west along Heffron Street to its intersection with said Canadian National Railway spur track formerly known as the "Portage Branch" to McDill; thence north along said Canadian National Railway spur track formerly known as the "Portage Branch" to McDill to the point of beginning and there terminating.

Ward 30

Beginning at the intersection of Indiana Avenue and Yvonne Drive; thence easterly along Yvonne Drive to its intersection with Sunset Boulevard; thence north along Sunset Boulevard to its intersection with Patch Street; thence east along Patch Street to its

intersection with the Big Plover River; thence southerly along the Big Plover River to its intersection with the southern boundary line of the City of Stevens Point; thence westerly along said southern boundary line to its intersection Minnesota Avenue; thence north along Minnesota Avenue to its intersection with Della Street; thence east along Della Street to its intersection with Soo Marie Avenue; thence north along Soo Marie Avenue to its intersection with Heffron Street; thence east along Heffron Street to its intersection with Channel Drive; thence northerly along Channel Drive to its intersection with Indiana Avenue; thence north along Indiana Avenue to the point of beginning.

DISTRICT ELEVEN shall include Wards 31, 32, and 33, described as follows:

Ward 31

Beginning at the intersection of Isadore Street and Maria Drive; thence east along Maria Drive to its intersection with Reserve Street; thence south along Reserve Street to its intersection with the easterly extension of Sixth Avenue; thence west along said easterly extension of Sixth Avenue to its intersection with Isadore Street; thence north along Isadore Street to the point of beginning.

Ward 31 shall include the following residence halls:
Watson Hall
Thomson Hall
Burroughs Hall
Knutzen Hall

Ward 32

All that portion of the City of Stevens Point lying within the following described boundary:

Beginning at the intersection of Michigan Avenue North and North Point Drive; thence easterly along North Point Drive to its intersection with Wilshire Boulevard North; thence south along Wilshire Boulevard North to its intersection with East Maria Drive; thence west along East Maria Drive to its intersection with Stanley Street; thence southwesterly along Stanley Street to its intersection with Minnesota Avenue; thence northwesterly along Minnesota Avenue to its intersection with Fourth Avenue; thence southwesterly along Fourth Avenue to its intersection with Michigan Avenue; thence north along Michigan Avenue to its intersection with Maria Drive; thence northwesterly along Michigan Avenue North to the point of beginning.

Ward 32 shall include the following addresses:
3313 East Maria Drive [PIN - 2408-28-4100-04]
3319 East Maria Drive [PIN - 2408-28-4100-05]
Harmony Lane - vacant [PIN - 2408-28-4100-06]

Ward 33

All that portion of the City of Stevens Point lying west of Wilshire Drive, north of North Point Drive, north and east of the following described line, and lying within the following described boundary:

A line beginning at the intersection of the western boundary line of the City of Stevens Point and Dubay Avenue; thence east along Dubay Avenue and its easterly extension to its intersection with Second Street North; thence south along Second Street North to its intersection with North Point Drive and there terminating.

A boundary beginning at the intersection of North Point Drive and Division Street North; thence east along North Point Drive to its intersection with Michigan Avenue North; thence southeasterly along Michigan Avenue North to its intersection with Maria Drive; thence west along Maria Drive to its intersection with Division Street North; thence north along Division Street North to point of beginning.

SECTION III: This Ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: December 1, 2021
Approved: December 20, 2021
Published: December 24, 2021

RESOLUTION

TEMPORARY CHANGE TO DISTRICT 11 POLLING LOCATION

WHEREAS, the polling place for electors of Aldermanic District 11 has been the Stevens Point Area Convention and Visitors Bureau at 340 Division Street N., and

WHEREAS, the Stevens Point Area Convention and Visitors Bureau has relocated to a different location and the former building at 340 Division Street N. is no longer available for use as the Aldermanic District 11 polling location, and

WHEREAS, Stevens Point Parks and Recreation Center has agreed to provide adequate space to accommodate the voters, staff, and equipment for the elections.

THEREFORE, BE IT RESOLVED, the Common Council of the City of Stevens Point declares 2442 Sims Avenue, Stevens Point, WI to be temporarily established as the polling place location for electors residing in Aldermanic District 11.

BE IT FURTHER RESOLVED, that the Clerk is authorized and directed to notify all registered voters in the 11th Aldermanic District of the temporary polling place change.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: December 16, 2021
Adopted: December 20, 2021

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Ryan J. Kernosky, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: City Plan Commission

From: Ryan Kernosky, Director of Community Development

Date: December 6, 2021

RE: Housing Affordability Report – Permit Year 2020, Posting Year 2022

As required by Wis. Stats. 66.10013, enclosed the Plan Commission will find the "Housing Affordability Report" for permit year 2020, posting year 2022. This is the third year that the State has required the City to complete this report.

Sections of this plan detail projected financial impact on subdivision development based on the City's fee schedule. Please note that this Report is intended to outline the financial impact on subdivision development based on the developer's viewpoint of 'greenfield' development, wherein the property being developed has not had a previous human-centric land use. The statute does not outline the costs the City takes on as part of a subdivision development (long-term financial obligations of maintaining road and utility infrastructure, for example). While as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.

Wis. Stats. 66.10013 requires that the City also identify ways to reduce the time and cost necessary to approve and develop a new residential subdivision in the City by 20 percent. Overall, City staff would recommend that developers who seek to develop more affordable housing go through the Planned Development District Zoning. We could consider reducing the time required to rezone a property to Planned Development District if the property included fewer units or homes. We do not believe that there is any 'wiggle room' in our fee schedule to reduce the overall cost to develop a greenfield subdivision, as it is already minimal compared to other municipalities.

Staff recommends approval. Please let me know if you have any additional questions.

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.

Housing Affordability Report

REPORT YEAR 2022, PERMIT YEAR 2020

Department of Community Development
Authored by: Ryan Kernosky, Director

Department of Community Development

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Introduction

In 2017, Wis. Act 243 was passed into law. This Act created a new housing affordability reporting requirement for communities with a population exceeding 10,000 residents. This new report, the "Housing Affordability Report" is codified within Wis. Stats. 66.10013 and is intended to provide City of Stevens Point specific information on the following:

(a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.

(b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.

(c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.

(d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

(e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. Meet existing and forecasted housing demand.
2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

This report will also provide an update on the implementation of the housing element of the City's Comprehensive Plan. Additionally, this report will also meet the requirements consistent with Wis. Stats. 66.10014 "New Housing Fee Report". This 2022 Housing Affordability Report is written to analyze the 2020 permit year and complies with all requirements contained within 66.10013 & 66.10014 of Wis. Stats.

Many thanks to Community Development staff Maria Mohr, Loren De Lonay, and GIS/Engineering Technician Lindsay McClintock for their assistance in the creation of this report.

Housing Goals in the Comprehensive Plan

The City's most recently adopted Comprehensive Plan was approved in 2005. An update has been under consideration since at least 2015. City staff intends to begin the process in updating the Comprehensive Plan again over the next 2-3 years. The plan currently under development focuses on strengthening our neighborhoods, improving the housing stock, and furthering housing policy that promotes affordability, availability, and accessibility of units. Each of those development goals include specific policy items as outlined below:

Goal 1 - Strengthen Neighborhoods

Policy 5 - Identify properties that have a blighting influence on neighboring properties.

Policy 6 - Create redevelopment programs that support reinvestment in existing properties.

Policy 7 - Create density goals and incentives, via zoning or other means, to promote infill development.

Policy 12 - Examine the different types of housing types that are currently available within the City to determine if they meet the desired housing types of future residents.

Policy 13 - Analyze regulatory barriers that prevent the desired housing types, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote the desired housing types.

Goal 2 - Improve the City's aesthetic image.

Policy 22 - Review and modify existing regulatory documents to ensure high-quality developments.

Policy 23 - Adopt a land development code that incorporates form-based code standards.

Goal 3 - Improve the City as a place to do business.

Policy 33 - Implement Future Land Use map and regulate land use according to the Future Land Use map and the goals, objectives, and policies in the Comprehensive Plan elements.

Policy 34 - Adopt a land development code that incorporates form-based code standards.

Goal 5 - Offer adequate supply of housing in the City.

Policy 42 - Implement the recommendations within the 2017 Housing Study.

Policy 43 - Analyze locations for the development of workforce housing in the city to create a balanced housing stock.

Policy 44 - Improve the dissemination of information electronically relating to workforce housing options.

Policy 45 - Pursue and apply for loans or grants to fund rehabilitation programs.

Policy 46 - Implement the recommendations within the 2017 Housing Study.

Policy 47 - Review and modify existing regulatory documents to remove barriers that prevent a diversity of housing types (i.e. tiny homes, mother in law sweets, transient rentals).

Policy 48 - Create redevelopment programs that support reinvestment in existing properties.

Policy 49 - Promote and incentivize the conversion of rooming houses, traditionally single-family homes, back to owner occupied.

Goal 6 - Strengthen the City's financial stability.

Policy 56 - Eliminate minimum parking requirements.

Policy 57 - Increase density allowances for properties.

Policy 58 - Analyze regulatory barriers to mixed-use and infill development, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote mixed-use and infill development.

Policy 64 - Create reinvestment or grant programs for existing homes.

Policy 65 - Condemn and acquire dilapidated properties and lead in redevelopment efforts to improve neighborhoods where they exist.

Goal 11 - Manage growth.

Policy 101 - Study serviceability of infrastructure for contiguous growth and resilience of future growth areas.

Policy 102 - Adopt ordinances or policy that limits the use of cul-de-sacs, limits blocks length, and requires shared access or interconnections between properties.

Policy 103 - Create targeted area master plans and corridor studies for key areas in the city.

Policy 104 - Analyze, document, and prioritize infill development opportunities.

Goal 13 - Communicate and collaborate with adjacent jurisdictions.

Policy 116 - Create an extraterritorial plan commission that acts on land use requests within the city's extraterritorial boundary area.

Policy 117 - Develop an annexation plan that incorporates infrastructure and service issues and costs, geographic features, environmental and other land use constraints, and market needs.

Policy 120 - Adopt a policy for notifying surrounding municipalities of projects or developments when adjacent.

Policy 121 - Create boundary agreements with adjacent municipalities regarding growth and uses.

The most recent City of Stevens Point Comprehensive Plan contains several goals relating to housing affordability and meeting demand for households of all income levels. Notable policies to reduce cost of fees and infrastructure while improving services include encouraging infill development, revising regulation to allow higher-density housing types, and prioritizing redevelopment, mixed-used, and housing rehabilitation within the City.

There are policies within the plan that are aimed at marketing assistance programs to homeowners for rehabilitation, especially lower-income households, as well as directly analyzing locations for likely new workforce housing development. Importantly, the plan recognizes the necessary collaboration with partner and adjacent municipalities. Partnership is necessary to ensure flexibility in the ability to provide a range of housing choices and locations for residents of the region.

As outlined earlier, much of the lack of greenfield development is partly due to development constraints that limit the City's possibilities for expansion, such as growth boundaries, utility expansion, and natural challenges such as prevalence of both wetland and bedrock in locations that would otherwise support development.

Wis. Stats. 66.10013

The following tables and information are provided to meet the requirements of the following portions of Wis. Stats. 66.10013 for permit year 2020.

66.10013(a)

The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.

Fees Collected - 2020	Projects	Total Fees	Avg. Fee per Project	Avg. Project Cost
New Single Family Residential	12	$14,591.72	$1,215.98	$223,158.33
New Duplex(s)	5	$7,865.40	$1573.08	$334,800.00
New Multi-Family	10	$44,588.51	$4,458.85	$4,772,325.26
Addition	9	$2087.80	$231.98	$36,866.82
Alteration	336	$28,291.37	$84.20	$5,427.36
Demolition	14	$1,025	$73.21	$5,240.71
New (Deck, Driveway, etc.)	217	$13,533.64	$62.37	$6,368.28
Replacements	559	$33,746.43	$60.37	$5,549.11
Unclassified	0	-	-	-
TOTAL	1,055	$81,628.54		

66.10013(b)

The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.

Type	Residential Units Created
Subdivision Plat	0
Certified Survey Maps	5
Condo Plats	0
Single-Family Permits	12
Two-Family Permits	10
Multifamily Permits	0*

*While permits were issued for the multi-family projects, no units were created in 2020.

66.10013(c)

A list and map of undeveloped parcels in the municipality that are zoned for residential development.

PIN	Address	Zoning
281230803340207	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803340208	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803310709	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200103	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803130057	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803330120	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330123	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330105	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330128		R1
281230803310509	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200126	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803200121	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803130021	3000 PARKWAY DR STEVENS POINT WI 54481	R1
281230803200110	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803200123		R1
281230803200124		R1
281230803200125		R1
281230803200105	0 OAK AVE STEVENS POINT WI 54481	R1
281240821200316	EAGLE SUMMIT STEVENS POINT WI 54482	R1
281240821200347	1109 RESERVE ST NORTH STEVENS POINT WI 54482	R1
281240821200124	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200123	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200401	2309 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200407	2408 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200410	2316 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200409	2324 OSPREY RETREAT STEVENS POINT WI 54482	R1
281230802300125	0 CLOVER CT STEVENS POINT WI 54481	R1
281230802300704	0 CROCUS CT STEVENS POINT WI 54481	R1
281230802300604	0 HOOVER RD STEVENS POINT WI 54481	R1
281230802300610	0 TULIP LN STEVENS POINT WI 54481	R1
281230803400124	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230802300102	0 HOWARD AVE STEVENS POINT WI 54481	R1
281230802301119	0 COUNTY ROAD HH STEVENS POINT WI 54481	R1
281240836320102	OLD HIGHWAY 18 RD STEVENS POINT WI 54482	R1
281240835400511	0 ELMWOOD AVE STEVENS POINT WI 54482	R1
281240835401317	0 GLENWOOD AVE STEVENS POINT WI 54482	R1
281230806100112	0 WEST RIVER DR STEVENS POINT WI 54481	R2

281230806100403	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100511	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100512	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100517	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100518	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100519	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100520	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100521	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100303	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100603	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100602	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281230806100306	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100304	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281240831401223	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401222	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401221	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401220	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401219	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300623	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300622	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831401212	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401213	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401214	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401218	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401217	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401215	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300504	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300508	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300209	0 WEST GATES DR STEVENS POINT WI 54481	R2
281240831401103	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401240	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401232	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401225	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300613	0 WEST SESAME ST STEVENS POINT WI 54481	R2
281240831401241	WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401216	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300218	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281230805420407	1616 RIVER VIEW AVE STEVENS POINT WI 54481	R2
281230805420408	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420621	0 COON AVE STEVENS POINT WI 54481	R2
281230805420808	0 WHITING AVE STEVENS POINT WI 54481	R2

281230805420707	0 COON AVE STEVENS POINT WI 54481	R2
281230805420811	0 WHITING AVE STEVENS POINT WI 54481	R2
281230806100101	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401424	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401506	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401226	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401507	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281230805420620	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420622	0 COON AVE STEVENS POINT WI 54481	R2
281230805101216	0 WATER ST STEVENS POINT WI 54481	R2
281240831401427	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401211	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281230804300413	0 NEBEL ST STEVENS POINT WI 54481	R2
281230804400418		R2
281230804300314	0 MARTHA'S LN STEVENS POINT WI 54481	R2
281230804400419		R2
281230804300533	0 MARY ST STEVENS POINT WI 54481	R2
281230804300720	0 DALANEY ST STEVENS POINT WI 54481	R2
281230804400509	0 CHANNEL DR STEVENS POINT WI 54481	R2
281230804300306	0 WELSBY AVE STEVENS POINT WI 54481	R2
281230804300701	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230804100536	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230804200802	0 WILLIAMS ST STEVENS POINT WI 54481	R2
281230804202108	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281230804201116	0 CLEVELAND AVE STEVENS POINT WI 54481	R2
281230804202125	0 MARY ST STEVENS POINT WI 54481	R2
281230804200403	0 BLAINE ST STEVENS POINT WI 54481	R2
281240833302102	0 DIXON ST STEVENS POINT WI 54481	R2
281240833300344	0 MILLER CT STEVENS POINT WI 54481	R2
281230804202004	0 RICE ST STEVENS POINT WI 54481	R2
281230805101602	0 MATILDA ST STEVENS POINT WI 54481	R2
281230805101701	1333 MATILDA ST STEVENS POINT WI 54481	R2
281230804200330	0 BUSH ST STEVENS POINT WI 54481	R2
281240833302323	0 WELSBY AVE STEVENS POINT WI 54481	R2
281230804202211	0 MARY ST STEVENS POINT WI 54481	R2
281230804202406	2827 MARTHA'S LN STEVENS POINT WI 54481	R2
281230804200106	2600 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240833302417	0 DIXON ST STEVENS POINT WI 54481	R2
281240833400415	0 OAK ST STEVENS POINT WI 54481	R2
281240833400402	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281240833400307	0 JEFFERSON ST STEVENS POINT WI 54481	R2

281240833401138	0 CENTER ST STEVENS POINT WI 54481	R2
281240833300103	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281230803320011	0 NEBEL ST STEVENS POINT WI 54481	R2
281230803310503	0 FELTZ AVE STEVENS POINT WI 54481	R2
281230803230009	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803230008	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803220072	0 SUNSET BLVD STEVENS POINT WI 54481	R2
281240830100249	0 MARIA DR STEVENS POINT WI 54481	R2
281240819400301	0 OLD WAUSAU RD STEVENS POINT WI 54481	R2
281240830100309	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100237	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100316	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100202	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240819400401	0 FREDERICK N ST STEVENS POINT WI 54481	R2
281240830100265		R2
281240830100269		R2
281240830100268		R2
281240830100270		R2
281240829230024	0 SECOND N ST STEVENS POINT WI 54481	R2
281240830100220	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100135	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100238	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100137	317 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100138	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100139	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100234	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829240033	0 MARIA DR STEVENS POINT WI 54481	R2
281240820330007	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240820330023	0 SECOND N ST STEVENS POINT WI 54481	R2
281240820320008	0 SECOND N ST STEVENS POINT WI 54481	R2
281240820320001	0 SECOND N ST STEVENS POINT WI 54481	R2
281240833202226	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281240828301206	0 ILLINOIS AVE STEVENS POINT WI 54481	R2
281240828301316	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240833100808	0 ELLIS ST STEVENS POINT WI 54481	R2
281240833202901	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240833100305	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
281240828400607	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
281240833101721	JEFFERSON ST STEVENS POINT WI 54481	R2
281240833101924	0 ALGOMA ST STEVENS POINT WI 54481	R2
281240833203011	2724 CLARK ST STEVENS POINT WI 54481	R2

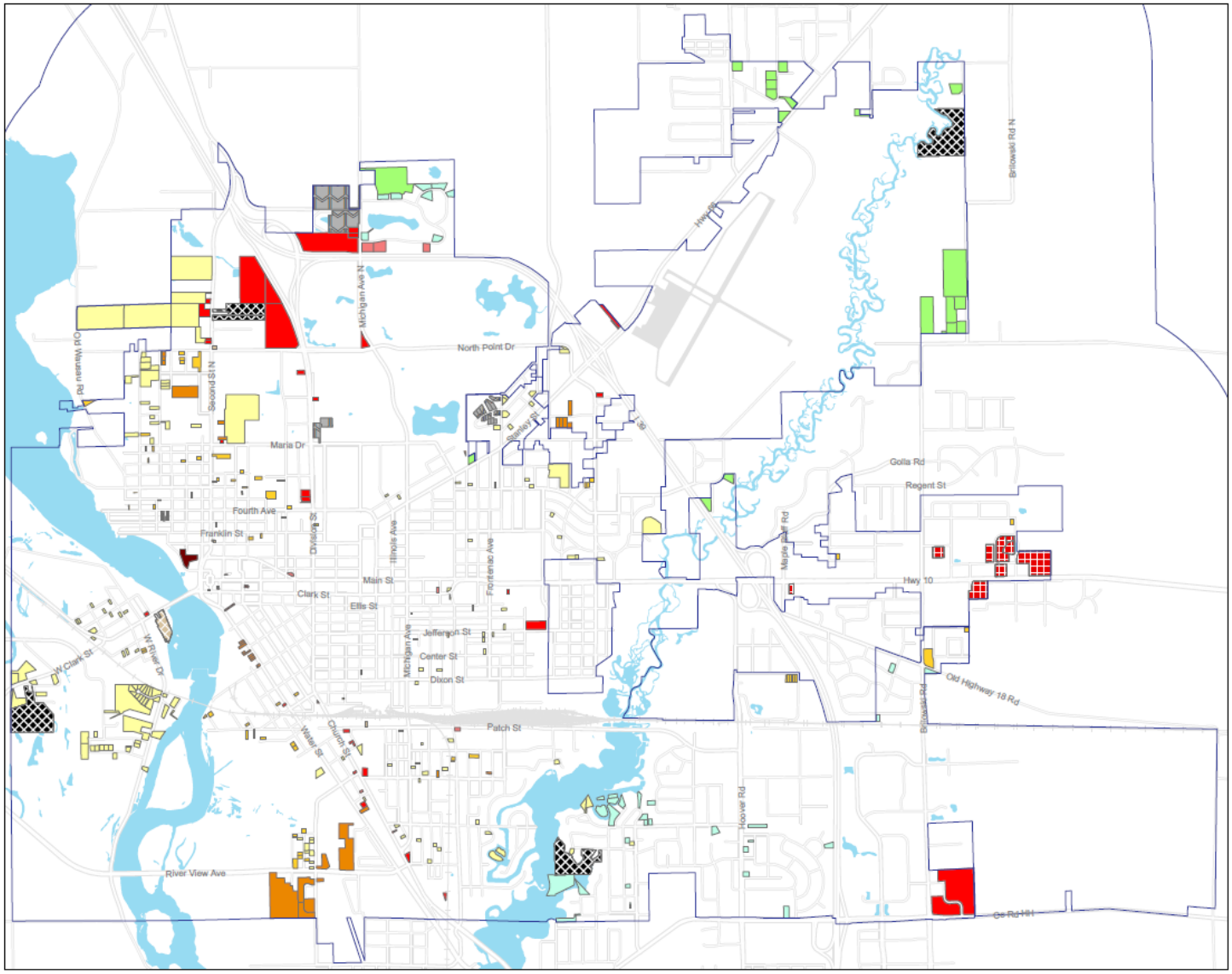
281240828400426	0 JORDAN LN STEVENS POINT WI 54481	R2
281240828400713	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240828100105	0 INDIANA N AVE STEVENS POINT WI 54481	R2
281240828100023	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100408		R2
281240828100409	0 INDIANA N AVE STEVENS POINT WI 54481	R2
281240828100519	0 VINE ST STEVENS POINT WI 54481	R2
281240827300918	0 SUNSET BLVD STEVENS POINT WI 54481	R2
281240827300805	0 SIMONIS ST STEVENS POINT WI 54481	R2
281240828402113	3416 JORDAN LN STEVENS POINT WI 54481	R2
281240828100005	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240827200224	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240834200305	0 GREEN AVE STEVENS POINT WI 54481	R2
281240827301912	0 RIDGE RD STEVENS POINT WI 54481	R2
281240828402102	409 SAINT PAUL ST STEVENS POINT WI 54481	R2
281240827300507	0 WEIR BLVD STEVENS POINT WI 54481	R2
281240828100312	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240827200223	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240834201110		R2
281240834201109		R2
281240831400407	0 WEST KARNER ST STEVENS POINT WI 54481	R2
281240831400424	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831400405	0 WEST KARNER ST STEVENS POINT WI 54481	R2
281240831100505	0 COUNTY ROAD HH STEVENS POINT WI 54481	R2
281240831100409	0 WEST WILSON AVE STEVENS POINT WI 54481	R2
281240831100307	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100306	549 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100705	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831101005	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831100817	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831100910	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100802	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100724	0 WEST WILSON AVE STEVENS POINT WI 54481	R2
281240831100307	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100306	549 WEST HARDING AVE STEVENS POINT WI 54481	R2
281230805420402	0 COON AVE STEVENS POINT WI 54481	R3
281230805420708	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420702		R3
281230805420109	0 HOWARD AVE STEVENS POINT WI 54481	R3
281230805100703	0 MASON ST STEVENS POINT WI 54481	R3
281230805200004	0 BLISS AVE STEVENS POINT WI 54481	R3

281240832300907	0 TAMARAC ST STEVENS POINT WI 54481	R3
281240832300303	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832300403	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832402307	2157 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805420304	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420523	0 COON AVE STEVENS POINT WI 54481	R3
281230805420522	0 COON AVE STEVENS POINT WI 54481	R3
281230805100714	0 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805200022	0 MASON ST STEVENS POINT WI 54481	R3
281230805200005	0 BLISS AVE STEVENS POINT WI 54481	R3
281230805200009	517 BLISS AVE STEVENS POINT WI 54481	R3
281240832402508	2157 ELK ST STEVENS POINT WI 54481	R3
281240832403616	0 EAST AVE STEVENS POINT WI 54481	R3
281240833300907	0 McCULLOCH ST STEVENS POINT WI 54481	R3
281230804202504	0 MINNESOTA AVE STEVENS POINT WI 54481	R3
281230804202503	0 MINNESOTA AVE STEVENS POINT WI 54481	R3
281230804100803	0 SOO MARIE AVE STEVENS POINT WI 54481	R3
281240830400921	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830401511	0 WADLEIGH ST STEVENS POINT WI 54481	R3
281240830100243	0 FOREST N ST STEVENS POINT WI 54481	R3
281240830400714	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240830400207	0 WALKER ST STEVENS POINT WI 54481	R3
281240830100406	0 OLD WAUSAU RD STEVENS POINT WI 54481	R3
281240830401915	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830402504		R3
281240829301913	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829303608	0 SECOND ST STEVENS POINT WI 54481	R3
281240829300220	0 SIXTH AVE STEVENS POINT WI 54481	R3
281240829300714	0 WEST ST STEVENS POINT WI 54481	R3
281240829303203	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240829303711	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829303614	0 THIRD ST STEVENS POINT WI 54481	R3
281240829302214	0 FIRST ST STEVENS POINT WI 54481	R3
281240829300340	0 SECOND ST STEVENS POINT WI 54481	R3
281240829304407	0 FRANKLIN ST STEVENS POINT WI 54481	R3
281240829400818	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829401040	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829304810	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829400624	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829300132	0 UNION ST STEVENS POINT WI 54481	R3
281240829304413	917 UNION ST STEVENS POINT WI 54481	R3

281240829401306	0 DIVISION ST STEVENS POINT WI 54481	R3
281240829304809	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829400627	0 PULASKI PL STEVENS POINT WI 54481	R3
281240829304818	0 UNION ST STEVENS POINT WI 54481	R3
281240830400203	0 WALKER ST STEVENS POINT WI 54481	R3
281240829220033	0 WEST N ST STEVENS POINT WI 54481	R3
281240829220032	424 WEST N ST STEVENS POINT WI 54481	R3
281240829220030	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240829220047	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240827300424	0 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300423	332 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300420	400 GREEN AVE STEVENS POINT WI 54481	R3
281240835300044	5301 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300045	5303 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300046	5309 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300047	5311 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300048	5317 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300049	5319 CAROL'S LN STEVENS POINT WI 54481	R3
281240836320105	0 SCHILLER DR STEVENS POINT WI 54482	R3
281240836320146	0 JEFFERSON ST STEVENS POINT WI 54482	R3
281240825340115	0 SANDPIPER DR STEVENS POINT WI 54482	R3
281240835120147	5416 WINDY DR STEVENS POINT WI 54482	R3
281240831400207	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281240831400206	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281230805400116	3332 WHITING AVE STEVENS POINT WI 54481	R4
281240832300218	924 WISCONSIN ST STEVENS POINT WI 54481	R4
281240832300224	1740 WATER ST STEVENS POINT WI 54481	R4
281240832300226	1732 WATER ST STEVENS POINT WI 54481	R4
281240832300227	1724 WATER ST STEVENS POINT WI 54481	R4
281240832300230	0 WATER ST STEVENS POINT WI 54481	R4
281240832300236	1552 WATER ST STEVENS POINT WI 54481	R4
281240832300237	1544 WATER ST STEVENS POINT WI 54481	R4
281230805400154	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805430043	0 RIVER VIEW AVE STEVENS POINT WI 54481	R4
281230805410022	0 WHITING AVE STEVENS POINT WI 54481	R4
281240832300219	0 WATER ST STEVENS POINT WI 54481	R4
281240832300229	1708 WATER ST STEVENS POINT WI 54481	R4
281240832300234	1560 WATER ST STEVENS POINT WI 54481	R4
281230805400146	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805400147	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805440023		R4

281230805410003	0 WATER ST STEVENS POINT WI 54481	R4
281230804200835	0 WATER ST STEVENS POINT WI 54481	R4
281230804100921	0 FRONTENAC AVE STEVENS POINT WI 54481	R4
281230804202321	0 RICE ST STEVENS POINT WI 54481	R4
281240829240028	0 SECOND N ST STEVENS POINT WI 54481	R4
281240829220004	0 FREDERICK N ST STEVENS POINT WI 54481	R4
281240830100131	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240830100132	0 NORTH POINT DR STEVENS POINT WI 54481	R4
281240829240021	0 MARIA DR STEVENS POINT WI 54481	R4
281240830100142	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240830100140	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240828401915	0 STANLEY ST STEVENS POINT WI 54481	R4
281240827230102	0 EAST MARIA DR STEVENS POINT WI 54481	R4
281240827230109	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230110	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230111	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230028	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281230805101419	0 HENRIETTA ST STEVENS POINT WI 54481	R5
281230804100204	2501 MINNESOTA AVE STEVENS POINT WI 54481	R5
281240832101609	0 CENTERPOINT DR STEVENS POINT WI 54481	R5
281240833202512	2624 CLARK ST STEVENS POINT WI 54481	R5
281240821200107	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200133	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200102	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240828402012	2928 STANLEY ST STEVENS POINT WI 54481	RLD
281240821220006	0 RESERVE ST STEVENS POINT WI 54482	RLD
281240827440007	0 HOFMEISTER DR STEVENS POINT WI 54481	RLD
281240827440005	0 BARBARA'S LN STEVENS POINT WI 54481	RLD
281240824330010	BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824330012	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330013	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330007	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824330011	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330003	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824320001	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240814430003	0 PLOVER HEIGHTS RD STEVENS POINT WI 54482	RLD
281240814300112	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300210	0 HAMPTON RD STEVENS POINT WI 54482	RLD
281240814300212	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300106	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300114	0 AIRPORT RD STEVENS POINT WI 54482	RLD

281240813320016	0 OXBOW RD STEVENS POINT WI 54482	RLD
281240814300211	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300204	0 TORUN RD STEVENS POINT WI 54482	RLD



Zoning Map of Unimproved Properties that Permit Residential Use

City of Stevens Point
Portage County, WI

- City Limits

Zoning

- Low Density (20)
- Suburban Single Family Residential (36)
- Single Family Residential (159)
- Single and Two Family Residential (71)
- Multiple Family I Residential (34)
- Multiple Family II Residential (7)
- Neighborhood Business (4)
- Central Business Transition (1)
- Central Business (11)
- Commercial (34)
- Highway Commercial (8)
- Planned Development District (39)
- Split Zoned (5)

Data Sources
Parcels: Portage County (2020)
Zoning: Stevens Point (2020)

0 0.5 1 Miles

66.10013(d)

A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.

281240831300624	0 WEST CLARK ST STEVENS POINT WI 54481	Split Zoned
281230803320058	0 NEBEL ST STEVENS POINT WI 54481	Split Zoned
281240820340053	0 SECOND N ST STEVENS POINT WI 54481	Split Zoned
281240820340001	0 SECOND N ST STEVENS POINT WI 54481	Split Zoned
281240813330001	0 BRILOWSKI RD STEVENS POINT WI 54482	Split Zoned
281240833301217	2124 PATCH ST STEVENS POINT WI 54481	B1
281240829303107	0 SECOND ST STEVENS POINT WI 54481	B1
281240829303109	916 PORTAGE ST STEVENS POINT WI 54481	B1
281240820340043	0 SECOND N ST STEVENS POINT WI 54481	B1
281240831101326	133 WEST CLARK ST STEVENS POINT WI 54481	B2
281240832201705	0 CLARK ST STEVENS POINT WI 54481	B3
281240832201819	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201820	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201821	0 THIRD ST STEVENS POINT WI 54481	B3
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281240820420001	0 DIVISION ST STEVENS POINT WI 54481	B4
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281240828100908	0 VINE ST STEVENS POINT WI 54481	PD
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281240820140142	1935 BLUEBELL LN STEVENS POINT WI 54482	PD

66.10013(e)

An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:

1. Meet existing and forecasted housing demand.
2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

66.10013 (e)(1)

Population

Over the last ten years (2010-2020), Portage County has had a .51% increase in population. The same time period, the City of Stevens Point and the Village of Whiting saw a decrease in population (-3.93% and -7.13%, respectively), while the Village of Plover saw a significant increase in population (11.52%). The urban area of Portage County (widely considered the City of Stevens Point, Villages of Park Ridge, Plover, and Whiting, and the Town of Hull), make up 66.22% of the total County population. This percentage has increased over the last few years.

Municipality	2010 Census	2020 Census	Difference
C. Stevens Point	26717	25666	-1051
V. Plover	12123	13519	1396
V. Whiting	1724	1601	-123
V. Park Ridge	491	530	39
T. Hull	5346	5287	-59
Portage County	70019	70377	358

Figure 1 Urban Core Population Changes

Source: US Census Data

As the County seat, Stevens Point has a traditional development pattern, mixed with some suburban residential development. The City's existing housing stock similar in nature to other older communities that have experience population growth. The City has roughly 5,638 homes, of which 45% were constructed before 1950, 6% were constructed prior to 1900, and 11% were constructed after 2000. Home construction has been cyclical in Stevens Point. Single-family home construction reached its peak in the 1960s during which 13% of the City's current stock was built. In the 1980's, only 3% of the City's current housing stock was constructed (note: Town of Hull and Village of Plover saw significant single-family housing development during this time). In the 1990's, the City's housing development increased as correlated to the development of the more suburban parts of the City. As of now, single-family construction from 2010- 2015 in Stevens Point accounts for 2% of its total housing stock, meaning a moment of waning in single-family housing development within the City. 54% of the City's housing stock are detached single-unit structures, wherein one residential unit is on one tax parcel. 95% of all homeowners in the City live in single-unit structures. Due to the significant University of Wisconsin-Stevens Point and Mid-State Technical College student populations, the City does have a disproportionate percentage of City households occupied by renters (49%). For the last several years, this number has remained nearly the same, but there has been a slight decline, from 51% to 49%.

There are several factors that play into the outward growth, or lack thereof, of the City's population. Environmental constraints on the City's municipal boundaries (high ground water and bedrock, for example) have limited the City's ability to grow 'outward' in a traditional suburban development pattern. Additionally, local public policy has shifted from outward growth to core redevelopment, which replaces existing, older homes, with newer homes. This means a one-for-one replacement of existing housing stock, and typically takes a longer time to achieve neighborhood turnover. Other factors also indicate that the last several years, surrounding municipalities have been developing tax-forfeiture (County-owned) subdivisions in the former Tree Acres Golf Course in the Southeast corner of the Village of Plover. This land was being sold undeveloped between $9,500 and $10,000 per acre, as opposed to similar properties in or around the City of Stevens Point selling for $30,000 to $35,000 per acre. This has drawn significant new residential development and subsequent population to surrounding municipalities as opposed to the City.

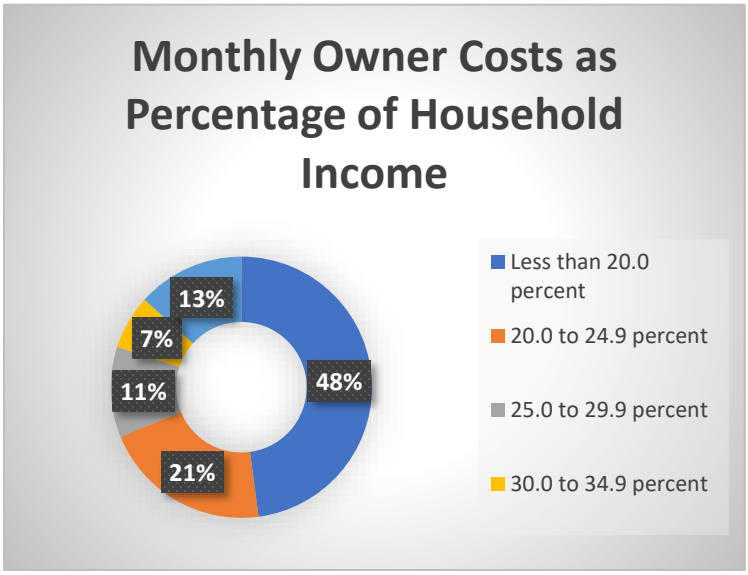
Growth Trends & Focus Areas of the Community

For the last several years a significant refocus has occurred at the local policy-making level. Local elected and appointed officials have opted to spend time, energy, and money on redeveloping and reinvestment the City's existing neighborhoods, while discouraging suburban greenfield development. This means that fewer new utilities and roadways are installed, and therefore fewer (if any) impact fees are assessed to developers seeking to construct new residential subdivisions. The implementation of this shift in policy is new, however, the City's 2005 Comprehensive Plan identified upkeep, maintaining, and offering incentives to homeowners to improve the existing housing stock. Major non-single-family developments either have occurred (Fourth Avenue Townhomes) or are under construction (Northside Yard, Berkshire Senior Housing). These developments are on existing lots within the City's core neighborhoods, and are not considered greenfield development. While infill development does require building permits and some impact fees, it is not as impactful to the developer if a greenfield development were to occur. Additionally, given the focus on infill redevelopment and reinvestment, you will see that the City's building permits on alterations is higher than other municipalities that are hyper-focused on suburban development and subdivisions.

Housing Affordability

Utilizing data from the U.S. Census 2018 American Community Survey, we can provide generalizations on how affordable housing (whether rental or owner-occupied) is within the City of Stevens Point. Housing affordability has been defined by the amount of monthly income that is dedicated to paying a mortgage or rent. According to the US Department of Housing and Urban Development, families that pay more than 30% of their monthly income for housing are considered housing cost-burdened. This means that those families are financially limited on other non-discretionary costs of living within the community (transportation, groceries, student loans & debt service, childcare, etc.). In the City of Stevens Point, the median gross household income is $45,040.

Owner-Occupied Housing

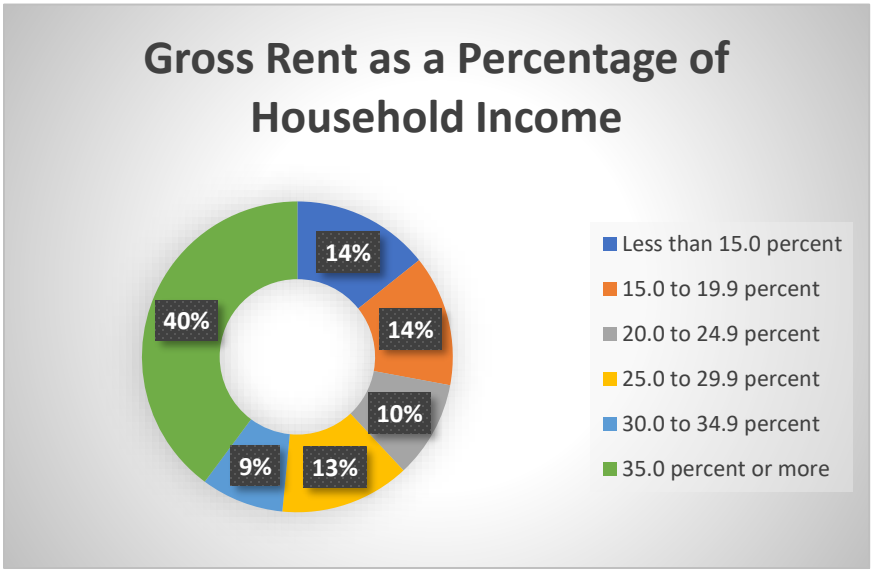


In order for us to dive further into the housing affordability component of this, we need to better understand the data in which we are pulling this information from. When identifying "Monthly Owner Costs" it should be known that this includes the sum of payments for mortgages, deeds of trust, contracts to purchase, or other similar debts on the property. It also includes real estate taxes, proper insurances, and utilities. According to the U.S. Census 2018 American Community Survey, there are 10,337 occupied housing units within the City. Of those, 5,194 (50.25%) are owner-occupied. Additionally, of the 5,194 owner-occupied units, 3,417 (65.8%) have a mortgage or mortgage-equivalent. Of those with a mortgage or mortgage-equivalent, roughly 683 households (20%) spend more than 30% of their household income on Monthly Owner

Costs. Below is a percentage breakdown of the percentage of household income spent on Monthly Owner Costs.

Non-Owner-Occupied Housing (Renters)

With a high student population and older housing stock, it is no surprise to public officials that the City has a higher percentage of non-owner-occupied housing ("renter-occupied") than peer communities. Of the 10,337 occupied housing units in the community, 5,067 (49%) are renter-occupied. Based on data gathered from the U.S. Census, 49% of renter-occupied housing units pay over 30% of their household income towards rent.



66.10013 (e)(2)

Regulation

Residential development within the City of Stevens Point is generally consistent, predictable, and effective across different zoning districts. The City updated fee tables in 2018 to increase transparency of development and addition/alteration, and offer straightforward calculations to estimate impact. The City Plan Commission meets monthly to review and discuss development proposals. In addition, the City Code of Ordinances is complete in zoning and development requirements, creating uniformity in consistency and expectation for developers who are proposing new construction or alteration/rehab within the City.

There are sections and Districts within the current ordinance that are prohibitive to new housing construction, especially of specific unit types for infill and small-lot development. Both the Zoning and Subdivision ordinance are scheduled for revision to include permitted housing types including ADUs, tiny houses, cluster subdivisions, cottage clusters, etc. which are expected to increase diversity of development and redevelopment possibility.

The Subdivision Ordinance creates additional requirements in platting and survey maps, consistent with Chapter 36 of the Wisconsin State Statutes. The ordinance also creates consistency with the City's Comprehensive Plan, requiring public dedication and improvements in order for final subdivision plats and maps to be granted.

Costs of improvements and dedications are funded through unit sales and rent revenue and are generally passed on to consumers which impacts affordability of development in the City. However, in

2018 the lack of new unit development is reflective of the need for rehabilitation and redevelopment across many districts. Generally, the City's land use regulations are not considered overly burdensome to the development of housing within the community.

Land Costs

Land costs are directly impacted by land use regulations and are passed onto development through regulatory requirements of individuals districts. Due to the necessary costs associated with fees to promote health, safety, and welfare of residents, the largest potential for reducing time and cost of development is through regulations associated with land cost. However, due to the nature of the housing market affordability of rehabilitation as opposed to new construction, the amount of impact is limited. The City of Stevens Point Community Development Department does not believe that it is the responsibility nor the role of the City to reduce land costs for the development of a greenfield subdivision. Developers take on specific risks when developing greenfield subdivision, and the land regulations regulated through the City's Zoning and Subdivision Code are specifically written for a purpose. As an example, the 2018 Housing Affordability Report written by MSA Consulting encourages the City to consider reducing the minimum square footage requirements for the Residential-Low Density developments. Currently the required size is 2.0 acres. The intention of this district is established to provide for low density residential land usage and accessory uses particularly in fringe areas of the City to reduce the need for and cost of public services such as sewer and water, or to be applied in those areas of the City where natural environmental conditions present physical development problems such as from high ground water, bedrock, clay soils, etc. A further purpose is to help preserve the open space and natural scenic and ecological qualities in special areas such as along shorelines, wetlands, bluffs, community parks or other areas identified by the Plan Commission and otherwise consistent with the City's Comprehensive Plan. If the City were to reduce the size of the minimum square footage required, we would actively be working against our own zoning code.

If a developer wanted to do smaller lots and a lesser footprint than typically allowed, City staff would encourage the developer to pursue a Planned Development District. A Planned Development is a zoning district that allows for deviation from the standards of this zoning ordinance in exchange for higher quality development. This could include higher density wherein higher density may not be allowed or if a developer intended to develop a residential project outside of a typical subdivision (tiny homes, cottage development, etc). This is the most effective way to reduce overall costs to develop a residential project in the City by 20 percent. The City could reduce the time required for review to get a Planned Development District in place by offering a more streamlined process that could eliminate the public hearing component if the development is smaller than a certain number of acres or parcels. Additionally, the City could remove the conceptual review process for Planned Development Districts before going through the approval process.

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594
Fax 715-346-1530

Department of
Administrative Services
Ph: 715-346-1594

RESOLUTION

This resolution is adopted as a requirement of the Wisconsin Division of Energy, Housing and Community Resources in order to quality for Community Development Block Grant funding for projects within a municipality

It is POLICY of the City of Stevens Point, WI to prohibit the use of excessive force by law enforcement agencies within the City of Stevens Point's jurisdiction against any individuals engaged in nonviolent civil rights demonstrations.

It is POLICY of the City of Stevens Point to enforce applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstration within the City of Stevens Point's jurisdiction.

PASSED BY THE MAYOR AND COMMON COUNCIL OF THE CITY OF STEVENS POINT, WISCONSIN.

_____ Date 12/20/201

Chief Elected Official Signature
MAYOR MIKE WIZA

ATTEST:

_____ Date 12/20/2021

Municipal Clerk Signature
CITY CLERK, KARI YENTER