



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.

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Cooper
- Commissioner Ilten
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date	July 6, 2023	Location:	Community Room
and	6:00 PM		933 Michigan Avenue, Stevens Point, WI
Time:			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 898 7583 1831
			Passcode: 337242
			<u>By Computer:</u>
			https://us02web.zoom.us/j/89875831831?pwd=c3p4L3AvTHlmZkdKZUJCWU4zV
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Report of the June 5, 2023 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Emily Xiong, representing Norman Barber Revocable Trust, for a conditional use permit to operate a one-unit residence on the property located at 2400 Church Street (Parcel ID 281240832402902), consistent with Ch. 23.02(2)(a)(3)(d).
4. Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan for the purpose adding a chapter outlining a neighborhood comprehensive plan for the Goerke Park/Washington Elementary School neighborhood. Said neighborhood is roughly bounded by Maria Drive to the north, Interstate 39 to the east, Main Street to the south and Division Street to the west.

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

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

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

5. A request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14.
6. Community Development Department Annual Report for 2022.
7. Discussion only: Home occupation ordinance.
8. April and May 2023 Monthly Reports.
9. Director's Report.
A verbal report will be provided during the meeting.

Closing Section:

10. Adjourn

REPORT OF CITY PLAN COMMISSION

June 5, 2023 – 6:00 PM

In-Person & Zoom Conference Call Meeting

PRESENT: Alderperson Kneebone, Commissioner Arntsen, Commissioner Cooper, Commissioner Ilten, Commissioner Rice, and Commissioner Schuler.

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Director Kremer, Technician Mohr, Alderperson Shorr, Alderperson Keymer, Alderperson Fishler, Andrea Olson, Mary Hansen, Rick Katz, Samuel Lang, Trevor Roark, 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 May 1, 2023 meeting of the City Plan Commission.
3. Report of the May 15, 2023 meeting of the City Plan Commission.
4. Public Hearing and action on a request from Rick Katz, representing MIPAR LLC, for a conditional use permit to construct a car wash on the property located at 1305 Wildwood Drive (Parcel ID 281240835110001), consistent with Ch. 23.02(2)(e)(3)(e).
5. A request from Rick Katz, representing MIPAR LLC, for site plan review to construct a car wash on the property located at 1305 Wildwood Drive (Parcel ID 281240835110001), consistent with Ch. 23.02(2)(e)(5).
6. A request from the City of Stevens Point to purchase 5,625 square feet of the property located at 741 Second Street North (Parcel ID 281240820310010) and to sell 7,125 square feet of property located at 813 Second Street North (Parcel ID 281240820310012).
7. Discussion only: Home occupation ordinance.
8. Discussion on Comprehensive Plan update.

Closing Section:

9. Adjourn.
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Opening Section:

1. Roll call.

Present: Kneebone, Arntsen, Cooper, Ilten, Rice, Schuler

Excused: Wiza

Motion by Commissioner Rice to nominate Dave Cooper as Temporary Chairperson; no second required.

Motion carried 6-0.

Discussion and possible action on the following:

2. Report of the May 1, 2023 meeting of the City Plan Commission.

Motion by Alderperson Kneebone to approve the report of the May 1, 2023 meeting of the City Plan Commission; seconded by Commissioner Schuler.

Motion carried 6-0.

3. Report of the May 15, 2023 meeting of the City Plan Commission.

Motion by Commissioner Rice to approve the report of the May 15, 2023 meeting of the City Plan Commission; seconded by Commissioner Arntsen.

Motion carried 6-0.

4. Public Hearing and action on a request from Rick Katz, representing MIPAR LLC, for a conditional use permit to construct a car wash on the property located at 1305 Wildwood Drive (Parcel ID 281240835110001), consistent with Ch. 23.02(2)(e)(3)(e).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to construct a car wash on the noted property, previously a veterinary clinic. The proposed site would be the home to Tidal Wave Auto Spa. After reviewing the site plan, building renderings, and landscaping plan, staff recommended approval with conditions outlined in the staff report.

Temporary Chairperson Cooper declared the public hearing open.

Temporary Chairperson Cooper declared the public hearing closed.

Commissioners had the following comments:

- Inquiry as to whether there were any concerns for vehicles backing into Wildwood Drive or impacting traffic on Highway 10 E, to which staff had no further concerns, adding that Public Works Director Beduhn and the City's Department of Transportation representative had reviewed the request. A traffic study had also been requested and upon its review, potential concerns had been satisfied.
- Follow-up inquiry as to the basis of the traffic study, noting that it likely was not a local study, but more so engineered with existing data.
- Noted that the design met current Zoning regulations and seemed to exceed the minimums, but asked who would handle the issue if a car queue did form and began impacting traffic, to which staff noted it would fall under Police Department purview.
- Inquiry as to whether a study had been done at the intersection of Fleet Farm, to which staff explained that while a study for that intersection had not been performed, Public Works Director Beduhn had reviewed the intersection with the City's DOT representative.
- There was a back-and-forth discussion clarifying that the City and commission did not have purview over the highway, as it was a state-controlled road. Therefore, there was no authority or oversight to make improvements or add conditions to regulate it. Even then, the only request before the commission was for the 'use' of the property, not the site plan or development itself. That would be taken under the following agenda item.

Rick Katz, applicant, clarified that a Trip Generation study had been performed. The study utilized industry data and followed the DOT's manual for calculating demand by use and location. Based on that data, the spill was calculated to (73) cars per hour, with Tidal Wave's intake capacity being (100) cars per hour, with (3) employees managing the movement of traffic.

Motion by Alderperson Kneebone to approve the request from Rick Katz, representing MIPAR LLC, for a conditional use permit to construct a car wash on the property located at 1305 Wildwood Drive (Parcel ID 281240835110001), consistent with Ch. 23.02(2)(e)(3)(e) with the following:

1. The car wash shall not be in operation during the hours of 9:00pm to 6:00am daily.
2. Staff shall have the ability to approve minor amendments to the approved site plan.

seconded by Commissioner Schuler

Motion carried 6-0.

5. A request from Rick Katz, representing MIPAR LLC, for site plan review to construct a car wash on the property located at 1305 Wildwood Drive (Parcel ID 281240835110001), consistent with Ch. 23.02(2)(e)(5).

Associate Planner/Zoning Administrator Kuhn reiterated that the agenda item was a follow-up to the previous request and added that a site plan review was required for the construction of new buildings and building additions due to the proximity to Highway 10 E. After reviewing access to the property, stacking, and parking, staff recommended approval with conditions outlined in the staff report.

Chairperson Cooper asked for comments from the audience, to which there were none.

Commissioners had the following comments:

- Comment that the intersection closest to the development was already difficult to navigate, and stacking or spilling may result in additional traffic detouring into surrounding neighborhoods.
- Inquiry as to whether staff helped developed review alternative site locations for their proposed use, to which staff explained that unless the chosen site did not meet site requirements, they would not suggest other sites. Ultimately the request met all site requirements.
- Comment that they didn't foresee much of a difference in traffic patterns on Highway 10 E. There was a concern for stacking capability, but based on the data it appeared that Tidal Wave was continuously moving vehicles.
- The potential vehicle stacking issues along the indicated location was still a concern for the traffic flow.

Motion by Commissioner Ilten to approve the request from Rick Katz, representing MIPAR LLC, for site plan review to construct a car wash on the property located at 1305 Wildwood Drive (Parcel ID 281240835110001), consistent with Ch. 23.02(2)(e)(5) with the following:

1. **An erosion control permit shall be obtained prior to the start of any land disturbance.**
2. **Silt fencing shall be installed along the south and west lot lines during the duration of construction.**
3. **An exterior knox box shall be installed by the main entry door, subject to the review and approval of the City Fire Marshal.**
4. **A sign package shall be subject to the Zoning Administrator for review and approval.**
5. **Additional sidewalk shall be created in front of the four off-street parking stalls, subject to the review and approval of the Zoning Administrator.**
6. **The driveway apron shall be moved closer to the north lot line, with a setback no less than three feet. This driveway relocation shall be reviewed and approved by the Public Works Director and Zoning Administrator.**
7. **A building permit shall be obtained prior to the start of construction.**
8. **Staff shall have the ability to approve minor amendments to the approved plan.**

seconded by Commissioner Schuler

Motion carried 5-1, with Commissioner Arntsen voting in the negative.

6. A request from the City of Stevens Point to purchase 5,625 square feet of the property located at 741 Second Street North (Parcel ID 281240820310010) and to sell 7,125 square feet of property located at 813 Second Street North (Parcel ID 281240820310012).

Director Kremer explained that the current request was a continuation of the Park's Department and Green Circle Trail Committee's multiphase plan to develop a route for the Green Circle Trail on the northwest corner of the city to be off road and avoid Second Street. Staff recommended approval as presented.

Chairperson Cooper asked for comments from the audience.

Alderpersion Morrow (District Eleven) stated his support for the request.

Motion by Commissioner Arntsen to approve the request from the City of Stevens Point to purchase 5,625 square feet of the property located at 741 Second Street North (Parcel ID 281240820310010) and to sell 7,125 square feet of property located at 813 Second Street North (Parcel ID 281240820310012); seconded by Alderperson Kneebone.

Motion carried 6-0.

7. Discussion only: Home occupation ordinance.

Associate Planner/Zoning Administrator Kuhn explained that the City's Zoning Code provided a differentiation between home-based business and professional offices. Over the last several years, there had been an increase in professional offices occupying space within a home, so staff was now looking to update the ordinance to better define home-based businesses, but also to remove subjective language from the existing ordinance and apply more objective standards as well as reviewing regulation standards. Staff reiterated that the item was for discussion only, and no action would be taken.

Commissioners had the following comments:

- Agreeable to the formatting of the ordinance, some minor comments that had been forwarded to staff prior to the meeting.
- Comment that the square footage criteria may be unnecessary, especially percentage based.
- Comment that applying 25% use for the home seemed reasonable, as logic would follow that a higher percentage would mean an increase in intensity.
- Not altering the exterior of the property for the purpose of running the business seemed reasonable, but there may be instances where an additional entrance would make sense.
- Inquiry as to whether there was an appeal process, to which staff confirmed that the appeal process was more for ADA requests, but staff could add language that would allow appeals to go before the Zoning Board of Appeals.
- Concern over 'mechanical' equipment not being allowed, and to what extent. Questioned whether 3D printers, sewing machines, or other similar equipment would fall under this category.
- Questioned the definition of hobby under (C)(8), as someone's own hobby or artistic endeavors may not be in line with someone else's in terms of intensity or equipment needed.
- Adding to the definition of hobby, comment that there should be latitude given to folks who want to pursue their hobbies to sustain their livelihood if able.
- Saw the general intent in drafting the ordinance as the purpose was to not have home-based occupations be burdensome to neighbors or surrounding area.

Chairperson Cooper asked for comments from the audience.

Alderperson Shorr (District Two) explained that the purpose of the ordinance was to give people the opportunity to start a business while also preventing too intense of a use for a residential neighborhood.

Andrea Olson (410 Franklin St) recounted their own personal experience as a home-based business that needed to go before the Zoning Board of Appeals to continue operating, adding that they had voted in her favor. They were against how the ordinance was drafted, specifically the sections regulating equipment on property, percentage of space used as people with more expensive homes could have occupy larger spaces, storage of materials, and regulation of deliveries. They questioned why the City was attempting to regulate what homeowners did within their homes.

Trevor Roark (601 Washington Ave), home-based bicycle business owner, explained that they would not be able to operate their business as the ordinance was written. They were against the ordinance as drafted, specifically the sections regulating equipment on property, storage of materials, employee restrictions, and permitted uses.

Aldersperson Morrow (District Eleven) noted that the public comments were well taken and asked that those with concerns contact staff to review issues specific to their occupations for further discussion.

No action was taken.

8. Discussion on Comprehensive Plan update.

Neighborhood Planner Klesmith provided a summary of where the current Comprehensive Plan was, specifically for the Goerke-Washington Neighborhood chapter. The neighborhood draft had been provided to commissioners for an initial review, with the final document to be brought forth in July for final review and potential adoption. There would be a final presentation to the neighborhood prior to the July meeting.

Commissioners made the following comments:

- Inquiry as to the date of the final neighborhood presentation, to which staff stated June 21st.
- There was a back-and-forth discussion on how the process had been and how the document had come together within the written form, highlighting the importance of the demographic data utilized. Staff reiterated their positive experience with the process and reaffirmed that the same demographic analysis that had been performed for Goerke-Washington would be done for all remaining neighborhoods, and that the data had already been collected. Staff added that the draft continued to undergo revisions based on different department feedback, as well as feedback from residents directly.

Staff clarified that the next Plan Commission meeting would be Thursday, July 6th on account of the holiday, and at which time there would be a Public Hearing and possible action for plan adoption.

Chairperson Cooper asked for comments from the audience, to which there were none.

No action was taken.

Closing Section:

9. Adjourn.

Meeting adjourned at 7:33 PM.

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

Attachments relating to Agenda Item 7: Home Occupations

New messages

Samuel Lang to Everyone 7:03 PM

SL

Does "7. Businesses where animals, rodents or aquatic life are essential to its operation are not permitted." create any issues with backyard flocks or beekeepers?

City Staff to Everyone 7:04 PM

CS

For a beekeeper type of use, yes, however an appeal could be granted via this ordinance (and approvals from Public Policy & General Govt.).

🗨️ 😊 ... 👍 1

Administrative Staff Report

Occupy a One-Unit Residence

2400 Church Street

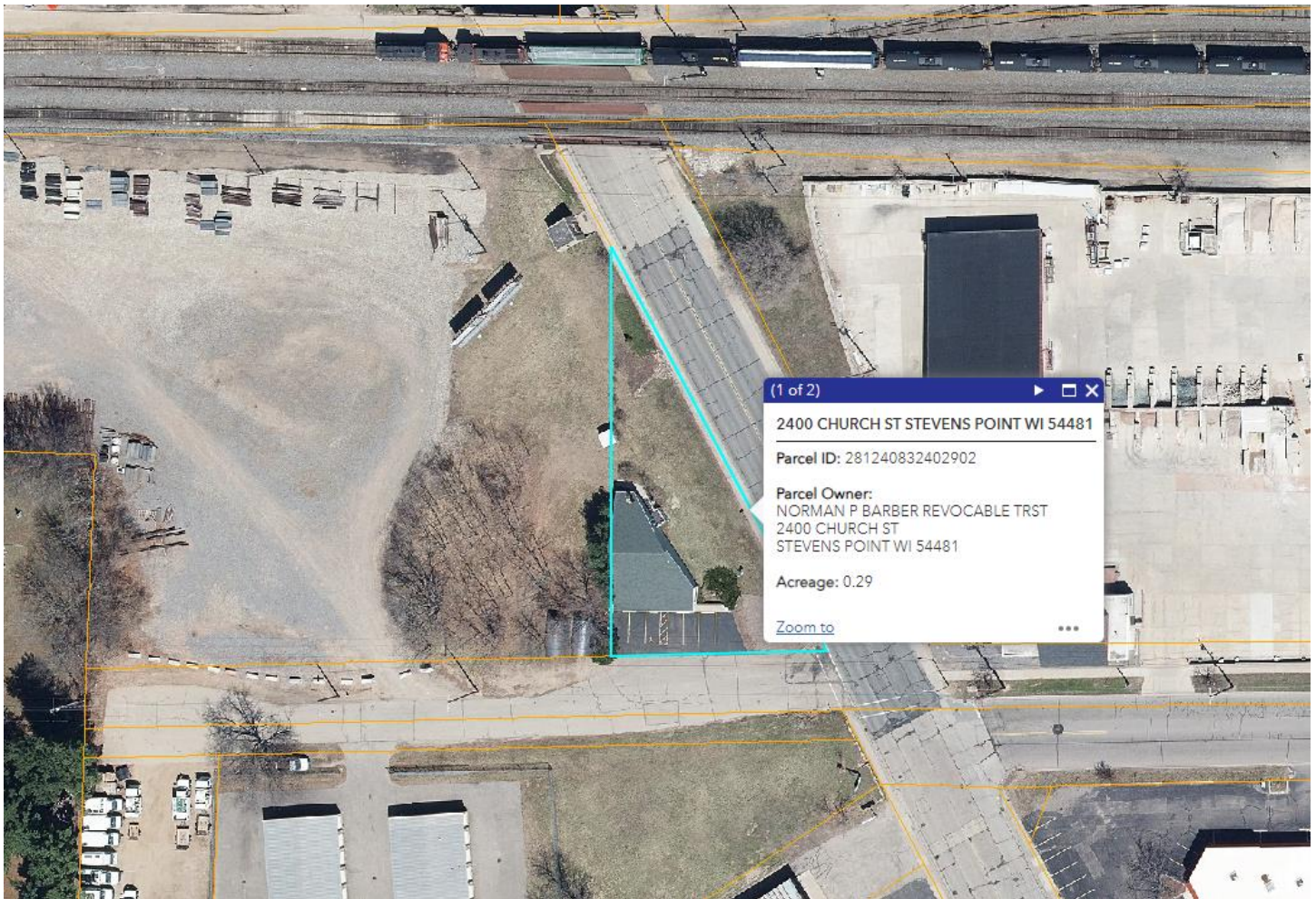
July 6, 2023



Department of Community
Development

Applicant(s): - Emily Xiong, representing Norman Barber Revocable Trust Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240832402902 Zone(s): "B-4" Commercial Master Plan: - Commercial / Office / Multi-Family Council District: - District 9 Ald. Lang Lot Information: - Frontage: 375 ft. - Depth: 226 ft. - Lot Size: 12,632 sq. ft. (0.290 ac.) Current Use: - Retail Store Applicable Regulations: 23.02(2)(a)(3)(d)	Request - Public Hearing and action on a request from Emily Xiong, representing Norman Barber Revocable Trust, for a conditional use permit to operate a one-unit residence on the property located at 2400 Church Street (Parcel ID 281240832402902), consistent with Ch. 23.02(2)(a)(3)(d). Attachment(s) - Application - Plans Findings of Fact - The subject property is home to a retail store on the lower level of the principal structure, along with one dwelling unit on the upper level of the building. - The subject property is zoned "B-4" Commercial. Within the "B-4" District, retail stores are a permitted use and one-unit residences are a conditional use. According to archival records, a conditional use was not granted for the residential use – therefore, the residential use was characterized as a legal nonconforming use. - According to records from the City Assessor's Office, the residential unit has been vacant for a period of time that resulted in the loss of its legal nonconforming status. - The applicant is interested in occupying this one-unit residence. In order for that to occur, a conditional use permit would need to be granted. - The Plan Commission and Common Council may attach conditions onto this request as necessary. Staff Recommendation Approve the conditional use permit to operate a one-unit residence on the property located at 2400 Church Street (Parcel ID 281240832402902), subject to the following conditions: - The dwelling unit shall meet minimum occupancy and space requirements as outlined in Chapter 21 of the City's Municipal Code of Ordinances. - Staff shall have the ability to approve minor deviations to the project plan.
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Vicinity Map



Background

Overview: The applicant is requesting a conditional use permit to occupy an existing one-unit residence on the subject property. The principal structure on the subject property, built in 1983, is built to accommodate a retail store on the main level of the building and one living unit above. Historically, a vacuum repair store has occupied the retail store and the residential unit was occupied. The subject property is zoned “B-4” Commercial. Within the “B-4” District, retail stores are a permitted use and one-unit residences are a conditional use. According to archival records, a conditional use was not granted for the residential use – therefore, the residential use was characterized as a legal nonconforming use.

According to records from the City Assessor’s Office, the residential unit has been vacant for a period of time that resulted in the loss of its legal nonconforming status. As one-unit residences are a conditional use within the “B-4” District, and as the subject property meets minimum performance standards to provide both a retail store and one housing unit, a conditional use permit is necessary to reoccupy this housing unit.

An analysis of this request relative to the City’s fourteen standards for reviewing a conditional use request are outlined below.

Standards of Review – Conditional Use Permit

1. **The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.**

Analysis: The proposed use is consistent with the City's Comprehensive Plan and the existing surrounding uses are unlikely to be negatively impacted by this request. The retail store on the main level of the building will still be the predominant land use for the subject property. Located along Church Street, the use of the subject property for both commercial and residential uses is consistent with nearby existing land uses along Church Street. Adequate utility and road networks exist to compliment this request, with dedicated access off of Patch Street.

Findings: The "B-4" Commercial District allows for one-unit dwellings as a conditional use. No improvements are proposed to the exterior of the building and to the site to service the proposed use. Staff does not believe the proposed conditional use permit with the conditions outlined above would be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

2. **The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.**

Analysis: One-unit dwellings are a conditional use within the "B-4" Commercial District.

Findings: Commercial and single-family residential land uses surround the property where it is permitted by right. Staff believes that this proposal would not pose a detriment to the existing residential neighborhood nearby. Additionally, the applicant is planning to occupy this proposed residential unit. As the applicant also would manages the adjoining retail store, staff believes that this circumstance provides an additional safeguard to the surrounding neighborhood.

3. **The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.**

Analysis: The respective area is in an established and developed area of the city. The City's Comprehensive Plan identifies this area for commercial, office and multi-family residential uses.

Findings: See standards one and two above. The applicant's proposal will not impede on the normal and orderly development and improvement of the surrounding area.

4. **The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.**

Analysis: The exterior of the building is not proposed to change as part of this request.

Findings: Staff believes that the existing building complements both the nearby residential neighborhood to the south and the commercial corridor along Church Street.

5. **Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.**

Analysis: Utilities exist within the Patch Street Right-of-Way that services the proposed use. New connections would not be necessary as the principal structure is already built to accommodate a one-unit residence. Access onto the subject property is off of Patch Street.

Findings: Staff believes that this standard is met.

6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: The proposed use will be serviced by a parking area off of Patch Street. This parking area is also utilized for the adjacent retail store.

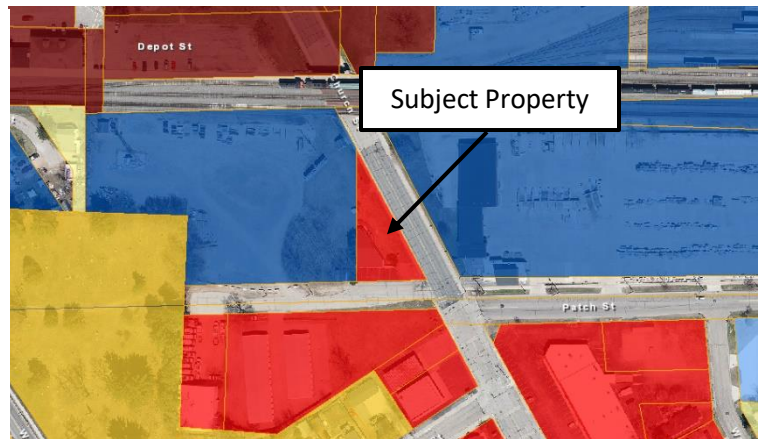
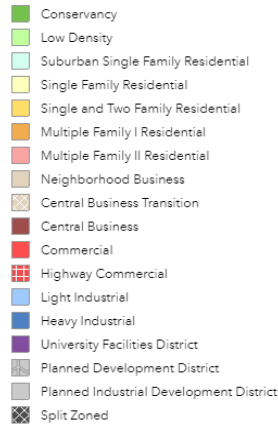
Findings: Staff believes that access is appropriate and that the proposed single-family use would not create significant issues with traffic mobility.

7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point and any of its components.

Analysis: The City's 2005 Comprehensive Plan Future Land Use Map has identified the subject property for commercial, office and multi-family residential uses. The subject property is zoned "B-4"

Commercial. According to the City's Zoning Code, the intent of the "B-4" District is to "provide for retail, commercial, office, service and apartment uses in areas of

good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access."



Future Land Use



Findings: Staff believes that this request meets the intent of the “B-4” District as it provides both retail and residential land uses. Given the layout of the principal building, the primary land use of the subject property will still remain for retail purposes – further meeting the intent to allow for commercial land uses located on an adjacent arterial street (i.e., Church Street).

8. **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: This conditional use request is seeking to re-occupy an existing one-unit residence that lost its legal nonconforming status. One-unit residential uses are a conditional use within the “B-4” District.

Findings: The regulations of the district are met provided that the above permit conditions are fulfilled.

9. **The proposal will not result in an over-concentration of high-density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective systems of the community.**

Analysis: One residential unit is proposed to be re-occupied. The proposed use would provide a similar land use intensity within adjoining properties.

Findings: Re-occupying one housing unit will not result in an over-concentration of high-density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community. This standard is met.

10. **Principal – Applications for exclusive multi-family residential uses: The view from the street should maintain a residential character. The view should not be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

Analysis: N/A

Findings: N/A

11. **Access to the site shall be safe.**

Analysis: Vehicular access to the site is off of Patch Street.

Findings: Based on the low-intensity land use that is being proposed, staff believes that access to the property is appropriate.

12. **There shall be adequate utilities to serve the site.**

- a. **The Public Works Director, Police Chief and Fire Chief shall determine whether there is adequate sanitary sewer, portable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: Utility connections exist within the Patch Street Right-of-Way that services the principal structure on the property.

Findings: As no exterior improvements are proposed as part of this request, staff believes that fire access and stormwater controls are sufficient.

13. The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

- a. **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: Mechanical equipment is not proposed as part of this proposed use.

Findings: This standard is met.

- b. **Lighting shall be located to minimize intrusion onto neighboring properties.**

Analysis: Outside of existing light coming from the building, no additional lighting is proposed.

Findings: Lighting would be provided by the building.

- c. **Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family residential uses. Landscaping shall be provided, or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: N/A

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. Please keep in mind that recent State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.

Site Photos





APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use ☐	Amend ☐	

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Designated Future Land Use Category		Current Use of Property
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

Current Zoning Surrounding Subject Property

North:		South:	
East:		West:	

Current Land Use Surrounding Subject Property

North:		South:	
East:		West:	

EXHIBITS

Owner Information Sheet	☐	Additional Exhibits If Any:
Letter to District Alderperson	☐	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	☐	
Site Plan (designating primary, side, and service street frontages)	☐	
Building Elevations	☐	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	☐	
Street Plan with Cross-sections	☐	
Utility Plan	☐	
Landscape Plan (including any equivalent alternative landscaping requests)	☐	
Stormwater Plan	☐	
Outdoor Lighting Plan (location of fixtures, illumination levels)	☐	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date

From: [Emily Xiong](#)
To: [District 9](#); [Adam Kuhn](#)
Subject: [External] Conditional Use Permit
Date: Friday, May 19, 2023 10:09:11 AM

Dear Alderman Lang,

Please accept this email as my formal request to add my Conditional Use Permit to the July 3rd Plan Commission agenda.

The purpose of my Conditional Use Permit request is to be able to re-occupy the existing second floor living unit of a B-4 Commercial property.

Thank you for your prompt attention to this matter. If you have any questions, please feel free to contact me at 715-571-6610.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.



City of Stevens Point Comprehensive Plan

Goerke / Washington Neighborhood

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City Vision Statement and Comprehensive Plan Background

City Vision Statement:

Stevens Point is a thriving community of choice that is inviting to and supportive of all people. We are grounded in creativity and innovation, where sustainability and healthy living are a way of life. People are the Point.

Comprehensive Plan Background:

In 2022, the City of Stevens Point Community Development Department made a strategic decision to undergo an internal process to update the City's Comprehensive Plan. This process would select neighborhoods throughout the city and work with residents from each, resulting in plans for each area of the city that would be made consistent with each other as the plans are completed and combined. It is the hope of City staff that this process will create a more detailed and actionable Comprehensive Plan for Stevens Point, and allow the process to be internally sustainable for future Community Development staff.

Acknowledgements

The City of Stevens Point is prioritizing the voice of residents throughout the comprehensive plan update process. This community-wide effort has brought together numerous residents, their alderpersons, and City staff to create a strong foundation for the projects intended to improve the quality of life for current and future residents of Stevens Point.

City of Stevens Point

248 Goerke-Washington Residents

Mike Wiza	Mayor
Kari Yenter	City Clerk
Andrew Beveridge	City Attorney
Corey Ladick	Comptroller
David Shorr	2nd District Alder
Ginger Keymer	3rd District Alder
Dean Shuda	8th District Alder
Shaun Morrow	11th District Alder

City Staff

Ryan Kernosky, MPA	Director of Community Development
Chris Klesmith	Neighborhood Planner/Econ. Dev. Specialist
Adam Kuhn, MUP, MPA, AICP	Associate Planner/Zoning Administrator
Maria Mohr	Community Development Technician
Scott Beduhn	Director of Public Works
Joel Lemke	Director of Utilities and Transportation
Dan Kremer	Director of Parks, Recreation, and Forestry



Neighborhood Profile

Goerke / Washington

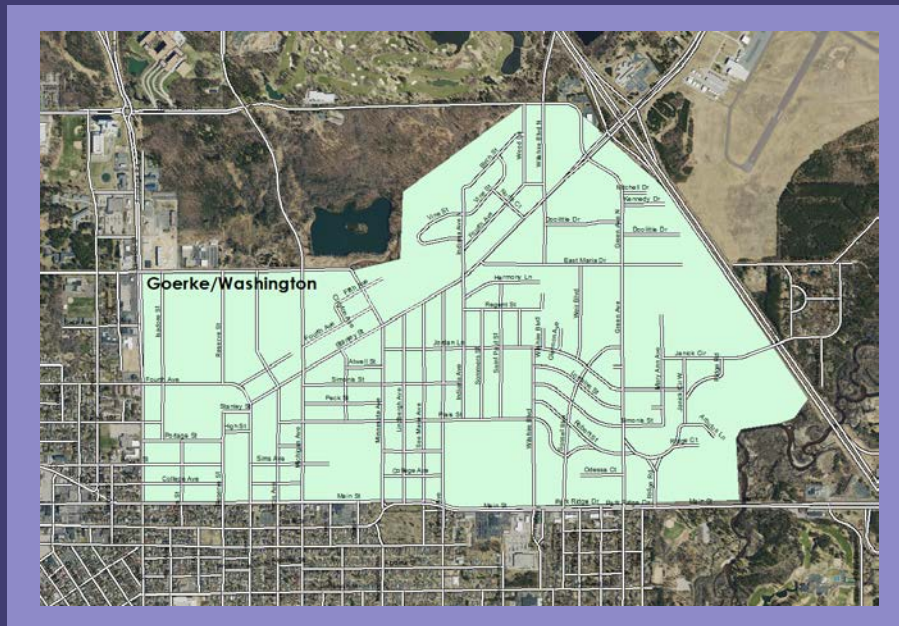
Each region of Stevens Point possesses a unique history, various challenges, and a vision for its future. In order to create a high quality plan to improve the quality of life for residents in each neighborhood, city staff have worked with residents to compile the following information for each neighborhood before drafting a plan forward:

- Physical Characteristics
 - Boundaries
 - Natural Environment
- Social Characteristics
 - History
 - Demographics

Physical Characteristics

Neighborhood Boundaries

The Goerke / Washington neighborhood of Stevens Point is bound by several arterial roads and environmental features. Business 51 creates an artificial western border, Main Street creates an artificial southern border, I-39 and the Plover River make up the eastern border, and Schmeckle Reserve and Northpoint Drive make up the northern border. A full map of the Goerke / Washington Neighborhood is included below.



Natural Environment

Land to the east of Wilshire Boulevard and south of Stanley Street are within Groundwater Protection Zone B. Careful consideration shall be given to heavy urban development in this portion of the neighborhood. Land at the eastern border of the neighborhood lies within the floodplain of the Plover River, further limiting development in this region. Possible wetlands follow the original Moses Creek corridor, diagonally from the neighborhood's northeast corner to the neighborhood's southwest corner.



Social Characteristics

Neighborhood History

The University of Wisconsin - Stevens Point was established at the western end of this neighborhood in 1894 and continues to influence the social environment of Stevens Point. The university's influence has led to the founding of several longstanding amenities, such as Schmeeckle Reserve, which was officially established in 1977.

Many of the neighborhood's facilities were constructed through philanthropic efforts and New Deal agencies, such as the buildings in Goerke Park, PJ Jacobs Jr. High School, and Iverson Park. Heavy residential and commercial development took place in the 1960's and 1970's, creating a predominantly single-family residence neighborhood with interspersed commercial areas along Stanley Street and Main Street.

The Goerke / Washington neighborhood includes the Old Main Neighborhood Association, a group of residents working to enhance the community around the University of Wisconsin - Stevens Point campus. They do not have explicit boundaries, but are most active in the southwestern section of Goerke-Washington and identify with residents outside the boundaries of Goerke-Washington to the south.

Basic Demographics

Demographic information is estimated and gathered by Esri Business Analyst using the Screening Tool for Equity Analysis of Projects, which gathers data from American Community Survey 2015-2019. The full report for the Goerke / Washington neighborhood is available, and highlights are included below:

- Total Population: 7,426
- Households / Housing Units: 2,061 / 2,196
- Families: 880
- Population 18-64: 6,092 (82%)
- Household Sizes: 1-person (638, 31%), 2-person (839, 41%), 3-person (277, 13%)
- Population Under 18 in households: 671 (9%)
- Owner / Renter Occupied Housing Units: 1,098 Units / 963 Units
- People in Poverty: 1,286 (17%)



Neighborhood Plan

Goerke / Washington

This neighborhood plan is a component of the City of Stevens Point's comprehensive plan. As determined by the Plan Commission and Community & Economic Development Department, the 2022 Comprehensive Plan was drafted and written on a neighborhood scale in order to identify concerns, hopes, and needs specific to residents in various areas of the city. Themes among the neighborhood plans will be synthesized to formulate an additional overarching vision, goals, and objectives for the City. This plan is broken into the following sections, with issues and opportunities expanded upon in each section:

- Issues & Opportunities (pg 9)
- Housing (pg 15)
- Transportation (pg 21)
- Utilities & Community Facilities (pg 28)
- Agricultural, Natural and Cultural Resources (pg 33)
- Economic Development (pg 38)
- Intergovernmental Cooperation (pg 47)
- Land Use (pg 50)
- Implementation (pg 66)



Issues & Opportunities: Background

City staff utilize Esri's Business Analyst Tool to acquire the most accurate and relative information for the neighborhoods in Stevens Point and five-year projections. This tool gathers information from an assortment of qualified data sources, including:

- U.S. Census Bureau – Population, housing, and household information
- U.S. Bureau of Labor Statistics – Employment/civilian labor force information
- U.S. Postal Service – Residential delivery statistics
- U.S. Bureau of Economic Analysis – Income information
- Experian – Household and population information
- Zonda – New residential construction (owner-occupied)
- RealPage – Rental properties (multifamily and student apartments)

Existing data sets, ESRI projections, and information on housing demand, undeveloped land, underdeveloped land, natural limitations, and neighborhood goals are utilized to identify opportunities within each comprehensive plan element. Below are the most recent data sets and projections for Goerke - Washington and the City of Stevens Point.

City of Stevens Point Population and Projections

2010	2020	2025	2030	2035	2040
26,717	25,666	25,570	25,967	26,189	26,313

Goerke - Washington Population

2010	2020	2022	2027
7,478	6,902	6,821	6,849

Housing forecasts can be made by utilizing state-approved population projections or through estimates based on available land and development opportunity. Further explained in the Housing and Land Use sections of this plan, the Goerke-Washington has development opportunity that could result in an additional 238 housing units over the next 20 years, with a large variety in housing styles. This increasing in housing availability could net an additional 507 residents if the average population per household remains steady. This population gain would be well within reason based on the projected population rise noted in the Wisconsin Department of Administration's Population Estimates completed in 2013, included on the previous page.

Goerke - Washington Population by Age, in Years

Year	0-4	5-9	10-14	15-19	20-24	25-34	34-44	45-54	55-64	65-74	75-84	85+
2010	2.2%	2.2%	2.4%	27.2%	34.5%	7.4%	4.8%	6.0%	5.1%	3.5%	3.2%	1.6%
2022	2.2%	1.9%	2.0%	22.7%	33.7%	10.0%	6.2%	5.0%	6.2%	5.1%	3.4%	1.8%
2027	2.2%	2.0%	2.9%	22.5%	33.0%	8.2%	7.9%	5.1%	5.5%	5.9%	3.9%	1.8%

Goerke - Washington Population by Race/Ethnicity

Year	White Alone	Black Alone	American Indian Alone	Asian Alone	Pacific Islander Alone	Some other Race Alone	Two or More Races	Hispanic Origin (Any Race)
2020	5,738 (83.1%)	318 (4.6%)	91 (1.3%)	416 (6.0%)	8 (0.1%)	88 (1.3%)	244 (3.5%)	277 (4.0%)
2022	5,629 (82.5%)	332 (4.9%)	91 (1.3%)	418 (6.1%)	8 (0.1%)	89 (1.3%)	254 (3.7%)	282 (4.1%)
2027	5,650 (82.5%)	333 (4.9%)	92 (1.3%)	425 (6.2%)	8 (0.1%)	90 (1.3%)	252 (3.7%)	282 (4.1%)

Goerke-Washington Households by Income, in Thousands of USD

Year	<15	15-25	25-35	35-50	50-75	75-100	100-150	150-200	200+	Mean
2022	16.5%	8.7%	18.0%	11.0%	14.5%	9.0%	12.6%	3.6%	6.1%	\$75,368
2027	14.4%	6.9%	19.4%	12.2%	9.4%	8.5%	18.1%	4.6%	6.5%	\$85,037

Current employment in the Goerke - Washington neighborhood is documented below. Further explained in the Economic Development section of this plan, residents in the neighborhood would benefit from transitioning some sections of the neighborhood towards a local business district, with additional retail available. Industry diversification in Goerke - Washington is low, with majority of employment in services, retail, and manufacturing.

Local and state interest in growing information and technology employment suggests Goerke - Washington may also see an increase in these industries, and adjacent industries such as finance. Additionally, with recent expansion of advanced manufacturing education in Stevens Point by Mid-State Technical College, manufacturing employment is anticipated to remain steady and contribute to gains in the information sector.

2022 Population 25+ by Educational Attainment

Less than 9th Grade	9th-12th Grade, No Diploma	High School Graduate	GED / Alternative	Some College, No Degree	Associate Degree	Bachelor's Degree	Graduate / Professional Deg.
1.2%	1.5%	18.6%	2.8%	16.1%	7.0%	34.7%	18.2%

2022 and Projected Employed Population 16+ by Industry

Industry	2022 Employment (%)	2043 Employment (%)
Agriculture / Mining	1.1	0.8
Construction	2.2	2.0
Manufacturing	8.9	9.0
Wholesale Trade	1.0	0.8
Retail Trade	14.4	14.9
Transportation/Utilities	4.3	4.2
Information	0.7	1.7
Finance/Insurance/Real Estate	5.8	6.0
Services	59.3	58.4
Public Administration	2.3	2.2

Issues & Opportunities: Overall Direction

Many of the residents' concerns and hopes for the future were identified during the information gathering phase of the neighborhood planning process, including survey, public events, and input-gathering sessions. Issues and opportunities that were identified in the Goerke / Washington neighborhood ranged from social norms to public amenities and available housing options. Major topics discussed among residents include:

- **Social Norms**

- **Dissemination of information.** Multiple residents identified that it's difficult to know what's happening within neighborhood. Information about events within the neighborhood and at Goerke Stadium, street projects, development projects, and general happenings is desired and multiple communication channels were identified, including social media groups and pages, neighborhood newsletters, and even radio.
- **Neighborhood ambiguity.** Several concerns about neighborhood identity were raised during the information-gathering phase. Some residents identify with a specific neighborhood, Old Main Neighborhood Association, while some residents are completely unaware the local identity. More effort to create inclusive neighborhoods around common goals between property owners and renters may be beneficial.
- **Group behavior and care for property.** Several residents expressed concern over property maintenance, appearance, and potentially dangerous social behaviors such as excessively large bonfires. City staff, residents, and enforcement agencies may need to cultivate a shared strategy to prevent and resolve these social issues.
- **Events.** Residents expressed a desire for more elaborate cultural events, events that repurpose underutilized spaces, and events that take place throughout the neighborhood parks. Some ordinances, such as parking regulations, may need to be altered in order to support small scale events. Many opportunities exist to organize grassroots events or support area non-profit events.

- **Land Use & Economy**

- **Housing variety.** Several residents reported a lack of ownership options in the neighborhood. An overwhelming majority of owner-occupied housing units are single-family detached homes. Smaller homes, condominiums, and homes that allow aging in place were all identified as desires. Most options are substantiated by the City of Stevens Point 2017 Housing Study.

- **Zoning & proximity to neighborhood-serving businesses.** Residents are genuinely excited about the prospect of smaller restaurants, retailers, entertainment spaces, and routine service providers that exist within a short walk of their residence. Most businesses that were referenced would be identified in a "local business district," consisting of stores selling groceries, convenience goods and services, restaurants or cafes, and a few specialty shops. Businesses that 1) create spaces that allow residents to spend time, such as cafes, 2) can be integrated into more mixed-use development along Stanley Street were specifically requested. Currently, 22 (10.1%) of the businesses within Goerke-Washington are classified by the North American Industry Classification System (NAICS) as retail trade, and of these 9 may be excluded from 'neighborhood-serving' as auto or auto parts dealers or construction firms. Seventeen businesses (7.8%) are classified as 'food services and drinking places.' Several factors may be limiting the feasibility of more small businesses in the neighborhood - zoning codes and the lack of available spaces for small retail or restaurants, design of existing buildings and infrastructure that prioritize parking in land use, and economic stress and the lack of entrepreneurship support.
- **Underutilized infrastructure.** From parks to parking lots, some opportunities exist to increase the use of land in the neighborhood. Parks were referenced as missing winter-friendly infrastructure, and parking lots were identified as opportunities for pop-up events and for infill development. A strategy to fill these parcels and increase available finances for park improvements should be executed.
- **Neighborhood gardens and yard-use.** Some residents have adopted the conservation mindset and have expressed a desire for more food-growing space and support to transform yards to increase pollinator habitat. These opportunities were identified for their potential positive environmental impacts as well as beautification of the area.
- **Transportation & Public Space**
 - **Implementation of safety measures.** Residents have identified multiple locations that feel unsafe by design, including the intersection of Stanley St and Minnesota Ave, the Green Avenue corridor, and several intersections of WI-66. Street improvements tend to be one of the more divisive topics, so these recommendations should be handled with exceptional care.
 - **Prioritization of public and active transportation.** The City of Stevens Point coordinates a sidewalk continuation program but there are still some gaps and points of conflict along pedestrian and cycling routes. Residents have cited that the design of bicycle routes on major traffic corridors are less than desirable, and the design of public transportation isn't efficient enough to incentivize use when private vehicles are easily accessible. Several residents noted the consistently shoveled, wide, and well-lit sidewalks of UWSP as neighborhood strength.

- **Lighting.** Lighting of public spaces was mentioned as both an issue and opportunity. Public spaces such as Goerke Park may need a light audit to recommend more appropriately scaled lighting for amenities such as the tennis courts. Furthermore, not all residential streets are lit the same, and little to no lighting follows "dark sky" principles to mitigate light pollution into homes.
- **Continued care for roads.** Several residents noted that the road quality in the neighborhood is high, and that the city should make several efforts to maintain or improve the life of the roads. Based on these conversations the city should pursue strategies that decrease overall traffic volume and localized repair of damaged roads.
- **Four-season design.** Multiple opinions were shared about how the city should aspire to be more usable in all weather conditions. As a winter community, specific efforts could be made for increasing the availability of park shelters, shortening pedestrian trips, and innovative ways to handle snowfall or illuminate places of interest.



Housing: Background

As of 2022, 2,073 housing units exist in the Goerke-Washington neighborhood. Of those, 1,078 are owner-occupied, 871 are renter-occupied, and 122 are vacant. Most of the Goerke-Washington follows a traditional neighborhood development pattern, with single and two-family homes in the core and some multi-family housing developments near Schmeeckle Reserve and in the northeast corner of the neighborhood: currently, there are 1099 properties used as single family homes, 61 as two-family, 37 as multi-family, 35 as condominiums, and 65 as rooming houses.

Based on population projections, consistent housing demand, and future land use modifications, as many as 238 housing units may be added to the neighborhood. If the average population per unit remains steady (2.13 residents per household during the writing of this document), this may result in an increase of 507 residents in the neighborhood.

Esri estimates the Housing Affordability Index for this neighborhood to be 94, indicating that housing is somewhat less than affordable for the average area resident.[1] Esri's Wealth Index for Goerke-Washington is 61; while this data point is significantly below the national benchmark, it is uniform with the rest of the City of Stevens Point.[2] The housing vacancy rate for the area is 5.9%, which is favorable for maintaining housing prices, but not for decreasing prices. Additional, smaller housing stock may be the most appropriate for immediate needs.

[1] Esri's Housing Affordability Index (HAI) measures the financial ability of a typical household to purchase an existing home in an area. A HAI of 100 represents an area that on average has sufficient household income to qualify for a loan on a home valued at the median home price. An index greater than 100 suggests homes are easily afforded by the average area resident. A HAI less than 100 suggests that homes are less affordable.

[2] Wealth, as defined by Esri, is the product of multiple financial indicators including income and net worth that contribute to the financial well-being and sustainability of a household. Esri's wealth index represents a scale of an area's wealth relative to the national level....An area with a wealth index below 100 has lower than average wealth, while an index above 100 identifies areas with above average wealth.

Housing age and value have been acquired through the 2017-2021 American Community Survey Estimates. The existing housing stock in the Goerke - Washington neighborhood varies greatly in age, with the median year of home construction being 1973 and no housing units have been constructed in the neighborhood since 2020. The median owner-occupied home value is \$164,189. The median monthly rent was \$701, excluding utility payments. With 94.8% of units requiring additional utility payments, the median gross rent was \$795 per month.

Housing condition is documented by the City of Stevens Point Community Development Department, but is available as a City-wide dataset that will be made available in a future chapter of the Comprehensive Plan revision.

Goerke - Washington Housing Units by Year Structure Built

1939 or Earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019	2020 or Later
239	160	285	248	268	166	350	163	163	0

Goerke - Washington Owner-Occupied Housing Units by Value, in Thousands USD

\$10-\$49	\$50-\$99	\$100-\$149	\$150-\$199	\$200-\$249	\$250-\$299	\$300+
20	52	289	255	118	35	121

Housing: Goals, Objectives, and Policies

Goal 1: Generate more housing stock in the neighborhood and increase the affordability of housing in the neighborhood.

Issues/Opportunities: While vacant land is rare in Goerke-Washington, parcels along Stanley Street, Weir Boulevard, and Regent Street are either undeveloped or ready for redevelopment that may result in more housing stock. Several of these parcels are within a Groundwater Protection Zone B, limiting their developable use and should be developed with care.

Objective 1: Utilize appropriate undeveloped lands for home construction.

Policy 1: Work with Stevens Point residents and Town of Hull to make undeveloped land along Weir Boulevard and other locations available for home construction. Several undeveloped parcels exist in the neighborhood. Community Development staff will need to be engaged with the Town of Hull and residents in order to execute development plans that best utilize these parcels for housing and other development.

Policy 2: Zone a portion of undeveloped parcels in the residential core of the neighborhood as R2-Single Family Residential District and R3-Single and Two-Family Residential District. Residents hope to maintain close-knit, single-family residential development through the core of the neighborhood, which is consistent with parcels zoned R1-R3. A majority of undeveloped land in the residential core is appropriate for single-family housing that matches the character of the neighborhood and generates more ownership opportunity.

Objective 2: Integrate appropriate housing into the redevelopment of the commercial corridor. The Stevens Point Strategic Plan adopted in 2022 indicates the request for mixed-use development to meet desired commercial spaces while expanding housing options. Residents have substantively reported a need to improve the use and design of Stanley Street. Several undeveloped parcels along Stanley may be able to serve as catalytic projects for small scale mixed-use development. New single-family or two-family housing development may not be appropriate for Stanley Street.

Policy 1: Include mixed-use development in future targeted area plans for Stanley Street. Stanley Street remains the biggest opportunity to organically integrate business and appropriate housing. Mixed-use developments will allow the neighborhood to acquire more housing stock without infringing on the traditional neighborhood on the interior of Goerke-Washington.

Policy 2: Prepare undeveloped parcels along Stanley Street for development. Several of the parcels lining Stanley Street remain vacant, though privately owned. An update to the future land use map will support the directive to use these parcels for mixed-use and higher density housing.

Objective 3: Increase the amount of owner-occupied homes in the neighborhood. The entire city is below the state home-ownership rate of 68.3% of units, and Goerke-Washington is no exception at 55.3% of units owned.[1] Homeownership is one method for communities to build and retain wealth and should continue to be supported. Construction of condominiums should be leveraged to generate more ownership opportunities.

Policy 1: Evaluate efficacy and marketing strategy of local, regional, and state-wide down payment assistance programs. Programs provided through Wisconsin Housing & Economic Development Authority target low-income households, which are common in this neighborhood. Information on these programs should also be included in physical advertisements of City-led programs, such as the Neighbor Helping Neighbor grant.

Policy 2: Modify the multifamily rental conversion program to include conversion to condominiums and/or cooperatives. Properties that are divided into separate units need not be converted back to single-family design. Multi-family rental properties can be made into an ownership opportunity for multiple residents, maintaining density while increasing ownership opportunities.

Goal 2: Promote a higher variety of housing types, styles, and sizes. Recommendations include duplexes, triplexes, townhomes, live-work spaces, and higher end condos in appropriate areas.

Issues & Opportunities: Residential properties are predominantly single-family ranch homes or larger box-styled multi-family buildings. Building style is typically a result of market demand, and these style of buildings were produced en masse from the 1970's onward. While the market demand is shifting to favor a variety of housing types and styles, development opportunities of these new styles of homes are stymied by land availability and zoning regulations. Zoning regulations are worth noting here and in the Land Use section of this plan. As the commercial corridor (Stanley Street) continues to develop, housing types that promote a smooth gradient of higher density, mixed use buildings to lower density, single family homes, can preserve the quiet residential feeling of the neighborhood core. Condominiums are somewhat rare in Stevens Point - 184 residential condo units exist in Stevens Point, and at least 32 are being used as rentals rather than owner-occupied units.

Objective 1: Modify regulatory barriers to allow for a variety of housing types, styles, and sizes and create sample designs that meet code. Multiple zoning policies regulate the sizes of parcels and building characteristics that are allowed in the City. Additionally, modeling new home designs and layouts for builders and developers may stimulate construction of new styles. This option has been discussed at meetings of the Stevens Point Housing Taskforce.

[1] Forecasted for 2022 by Esri for the Goerke-University-Washington Neighborhood.

Policy 1: Open communication between home builders and Community Development staff. City staff may not be aware of all barriers or market forces that impact the style of homes, including condominium development. While public comment often reaches city staff, these comments may not be reaching home builders for various reasons. As a starting point, communication should be opened with the Golden Sands Home Builders Association. Communicating more frequently with area home builders will, in theory, help identify opportunities to remove barriers to achieve housing development.

Policy 2: Evaluate and appropriately modify the zoning code to expand what types of housing are allowed, including courtyard buildings, cottage courts, and smaller single-family homes. Regulations such as lot size, minimum building size, minimum setbacks, and more may be limiting the opportunity to build smaller homes on smaller lots or to embrace creativity in home design.

Policy 3: Coordinate model home building exercises between residents and home builders and generate several pre-approved housing designs. At the April 27th, 2022 Housing Taskforce meeting, pre-approved housing designs were discussed as an option to accelerate construction of new housing styles. This project should be coordinated between residents, the Community Development Department, and several home builders.

Policy 4: Locate resources that identify and illustrate characteristics of single and multi-family housing design that allow for aging in place. Aging in place is the ability of older residents to live in their place of preference. Stevens Point continues to attract residents across the lifespan: in 2022, 10.3% of the population in the neighborhood was over the age of 65. Furthermore, building and site design to allow aging in place does not inherently limit the use of such buildings to elderly individuals and may benefit all ages. Design concepts that can improve access for older adults should be incorporated into some pre-approved housing designs that are discussed in the previous policy.

Goal 3: Increase property maintenance support and awareness of property maintenance codes for residents and landlords.

Issues/Opportunities: Property maintenance concerns are present around the University of Wisconsin - Stevens Point campus. This has been substantiated more often by local homeowners, but also by renters. In addition, different social norms between renters and homeowners and lack of code awareness often create conflict near campus. Of the 1,187 property violations reported in Stevens Point in 2022, 1,111 were unrelated to the physical status of the structure, with half of these cases (585) concerning snow removal or lawn maintenance. City staff, residents, and campus officials have laid a foundation for preventing resolving these concerns, but may need new energy and strategy.

Objective 1: Decrease the quantity of non-structural property code violations reported in the neighborhood. When code violations are reported and enforced, negative relationships can develop between residents. A strategy to increase awareness of the most commonly violated property maintenance codes and resolve violations before reporting them may also benefit owner-renter relationships.

Policy 1: Continue to educate the student population about code enforcement and landlord obligations. Over-reliance on and enforcement of rules can create tension. City staff currently execute a strategy to teach students about renting and code compliance at the annual housing fair, and this strategy should be evaluated and strengthened.

Policy 2: Work with UWSP faculty to generate more spaces for students and residents to congregate away from housing. As an alternative strategy to noise ordinance enforcement, the campus, residents, and city may benefit from more open, public gathering places on or near campus with relaxed rules or infrastructure to buffer noise.

Objective 2: Maintain and improve property maintenance enforcement. Many of the core housing concerns in neighborhoods adjacent to campus include exterior compliance problems and interior health and safety concerns. Of the 1,187 reported property violations in Stevens Point in 2022, 41 could be categorized as exterior, interior, infestation, or other violations making the property unsafe for habitation.

Policy 1: Market existing financial programs and generate complementary property repair financial mechanisms. The Community Development Department administers several grant programs and a loan program for homeowners and should be further marketed to residents and evaluated for efficacy. A new mechanism to incentivize repair of existing rental properties and achieve other city-wide housing goals should be explored and created.

Policy 2: Include existing and new mechanisms identified above in the code enforcement procedure. Enforcing rules and regulations often creates conflict between residents and city staff. As new tools are created to support property maintenance, they should be included in code enforcement procedures to accelerate action and resolve conflict.

Policy 3: Increase use of the voluntary rental inspection program. Rental property owners should be required to participate in Stevens Point's Voluntary Rental Inspection program in order to qualify for new financial mechanisms. This program should be evaluated for effectiveness and community awareness.

Policy 4: Add districts within the Goerke-Washington neighborhood to the Neighborhood Improvement Program. The upcoming Neighborhood Improvement Program (NIP) will offer financial mechanisms to property owners with existing property code violations in targeted neighborhoods. The pilot of the NIP does not include the Goerke - Washington neighborhood because of areas of higher property violations and older housing stock. Goerke - Washington should be included in the program following the pilot.



Transportation: Background

Transportation within and through the Goerke-Washington neighborhood is predominantly vehicular. Of the 1,950 households in Goerke-Washington, 1,662 (85.2%) own at least one vehicle.[1] Several vehicular arteries intersect or create the boundaries of the Goerke-Washington neighborhood and impact active transportation methods (walking, bicycling). Stanley Street, Main Street / WI-66, Green Avenue, Minnesota Avenue, Michigan Avenue, and Division Street all carry significant traffic volume and have been identified by residents as roadways that could better serve the neighborhood. Central Transportation services bus routes through Goerke-Washington, including the Yellow, Blue, and all UWSP bus routes. Not all bus stops include shelters.

Several on-street bike routes weave through the neighborhood and connect the neighborhood with other areas of the City. Residents have expressed a preference for the on-street routes, especially those not on highways and major arterials. Signage of these routes may not be visible enough to increase community awareness for new residents. The Green Circle Trail, a primarily recreational trail through the City, does service some commuters and is working to bring the trail off roadways as much as possible.

Presently, there are no few state or regional plans to expand rail, air, highway, or intercity transit systems that would impact the Goerke - Washington neighborhood. Connect 2050, the Wisconsin Department of Transportation long-term plan, implies continued support to local transit systems. The Stevens Point Municipal Airport has no plans to change use of the airport that would impact residents.

Road Inventory

- Principal Arterials: Interstate 39, Business Highway 51, U.S. Highway 10, State Highway 66
- Minor Arterials: Green Avenue, Michigan Avenue, Northpoint Drive, Maria Drive, 4th Avenue
- Collectors: Wilshire Boulevard, Frontenac Avenue, Minnesota Avenue, Northpoint Drive, Maria Drive, Prais Street
- Local Streets: the local street system provides adequate accessibility through the Goerke - Washington neighborhood, with the largest proposed changes including an extension of Maria Drive to Indiana Avenue, and extension of the street grid between Weir and Wilshire Boulevards, and East Maria Drive and Jordan Lane.

Legend

- Planned Sidewalk Extensions
- Existing Sidewalks
- Future Roads
- Municipal Boundary
- Municipality Name
- CITY OF STEVENS POINT
- TOWN OF HULL
- VILLAGE OF PARK RIDGE
- Neighborhood Outline

Map Callouts:

- Improve Intersections to promote more efficient traffic patterns
- Improve Stanley/Minnesota intersection to allow for easier pedestrian/bicycle crossing
- Implement Traffic Calming Measures as roads are reconstructed
- Install crossing triggers accessible by bicycle & audible crossing signals
- Sign Green Avenue "No Trucks Allowed"

Map Labels:

- PRENTICE ST
- VINCENT ST
- ISADORE ST
- FOURTH AVE
- RESERVE ST
- ILLINOIS AVE
- PECK ST
- SIMMONS ST
- MINNESOTA AVE
- LINDBERGH AVE
- SOO MARIE AVE
- INDIANA AVE
- SOMMER ST
- WILSHIRE BLVD
- SUNSET BLVD
- MARY ANN AVE
- JANICK CIR W
- RIDGE RD
- MAIN ST
- CLARK ST
- BRIGGS ST
- COLLEGE AVE
- BOYLSTON AVE
- ALCONA ST
- FRONTAGE RD
- NORTHPOINT DR
- STATE HIGHWAY 66
- EAST MARIA DR
- VIRGINIA DR
- BALDRAIS CT
- HOFMEISTER DR
- WELL
- 139

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



Transportation: Goals, Objectives, Policies

Goal 1: Decrease overall traffic, traffic speed, and noise that negatively impacts the neighborhood.

Issues/Opportunities: Long, straight roadways such as Green Avenue, Frontenac Avenue, and Minnesota Avenue promote high traffic speeds through the neighborhood by design, and are the roads that most easily connect the commercial corridors. Additionally, both Main Street (US-10) and Stanley Street enter Goerke-Washington and transition from 40 mph highways to 25 mph arteries. With minimal cues and enforcement, vehicle speeds reportedly remain above the limit well into the neighborhood. Public transportation schedules, uncomfortable weather conditions, and the long distance to main commercial services, work, and key amenities may continue to support an automobile-centric transportation culture. Furthermore, the City of Stevens Point increases in daytime population to over 50,000 people as employees from outside the city travel in for work, presumably within their own vehicles, increasing the amount of vehicles on arteries each week. Two truck routes exist in Goerke-Washington: Stanley Street and Main Street, which may contribute to residential concerns of traffic noise. New road cross sections may include landscaping to buffer traffic noise.

Several policies in the neighborhood's economic development plan are also opportunities to decrease vehicle use within the neighborhood. By generating more business services along transportation arteries, traffic will be held away from primarily residential areas.

Objective 1: Improve traffic calming measures near community resources with heavy pedestrian movement like PJ Jacobs Junior High School, UW-Stevens Point, Boys & Girl's Club, Goerke Park, and others.

Policy 1: Establish road cross sections that are best suited to implement traffic calming measures as roadways are reconstructed and redeveloped. Implementation of traffic calming measures can reduce traffic speed, reduce motor-vehicle collisions, and improve safety for pedestrians and bicyclists. According to the U.S. Department of Transportation, traffic calming consists of physical design and other measures put in place on existing roads to reduce vehicle speeds and improve safety for pedestrians and cyclists. For example, vertical deflections (speed humps, speed tables, and raised intersections), horizontal shifts, and roadway narrowing are intended to reduce speed and enhance the street environment for non-motorists. Minor arteries should be considered for striping. Priority streets include Main Street, Stanley Street, Green Ave, and Minnesota Ave.

Objective 2: Decrease traffic and traffic noise within the neighborhood.

Policy 1: Sign Green Avenue for "No Trucks Allowed." Green Avenue is a direct route between Stanley and Main Street, but no clear marking designates this road as a non-trucking route.

Policy 2: Include ample room (6 feet) of plant-able land in sidewalk buffers in road cross sections. One long-range method of decreasing traffic noise is buffering homes through landscaping along heavily trafficked roads. Consistently evaluating road right-of-way for landscape area during reconstruction may fast-track future tree plantings.

Policy 3: Produce a design for the intersection of Stanley Street, Northpoint Drive, and Green Avenue that promotes more efficient traffic patterns. Residents have notified city staff that many Sentry Insurance employees and deliveries utilize Stanley Street to commute to the Sentry facilities rather than the north I-39 exit. There is a more direct route to Sentry via Northpoint Drive, that could be made more natural to use by design. Residents recommend the use of a roundabout to maintain traffic flow and create a natural exit to Northpoint Drive, and to sign the intersection for Sentry Insurance.

Objective 3: On main corridors like Main Street, Stanley Street, and Michigan Avenue, encourage through zoning reform new construction that require buildings to have a lesser setback from the street.

Policy 1: Establish a form-based zoning code on main corridors to require buildings to have a lesser setback from the street. Form-based zoning that requires lesser setbacks provides a 'framed' street which indicates the space is an urban environment designed with pedestrians in mind. This will encourage slower vehicular traffic with more attentive drivers because of the built environment on these streets.

Goal 2: Pursue enhanced pedestrian and bicycle facilities and safer crossings on neighborhood collector and major/minor arterial streets to ensure safety and transportation equity.

Issues/Opportunities: Several bicycle routes connect areas of the Goerke - Washington neighborhood to the rest of Stevens Point, and the city continues to operate a sidewalk continuation program to maintain the mobility of residents using multiple forms of transportation. Not all bicycle routes are marked, which may be contributing to lack of resident awareness of routes off high-traffic streets. Few opportunities exist to create wider multi-purpose paths. A boardwalk system will be constructed over the Plover River to the east of Goerke - Washington to increase bicycle and pedestrian access to the city's east side. Several areas of the Goerke - Washington neighborhood are still lacking sidewalks and intersections to keep pedestrians and cyclists safe while crossing major roadways.

Objective 1: Ensure continuity of bicycle and pedestrian routes through the neighborhood and to nearby amenities.

Policy 1: In areas where intersections do not manage vehicular and pedestrian traffic, intersections should be designed to allow and protect non-vehicular users. These intersections exist most notably at Reserve Street/Main Street, Fremont Street/Main Street, Green Avenue/Main Street, Ridge Road/Main Street, Stanley Street/Minnesota Avenue, Stanley Street/Indiana Avenue, Stanley Street/Green Avenue, College Avenue/Division Street, and Franklin Street/Division Street.

Policy 2: Continue City's sidewalk implementation program, focusing on neighborhood collector streets. Continue to prioritize improvements to the Green Circle Trail system that bring the trail off roads. Targeted sidewalk additions include Green Avenue, Wilshire Boulevard, and Jordan Lane. Additional easements still need to be procured to bring the Green Circle Trail off of Ridge Road and Janick Circle N.

Policy 3: Increase awareness of bicycle routes off major roads through Bike Boulevard designations on Signed Bike Routes. Simple street signage replacements for 'Bike Boulevards,' such as Prais Street, Illinois Avenue, and Jordan Lane, can increase awareness of bicycle routes without the need for installing new signposts along the bicycle routes, which also ensures awareness of routes in all weather conditions.

Examples:



Objective 2: Evaluate stoplight timing and design to improve crossing of intersections.

Policy 1: Evaluate and restructure the light timing at the intersections of Main Street and Sunset Boulevard and Wilshire Boulevard. Residents express concern about the timing management of the intersections of Main Street and Sunset Boulevard, and Main Street and Wilshire Boulevard, for both vehicles and pedestrians. Improved management of these intersections are important for access between the residential and commercial districts on both sides of Main Street.

Policy 2: Install crossing triggers accessible by bicycle and audible crossing signals at the intersections of Main Street and Sunset Boulevard and Wilshire Boulevard. Crossing triggers exist at the intersections of Main and Sunset Boulevard, but do not include audible signals.

Policy 3: Review and recommend a design alternative for the intersection of Stanley Street and Minnesota Avenue. Many residents express safety concerns about crossing Stanley Street at Minnesota Avenue. Requests for stop signs, pedestrian flashers, a stoplight, or any other mechanism to interrupt traffic for pedestrian crossing have been made several times for this intersection.

Objective 3: Improve lighting along pedestrian routes.

Policy 1: Work with WPS to address gaps in continuity of sidewalk and intersection light.

Several intersections and sidewalks remain unlit. All unlit intersections and blocks without lighting should be identified and a plan to install appropriate lighting will need to be built with WPS.

Policy 2: Work with WPS to recommend light design that is not intrusive to residences. Some communities in Wisconsin have partnered with their utility provider to limit excessive light pollution, and some go so far as to implement 'Dark Sky' protocol to outlaw excessive upward light. At minimum, light should be directed by shielding so that only necessary roadways and walkways are lit.

Goal 3: Develop public transportation routes and environments that encourage more ridership within the neighborhood.

Issues/Opportunities: Central Transportation manages several bus routes through the Goerke-Washington neighborhood. The most notable routes service the UWSP campus, but routes also carry riders along Stanley Street and further east. Total ridership of the bus system was estimated to be 116,000 riders in 2022. Buses have a limited schedule, picking up riders every half hour or every hour only on weekdays from 6:45am to 6:10pm. Bus stops vary in level of infrastructure, but the two most common types are stops marked by signs or stops with a small enclosure and bench.

Objective 1: Increase resident accessibility of bus stops.

Policy 1: Install bus stops at more appropriate locations. Several bus stops exist within the areas around UW-Stevens Point and are well utilized by UW-Stevens Point Students (around 40% of total ridership is UW-Stevens Point Students), but those east of Michigan Avenue are limited in their ability to utilize public transit with walkable access to existing bus stops. Adding bus stops along Green Avenue and Minnesota Avenue would address the lack of available bus stops within the neighborhood.

Policy 2: Ensure pedestrian routes to bus stops exist and are kept in clear condition. As the sidewalk continuation plan is executed and transit routes change, each bus stop should be evaluated for accessibility of nearby residences, especially higher density housing. If a stop requires new sidewalks, these sidewalks should be prioritized.

Policy 3: Improve the infrastructure available at existing and future bus stops. Shelters at bus stops should be implemented to protect public transit users in all weather conditions. Residents have expressed that shelters may improve the rider experience.

Objective 2: Continue to increase the fit of bus service schedule and routes to residential needs.

Policy 1: Continue to integrate resident feedback on key destinations, service times, and public transportation needs into future public transit planning. Residents have identified that the schedule is not adhered to, and that the tracking app needs improvement. Central Transportation can release information about updates, and continue to obtain feedback from residents in partnership with Community Development.



Utilities & Community Facilities: Background

Utilities and Community Facilities are a critical component of what the City of Stevens Point provides as a service to our residents. The well-being and careful planning of these facilities directly correlates to the social, economic, and natural health of the community and of the neighborhood. Public utilities include water, sanitary sewer, storm sewer, and solid waste disposal whereas corporate utilities include natural gas, electric power, telephone, cable, and internet.

The City has provided municipal water to the residents since 1922, but the first evidence of a private supply of water was established in 1888. Today, the water utility provides municipal water to 50,000 daytime users and 26,000 evening users through seven active municipal wellheads, two treatment plants, and 141.5 miles of water mains. Water mains undergo routine, scheduled replacement that is coordinated with road reconstruction.

Up until 1940, the City discharged raw sewage into the Wisconsin River directly, when the City built a treatment plant that included secondary treatment. The wastewater treatment facility has undergone several renovations and additions to improve its treatment efficiency and to provide heat, energy, and cooling to the facility. Additionally, the facility now produces a Class-A biosolid product.

Stevens Point's storm sewer system includes 70 miles of sewer mains, and many miles of swales and ditches to treat and infiltrate water. Many ponds are owned and maintained for treatment and flood control purposes. Currently, Stevens Point Public Utilities offers credits to customers who reduce runoff flow rates: peak flow reduction for non-residential customers, rain barrel or rain garden credits for residents, and for owners of riparian properties that drain directly into the Wisconsin or Plover River.

While housing and population growth is expected in the City and within the Goerke-Washington neighborhood, this growth will minimally impact neighborhood utilities. The City currently operates under its existing water and wastewater capacity and currently has no expected increase in industries that would utilize significantly more water or produce significantly more wastewater. Construction of a new well within the next twenty years will likely be needed to meet population projections, but changes to underground utility, wastewater, and stormwater management are not expected within the neighborhood. City-wide utility need and timeframe to replace existing facilities will be included in the city-wide section of this comprehensive plan update.

Corporate utility providers for Stevens Point residents include Wisconsin Public Service (electric power and natural gas), and several telecommunications companies. There are presently no alternatives for electricity and natural gas, except for private solar and wind energy. TDS Telecommunications began installing fiber internet services in 2020.

Several prominent community facilities exist in Goerke-Washington, including the University of Wisconsin - Stevens Point campus, Stevens Point Police Department, Stevens Point Fire Department Headquarters, P.J. Jacobs Junior High School, Washington Elementary School, Schmeckle Reserve, The Boys and Girls Club Berard Center, Stevens Point Parks, Recreation, and Forestry Department, Goerke Park, and several neighborhood parks.

There are no substantial government facilities needed within the Goerke-Washington neighborhood. Indoor recreation facilities are identified by residents as a severe need in Stevens Point and by residents in Goerke-Washington. This need is further addressed in the Agriculture, Natural, and Cultural Resources chapter.

Utilities & Community Facilities:

Goals, Objectives, Policies

Goal 1: Increase residential savings on utilities and utility system expenses.

Issues/Opportunities: On average, households (owned and rented) spend about \$4,249.73 on utilities each year, with the highest costs from electricity (\$1,597.78) and phone services (\$1,522.09).[1] Residents may be limited to only one energy provider, but have current opportunities to improve their efficiency thanks to a robust network of community and state organizations and incentive programs.

Current homeowners and landlords are eligible to receive significant credits through the Inflation Reduction Act over the next few years. Additionally, the City of Stevens Point, Focus on Energy, the Midwest Renewable Energy Association (MREA), and other agencies provide programs that can either offset costs or educate residents about the possibilities to decrease residential energy use. For example, the City's Housing Modernization Loan program may help finance energy efficiency upgrades at a low cost to residents.

Objective 1: Improve neighborhood residential utility efficiency. Residents expressed a desire for more improvements to water management strategies that could reduce the demand on the stormwater system, and to improve the efficiency of residential electric and gas use.

Policy 1: Partner with the MREA and Focus on Energy to distribute energy efficiency information and resources. Focus on Energy provides access to Energy Advisors, assessment services, and residential rebates and incentives that can assist homeowners, renters, and landlords to decrease their energy use. The MREA and local renewable energy installers are keen on educating residents about reducing energy use before installation of new energy systems.

Policy 2: Annually announce housing improvement programs to the residents. The City of Stevens Point manages several grant and loan programs, some of which are intended to offset the costs of major repairs that impact energy efficiency. A coordinated effort to distribute this information to residents as programs are renewed or established can increase program utilization and improve energy efficiency.

Policy 3: Maximize the use of the residential stormwater credits. Stevens Point Public Utilities currently offer one-time credits for installation of rain gardens or rain barrels that reduce residential contributions to the stormwater system. When partnered and advertised with other city programs, resident contributions to stormwater mitigation efforts may increase.

[1] Data pulled from Esri Business Analyst Online. Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Given the recent rise in utility costs, this forecast may be lower than real costs.

Policy 4: Inform all commercial developers of non-residential stormwater credits, PACE financing, and other utility offsetting resources. Several resources exist for commercial developers to increase utility efficiency and developers can be informed about these resources during the project approval process. For example, Stevens Point Public Utilities offers peak flow reduction credits for non-resident properties, and PACE offers financing for energy efficiency upgrades and construction.

Objective 2: Decrease public expenses on Right-of-Way management.

Policy 1: Prioritize Right of Way designs and plantings that do not require irrigation systems and active management. Several road reconstruction projects include irrigated grasslands and active management requirements, such as mowing grass. Designs that include native plantings may, over time, decrease utility requirements and management requirements of City staff.

Goal 2: Improve the energy resiliency of the neighborhood.

Issues/Opportunities: Most homes in the City of Stevens Point and Goerke-Washington neighborhood operate on natural gas and/or electric heating from Wisconsin Public Service. Protection of these energy systems and diversification of energy sources may increase the energy resiliency of Goerke-Washington. Many electric utility lines remain above ground, both in the right of way and on private property behind residences, which also encumbers private use of land and the appearance of the neighborhood.

When Michigan Avenue was reconstructed, a process for minimizing the cost of burying utility lines was identified and used. This process may be standardized for utility reconstructions to pursue further burying of utility lines. Additionally, several local agencies continue to support the installation of private and public renewable energy systems, and could benefit from a partnership with City staff to implement, evaluate, and improve additional private and public projects.

Objective 1: Increase the use of locally-managed renewable energies throughout the neighborhood. One of the most referenced hopes within the neighborhood is to increase community use of renewable energies. While the primary increase in utility efficiency is in decreasing utility use, residents hope to generate more energy locally and through renewable production. With current energy resale rates significantly lower than consumer rates, renewable energy systems need to be carefully planned to be sized appropriately.

Policy 1: Partner with the MREA and Focus on Energy to distribute information on incentives and programs for private renewable energy purchases. The MREA previously hosted solar group-buy programs, which included educational events and group purchase incentives. While the group-buy program is not expected to return in 2023, information regarding upcoming incentives can be shared quickly through an effective neighborhood communication channel.

Policy 2: Explore a community-owned renewable energy program. Several communities have launched community-owned renewable energy programs, such as [River Falls](#). These programs vary in what they offer and can benefit residents with site constraints to private solar energy production. At the moment, Stevens Point Public Utilities does not manage power production, but should explore the addition of these services.

Policy 3: Promote energy efficient construction and renewable energy use requests in commercial development. More commercial development is expected in the Goerke-Washington neighborhood, and the benefits of energy efficiency and renewable energies can also be applied to these properties as well. The Redevelopment Authority may set a policy for Requests for Proposals to include energy recommendations and for the Community Development department to forward energy efficiency financing mechanisms to developers during project planning or the project review process.

Objective 2: Implement strategies to bring overhead power lines underground. While overhead power lines may be easier to repair and to identify faults, underground power lines are less likely to be impacted by storm damage and encounter fewer repair needs, decreasing the likelihood of outages for residents.

Policy 1: Incentivize underground electrical connection in commercial redevelopment. Since more commercial development is expected in the Goerke-Washington neighborhood, incentives may be reserved for projects that provide some public benefit by undergrounding power lines. Community Development staff should add the undergrounding of power lines to any incentive policies for the Goerke-Washington area and in redevelopment requests for proposals.

Policy 2: Establish an underground utility review policy. During the annual utility reconstruction process, Public Works and Public Utilities have an opportunity to review the cost difference between aerial and underground replacement of utility lines. By standardizing the annual utility reconstruction process, the cost difference between replacing existing aerial infrastructure and installing underground infrastructure can be identified and funding mechanisms can be explored.



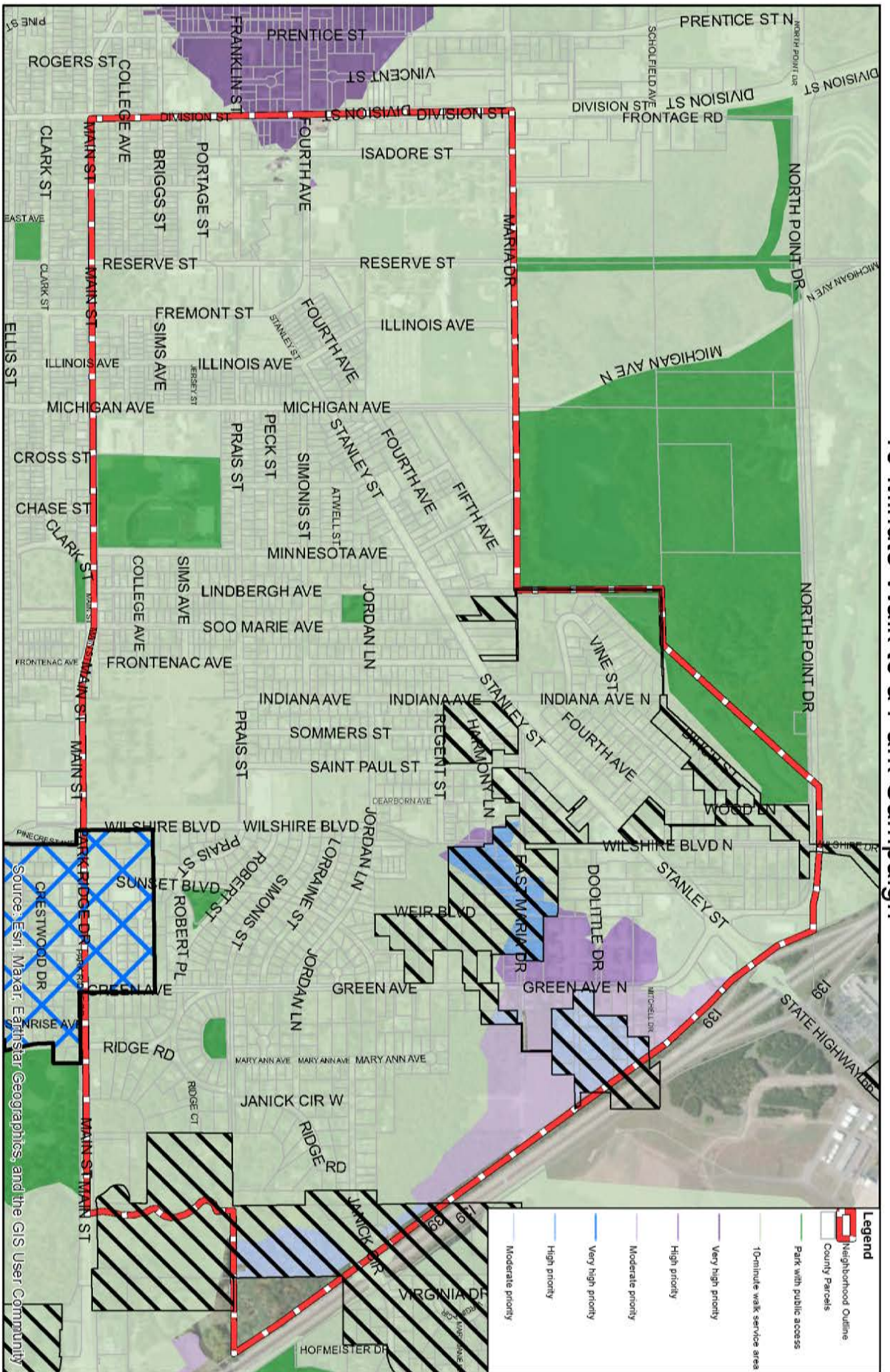
Agricultural, Natural, and Cultural Resources: Background

Goerke-Washington is home to, and next to, many park facilities and natural resources, including Schmeeckle Reserve, Goerke Park, Atwell Park, Hein Park, Plover Hills Park, Iverson Park, KB Willett Ice Arena, the Donald Capps Municipal Pool, the Parks Department and Recreation Center, a segment of the Green Circle Trail, and the Plover River on the southeast boundary. No land is being utilized for commercial or community agriculture programs within Goerke-Washington.

The Parks, Recreation, and Forestry Department manages all of the park facilities and tree management program, which contributes to a robust city tree inventory along streets and parks. Despite high quality existing programming, residents have expressed several ways they would like to engage with the natural environment.

The Parks, Recreation, and Forestry Department has recently completed a Comprehensive Outdoor Recreation Plan (CORP) which can accelerate implementation of neighborhood policies. The CORP identifies community interest to expand community agriculture programs and resources, which are consistent with requests from neighborhood residents during this planning process. For a detailed list and map of recreation facilities and natural resources in the Goerke-Washington neighborhood, residents should refer to the CORP, available on the City's [Parks, Recreation, and Forestry webpage](#). The City of Stevens Point operates under a 10-Minute Walk to a Park policy, which aims to ensure that all residents have access to a high-quality park within a 10-minute, or half-mile, walk. Several areas in Goerke-Washington do not meet this standard.

10-Minute Walk to a Park Campaign



Department of
Community Development

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Agricultural, Natural, and Cultural Resources:

Goals, Objectives, Policies

Goal 1: Increase the inventory of trees, native landscaping, and neighborhood-scale agricultural resources.

Issues/Opportunities: Private landscaping ordinances typically require that private lawns be maintained by keeping grass under 8 inches, and landscaping to include native plant species requires a different type of maintenance and investment by the property owner. While the city has adopted a 'No Mow May' program, no incentive exists to offset costs of pollinator-friendly landscaping that can also beautify the neighborhood. No communal space exists for agricultural use, but some parcels and parks could include space for small-scale programs maintained by residents, including communal gardens and produce sharing.

Objective 1: Increase tree and native flower landscaping throughout the neighborhood.

Policy 1: Ensure priority roadways for street trees are communicated to the Forestry and Public Works departments. Where non-existent on Stanley Street, Green Avenue, and Main Street, adequate space for trees should be granted in future road reconstruction. Where appropriate, Wisconsin Department of Transportation and the County should be notified to guarantee implementation. Forestry should prioritize planting areas along these roads that are already appropriate for trees.

Policy 2: Continue to allocate City resources to execute the Public Space Tree Management Plan to increase tree inventory and native landscaping in right-of-way and neighborhood parks. The City's Public Space Tree Management Plan is effective at improving the tree canopy in Stevens Point and is the biggest asset for improving natural resource in public locations. Additionally, volunteers from the neighborhood and from community groups such as the Wild Ones - Central Wisconsin may be included to help plan and implement native landscaping areas and tree plantings.

Policy 3: Pilot a native lawn program. Residents have requested a native or pollinator planting program, which is already being constructed by the Community Development Department. Goerke - Washington residents will be notified when this program becomes live and invited to participate.

Objective 2: Initiate a new neighborhood agricultural resource.

Policy 1: Allocate land or financial resources to support a produce-sharing program or community garden in Goerke-Washington. Community gardens are referenced in the CORP and requested specifically in Goerke-Washington. A partnership between residents and the city should be facilitated to locate, plan, and install this garden. The vacant land on East Maria Drive may be the most appropriate for this garden. Residents also identified an innovative idea of 'produce-sharing,' which could be integrated into a park, right-of-way, or on private properties.

Goal 2: Expand the use of parks within Goerke-Washington.

Issues/Opportunities: Residents identified several service and infrastructure gaps throughout the neighborhood and in the City. Some of these gaps, such as communal agriculture resources, can be addressed with the assistance of residents, whereas others may need significant public investment and partnerships with local nonprofits and businesses. Access to the Plover River is possible through the Green Circle Trail and nearby Iverson Park, but methods to increase access should be explored. The anticipated completion of the Plover River Crossing will generate more activity in the area.

Objective 1: Make investments in park infrastructure that extend park stays, create new uses, and benefit residents in all seasons that are in tandem with, and complementary to, the CORP.

Policy 1: Integrate appropriate infrastructure into Neighborhood Parks that allow residents to stay at parks longer. Residents report using parks frequently, but would increase the duration of their stays if appropriate facilities, such as restrooms, existed. If not listed in the current CORP, these facilities should be considered in the next.

Policy 2: Adhere to CORP recommendations for the Donald-Copps Municipal Pool; recommend a new pricing structure. Residents expressed sincere desire for an upgraded municipal pool. The Donald-Copps Municipal Pool is identified in the CORP for only necessary maintenance while a full upgrade is being planned. Residents recommended a new pricing structure that could attract more seniors, young families, and childcare centers to the pool while renovations are being planned.

Policy 3: Explore an indoor community center as an addition to existing facilities in the neighborhood. Begin partner conversations immediately. Goerke - Washington residents have expressed a strong desire for more indoor community space, especially for winter months. Examples of operational community spaces exist in other communities, such as the [Goodman Community Center](#) and [BLW Center](#) in Madison, WI. Opportunities may exist with the KB Willett Arena, YMCA, Boys & Girls Club, the Stevens Point Police Department, and vacant spaces near these facilities.

Objective 2: Ensure access to parks in all areas of Goerke-Washington, including the Plover River.

Policy 1: Identify land for an additional park on the northeast side of the neighborhood. This area is not identified as a potential acquisition area for Neighborhood Parks in the CORP, but the northeast corner of Goerke-Washington is currently lacking a park according to Stevens Point's 10-minute walk to a park policy. Several undeveloped parcels may be available to append the CORP.

Policy 2: If feasible, create and maintain public access to the west side of Rogers Park. One nearly 17-acre parcel separates the public from accessing the west side of Rogers Park and the Plover River. If this is done, it may be possible to create another access point to Iverson Park to the south and the Green Circle Trail to the east.



Economic Development: Background

Through the public engagement process, many of the residents view the economy at the neighborhood-level as needing more businesses in close proximity to residences. Most businesses that were referenced would be identified in a "local business district," consisting of stores selling groceries, conveniences goods and services, restaurants or cafes, and a few specialty shops. Retail demand is expected to increase in the following industries: apparel and services, computers and technology, entertainment and recreation, food, financial services, healthcare costs, home expenses, household furnishings and equipment, household operations, insurance, transportation, and travel.

Generally speaking, businesses in a local business district would require brick and mortar locations, which would be most suitable for any commercial redevelopment along Stanley Street and East Maria Drive in newly zoned business properties. Properties along Division Street are also suitable for these business types. No brownfield sites exist in these areas, and may require initiative from developers or incentives from staff to accelerate redevelopment. The neighborhood is rich with public amenities, has a high population, and has existing businesses nearby, which are all favorable for business recruitment.

While residents are seeking some of these additional business types, low household incomes, savings, low unemployment, and lack of vacant buildings with small commercial footprints (800-1,500 sq ft, presently zero) inhibit the market potential for local retail businesses. City-wide economic development strategies to improve wages or support higher-paying industries, decreasing commercial square footage requirements, assisting with the property redevelopment process, and offering locally-owned or operated storefront incentives may address some of these challenges. Local and regional business support staff are available to assist with many coaching and consultation services, but may need expanded industry-specific support, such as food-service and technology start-up guidance in the region.

Residents also report a desire for increased social infrastructure to relay neighborhood-specific information, inform property development projects, and guide new social programs. Residents have expressed an interest in leading some of these improvements, but may need a limited amount of financial or organizational support to perform these duties.

Existing Economic Development Support Organizations and Resources:

- Local
 - Portage County Business Council (PCBC)
 - PCBC creates a network of business owners, leadership training to employees and residents, and improves community awareness of new businesses and business expansions in Portage County.
 - City of Stevens Point Community Development Department
 - The Community Development Department helps local entrepreneurs navigate economic development tools listed below to establish in, or locate to Stevens Point. The department also assists with building, zoning, and other code requirements to launch a safe business operation.
- Regional
 - Central Rivers Farmshed (Farmshed)
 - Farmshed provides shared resources, such as a shared commercial kitchen and greenhouse, and hosts community and educational programs that support the regional food economy.
 - Central Wisconsin Economic Development Fund (CWED)
 - CWED provides a revolving loan fund to businesses in Central Wisconsin and entrepreneur education resources.
 - CREATE Portage County (CREATE)
 - CREATE hosts novice entrepreneur support programs such as Surge, a business pitch contest, and increases access to low-cost, high-value workspaces in Northcentral Wisconsin.
 - Mid-State Technical College (MSTC)
 - MSTC offers continued education to small business owners and helps to meet workforce demands in the region by offering programs and curricula specific to existing and likely business needs.
 - Small Business Development Center (SBDC)
 - The SBDC helps businesses at all stages grow by offering confidential business consultation ranging from financial projection planning, business plan assistance, target market research, and more.
 - University of Wisconsin - Stevens Point (UWSP)
 - UWSP continues to expand education offerings, and most notably, an expansion to the Sentry School of Business and Economics and MBA program.

Existing Economic Development Support Organizations and Resources, Cont.:

- State
 - Center for Business Intelligence (CBI)
 - The CBI hosts programs intended to help established businesses increase their operating revenue. Programs are generally offered to business-to-business firms.
 - Center for Technology Commercialization (CTC)
 - CTC is Wisconsin's no-cost resource to guide entrepreneurs through the journey of bringing technology from idea to market by connecting entrepreneurs to funding and guidance from experienced business leaders.
 - Wisconsin Economic Development Association (WEDA)
 - WEDA provides educational opportunities for economic development professionals in the state.
 - Wisconsin Economic Development Corporation (WEDC)
 - WEDC operates many of the state's premiere economic development tools and resources. Resources generally include financial assistance to municipalities and companies for targeted programs such as property development and utilization, and business expansion.
 - Wisconsin Women's Business Initiative Corporation (WWBIC)
 - WWBIC provides Quality Business Training, Small Business Consulting/Coaching, and Access to Capital primarily to underserved business owners, including including women, people of color, veterans, and lower-wealth individuals.
- Federal
 - Economic Development Administration (EDA)
 - The EDA provides direct, long-term financial assistance to economic development priorities. The most recently available funding priorities as of 2023 include: equity, recovery & resilience, workforce development, manufacturing, technology-based economic development, environmentally-sustainable development, and exports & foreign direct investment.
 - Food Finance Institute (FFI)
 - FFI provides consultant training to food entrepreneur support organizations, mentorship programs to food producers and manufactures, and direct final assistance to food-related entrepreneurs.
 - United States Department of Agriculture (USDA)
 - The USDA provides grants and loans to rural communities to expand agricultural operations, community projects, and economic development initiatives.



Economic Development: Capitals

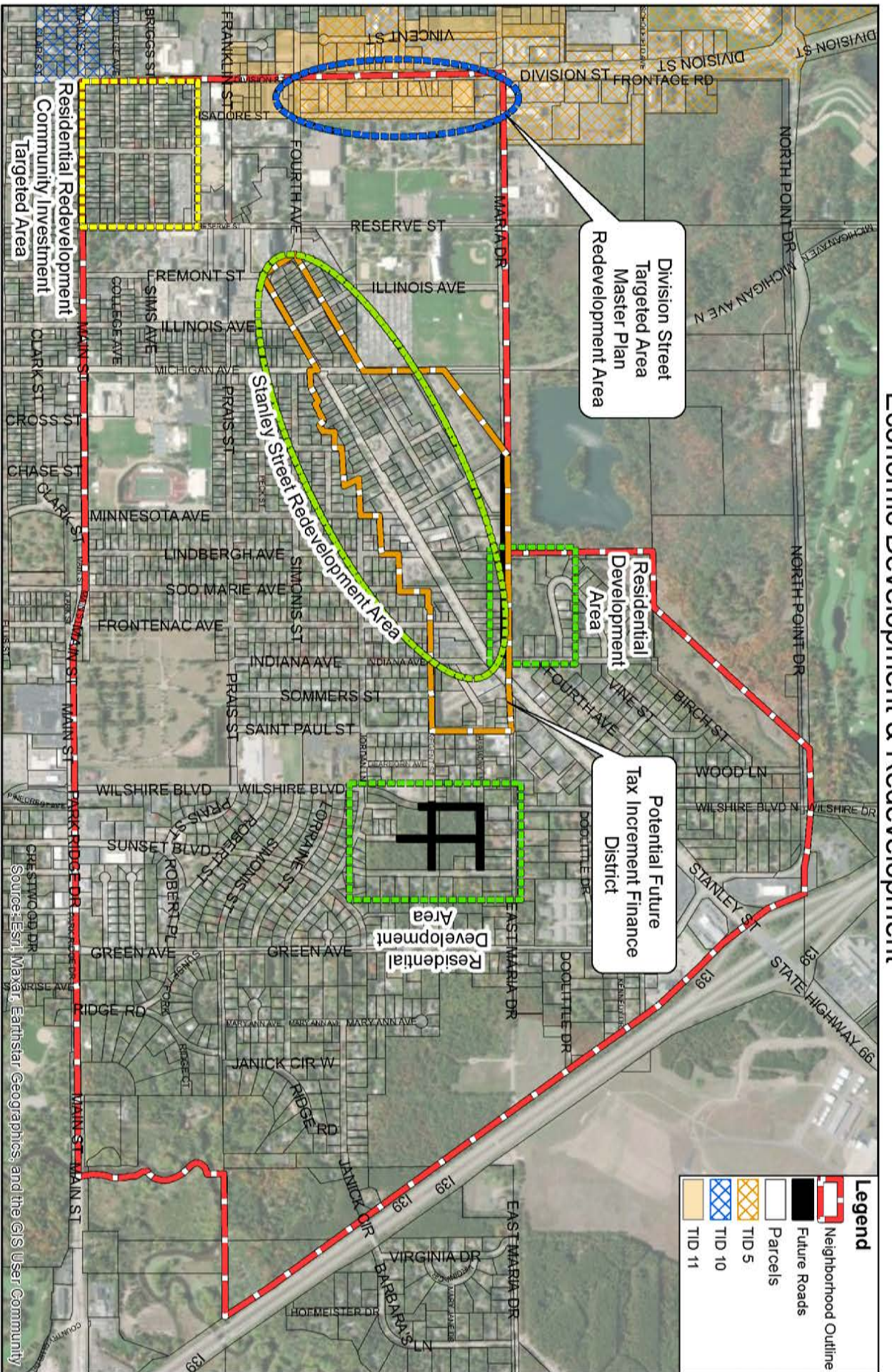
Neighborhood economies can be measured in **social capital** (linkages, networks, talent, etc), **environmental capital** (stewardship, residual management, etc), and **economic capital** (investment, reinvestment, financial wealth, etc).

Social capital: Many residents of the Goerke-Washington neighborhood have attained a substantial amount of higher education, with 52.9% of residents having attained at least a bachelor's degree. Old Main Neighborhood Association has historically served a portion of the neighborhood, but no other grassroots or formal neighborhood association serves the area to generate neighborhood-wide events, programs, or communiques. Education attainment is high in the neighborhood and is summarized on page 10. Discretionary funds available to Alders may support outreach and events to build more social capital.

Environmental capital: Goerke-Washington has several environmental assets nearby, such as Schmeeckle Reserve, the Plover River, Iverson Park, Atwell Park, and the built environment (sidewalks, streets, lighting) is well-maintained in the neighborhood. Several residents report that missing businesses and park infrastructure are limiting factors of social interaction, but are also aware that social interaction is not as neighborly as it once was. Amenities that can congregate several groups of residents, such as specialty parks and businesses, would be classified as environmental capital, but would also benefit social interaction and social capital.

Economic capital: In 2022, 218 businesses were identified in the Goerke-Washington neighborhood boundaries, employing 4,173 people. For a detailed list of business types and employees in each, see Appendix B. The median household income in 2022 was \$43,277; the median net worth of a household in the Goerke-Washington neighborhood was \$50,132 while the average (mean) was \$489,979. The neighborhood's spending ability is severely limited, which may inhibit some of the neighborhood's economic development goals. Neighborhood economic development efforts may continue to focus on local business composition, but these efforts will need to be complemented by city-wide wage growth to be feasible.

Economic Development & Redevelopment



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Economic Development: Goals, Objectives, Policies

Goal 1: Continue to grow locally-owned neighborhood businesses within appropriate areas of the neighborhood, especially shops and restaurants that increase retail and restaurant diversity.

Issues/Opportunities: There are currently 218 businesses or services identified in the Goerke-Washington neighborhood, which includes government offices, university offices, and standalone services like ATMs. Two commercial corridors already line the boundaries of the Goerke-Washington neighborhood: one along Stanley Street, and another on Main Street, that are both within walking distance of most residents. However, many goods and services are unavailable or limited in variety in these two districts. Residents recommended a plethora of business types that are missing from the commercial corridors through Goerke-Washington, including apparel retailers, cafes, a wine bar or lounge, department store(s), and entertainment venues. While this list does not capture all types of business in demand, it does capture some of the expressed need for businesses that create social space or decrease the distance to complete routine tasks. These businesses may increase both social and economic capital for the neighborhood. Median household income of the neighborhood (\$43,277) and population may not be high enough to support businesses that require residents with enough disposable income. Care should be given to the rate at which commercial space is added to the neighborhood and business types that join.

While vacant land is rare, there are several vacant parcels available along Stanley Street. Several parcels along East Maria Drive may be appropriate commercial properties to buffer residences from the more auto-centric businesses at the east end of the neighborhood. Additionally, building form and design can be restructured to increase the quantity of brick and mortar businesses in Goerke-Washington's commercial corridors. One of the largest limiting factors for generating more neighborhood businesses is available commercial space. Few, if any, commercial buildings on Stanley Street or Main Street are currently vacant.

Objective 1: Support the growth of existing locally-owned businesses. Development decisions and city-led programs will impact the operations of existing businesses - adequate consideration and planning around current and future business needs for accommodating existing businesses while creating space for new businesses.

Policy 1: Integrate current business owners into neighborhood planning and nearby site development processes. City departments leading projects in the neighborhood should identify several appropriate moments to integrate public input from the business community and residents to ensure perceived threats to business health are offset by perceived benefits.

Policy 2: Generate a city-to-business communication channel, such as a business association, for Stanley Street and future commercial areas. City communications for projects and community resources can be distributed more efficiently through a centralized channel, which could take the form of a business association. Business associations can also generate collective resources or lighter, quicker, cheaper actions that may benefit existing and new businesses in the corridor.

Policy 3: Expand appropriate existing and future city-sponsored commercial support finances to Stanley Street. Financial assistance made available to other districts, such as the downtown's Facade Improvement Grant, could be leveraged to support similar investment in Stanley Street as long as program goals align with the vision for Stanley Street. New programs may be generated by the city (entrepreneur seed funds, as an example) and should be aggressively marketed to businesses in this area.

Objective 2: Complete a targeted area plan for the Stanley Street corridor to identify proper locations for new businesses and accessory infrastructure to support them.

Policy 1: Modify zoning policies to accommodate more business locations. Zone parcels along commercial corridors for commercial use until form-based codes are prepared. Upon writing of this document, only one commercial property is available and may not be suitable for neighborhood-serving businesses as it currently exists.

Policy 2: Draft a form-based code for commercial corridors that favors a higher quantity of storefronts per block. Given the short supply of land in Stevens Point, commercial corridors should be given more density of commercial units to support the commercial needs of the neighborhood. To generate a more active commercial environment, consider recommending 10-20 storefront entries per 328 feet.

Policy 3: Enhance visibility of, and connections to, neighborhood parks and destination parks from commercial corridors. Active pedestrian environments between park amenities in commercial corridors have the potential to increase both the economic activity of commercial areas and park use by sharing users more frequently. Pedestrian accommodations along these corridors, profound landscaping, and well-placed park signage are some possible steps to link commercial corridors to these amenities.

Policy 4: Consider including public space elements and design (squares, plazas, boulevards, public transit accommodations, or pedestrian malls) for commercial corridors and nearby natural amenities. Public spaces that support public activities (events for a variety of user groups) and are comfortable generate value for residents that can increase the desire to spend time in the area or live nearby. These elements and potential user groups should be given adequate consideration when designing an area plan.

Policy 5: Generate a Tax Increment Financing (TIF) district to accomplish goals of a targeted area plan. Establishing a TIF district will allow city staff to accelerate development of public resources that elevate property values, such as public space elements and other community buildings.

Objective: 3 Recruit local builders and prepare sites to construct appropriate commercial or mixed-use buildings. To streamline the building process and increase resident satisfaction of redevelopment, the city can take proactive measures to ensure sites along Stanley Street identified in the Future Land Use Map and Targeted Area Plan are ready for development.

Policy 1: In tandem with establishing form based codes, prepare sample designs with local builders to illustrate the desired style of development and accelerate redevelopment along Stanley Street (and near Schmeckle Reserve). Form-based codes should be understood by local builders, but creating examples can accelerate the design process for incoming buildings. These designs can be vetted by residents, businesses, and associations to ensure the designs fit into the vision for the neighborhood.

Policy 2: Acquire and prepare sites for redevelopment. Market these sites to local builders, residents, and entrepreneurs. Parcels within the Targeted Area Master plan that are slated for specific uses (parks, public space, or specifically designed parcels) and may need city support to develop accordingly should be purchased by the city. Ensuring these special uses are integrated is crucial to fulfilling the vision for the neighborhood.

Goal 2: Increase the capacity of residents to generate social and economic capital.

Issues/Opportunities: Capacity for resident-led economic, social, or environmental capital development in the neighborhood may be perceived as low. Neighborhood communication of city-news happens through traditional media, social media, and newsletters from dedicated alderpersons. Given the high participation in initial neighborhood-level comprehensive planning events, interest in generating or contributing to a system like a neighborhood association is high and supported by the city's 2022 Strategic Plan.

Most community events take place in Downtown Stevens Point, at Pfiffner Park, Bukolt Park, or in private spaces outside of the neighborhood. The Old Main Neighborhood Association (OMNA) has hosted block parties and volunteer opportunities to connect residents and students. Few, if any, organizations or businesses host events that are within the neighborhood. Residents have some desire to lead these efforts and should be invited to lead - discretionary funds available to Alders may be able to support event planning or communication channels.

Objective 1: Pilot support structures that may help increase the capacity of residents to generate grassroots programs and neighborhood-specific benefits. Structures should be thoroughly explored with some staff support, but with the intent of residents leading social groups or programs in the long-term.

Policy 1: Support OMNA in re-establishing itself or joining another group of residents. The Old Main Neighborhood Association has provided many services to the campus neighborhoods and may need support to continue providing these services, either through recruiting new members or teaming up with a new group of residents.

Policy 2: Invite residents to establish a resident association and support the process with city staff capacity. Several residents have stayed particularly engaged in the comprehensive plan process and may be available to establish an organization. City staff can help residents build an inclusive organizational culture, coach a group through the formation of a nonprofit, explain the event permit process, and may have the ability to direct financial support to resident associations. Alders may be able to advocate for or fund portions of these projects.

Policy 3: Encourage resident associations to generate beneficial outreach channels. Residents saw an opportunity to increase connectivity through unique outreach channels. Some proposed a neighborhood-specific Facebook page or NextDoor group, while others expressed interest in a neighborhood-specific radio channel. As communication preferences change from generation to generation, a multi-media approach should be taken to spread information to as many residents as possible, with mailed information being the most reliable to reach all residents.

Policy 4: Partner with local community development organizations (CAP Services, CREATE Portage County, Stevens Point Area Convention and Visitors Bureau) to provide event training services, if needed. Neighborhood-scaled events were strongly desired by the neighborhood. Producing events comes with significant energy and experience, but several local organizations have expertise that can guide residents. City staff should be ready to explain and update the special event permit process.



Intergovernmental Cooperation: Background

The Goerke/Washington neighborhood has several areas of interest relating to intergovernmental cooperation. The neighborhood abuts the Town of Hull in the northeast corner and shares a boundary with the Village of Park Ridge; additionally, the neighborhood includes Washington Elementary School and P.J. Jacobs Junior High School, necessitating the need to address the relationship between the neighborhood and the Stevens Point Area School District. The University of Wisconsin - Stevens Point comprises much of the neighborhood's western half, which also drives development decisions for the neighborhood and the University.

Efforts by the City of Stevens Point should ensure planning and development decisions consider the needs of the Town of Hull, University of Wisconsin - Stevens Point, the Stevens Point Area School District and Park Ridge. Steps should be taken to encourage annexation of property from the Town of Hull to better define municipal boundaries throughout the neighborhood, most notably in those areas of the neighborhood near East Maria Drive and Green Avenue. Municipal jurisdiction becomes convoluted and confusing to those who reside in the area, and simplified borders will ensure that all local governments are providing exceptional service to the residents of the neighborhood. Simplified municipal boundaries may reduce waste collection redundancies, thus reducing wear on streets, and improve water quality in the City by decreasing the number of residents utilizing private septic or water systems over time. The Town of Hull would lose revenues as land is annexed into the City of Stevens Point. An annexation timeline or agreement where annexation occurs only when new development occurs in Hull could resolve negative financial impact on Hull from annexation.

Development decisions about public infrastructure, ordinance amendments, and partnerships between the City and UWSP will continue to be necessary to improve the quality of life for student and non-student residents in Stevens Point. Investments in public infrastructure to protect students are also needed to be compliant with Safe Routes to School and Sidewalk continuation plans for the neighborhood.

Intergovernmental Cooperation:

Goals, Objectives, Policies

Goal 1: Work with the Town of Hull to encourage annexation of parcels in the East Maria Drive and Green Avenue area to ensure continuity of municipal boundaries.

Issues/Opportunities: Having multiple municipal boundaries in specific areas causes confusion and reduces the overall effectiveness of the government's ability to provide and maintain those services. As an example, town residents on East Maria Drive receive private garbage and recycling collection while the City residents receive City garbage and recycling collection. This causes excess truck traffic on the roadway to provide the same service, which may in turn reduce the longevity of the roadway. Additionally, town residents may utilize City-services and assets without providing the property tax to help sustain the assets.

Objective 1: Work with the Town of Hull on a boundary agreement within the Green Avenue & East Maria Drive area to annex parcels into the City of Stevens Point.

Policy 1: Ensure a boundary agreement is beneficial to both municipalities and the impacted residents. Annexation is likely to cause negative financial impact on both the property owners and the Town of Hull. City staff will need to seek ways to reduce the negative financial burden on these property owners who voluntarily annex into the City of Stevens Point. Additionally, staff should work with the Town of Hull to ensure they are able to adequately prepare for the loss in property tax revenue as a result of the annexations.

Policy 2: Reduce private well and septic systems within the Groundwater Protection District within the neighborhood. As part of a possible boundary agreement, the City should work towards reducing the number of private well and septic systems that fall within the Groundwater Protection Districts of the neighborhood. Protecting the City's groundwater from outside threats, including private well and septic systems, is a critical component to ensuring a high-quality of life for the residents of the City and the neighborhood.

Goal 2: Collaborate with UW-Stevens Point to welcome, educate, and engage students living off-campus into the neighborhood.

Issues/Opportunities: UW-Stevens Point is a critical economic driver of the Stevens Point community. The City and the neighborhood want to welcome students to the community annually, and encourage them to set their roots here after graduation. For several years, the Old Main Neighborhood Association has worked with UW-Stevens Point Student Government Association during homecoming clean up, block parties, and Labor of Love. Additionally, the City offers tenant education seminars to the students. This is done to reduce vandalism and encourage good neighborly behaviors, especially in the area around UW-Stevens Point.

Objective 1: Expand education opportunities for students on off-campus housing.

Policy 1: Continue existing Housing Education Fair program and expand to include more dates and times to ensure full usage. While the existing programming has been successful in reducing the number of complaints within the area around UW-Stevens Point, there are ways to better market the program to the UW-Stevens Point student population to encourage students to attend. This could include offering academic credits, rental credits, and gift cards to those who attend.

Policy 2: Identify other forms of educational opportunities to expand programming. Working with UW-Stevens Point, seek out other educational opportunities outside of the traditional housing education fair to further educate students about off-campus living. Research other universities throughout the Midwest for examples.

Objective 2: Expand collaborative programs like homecoming clean up, Labor of Love, and block parties.

Policy 1: Explore partnerships with the City, UW-Stevens Point, and OMNA to expand and encourage additional programming to engrain students into the neighborhood and community. Knowing your neighbors is a critical component to ensuring that neighborhoods with a mix of renters and owner-occupied homes are healthy and vibrant. Engaging UW-Stevens Point students as part of the neighborhood activities, students will feel more at home and part of the fabric of the neighborhood.

Goal 3: Collaborate with the Stevens Point Area School District, Portage County, and other stakeholders to ensure that Safe Routes to School planning efforts are implemented.

Issues/Opportunities: Safe Routes to School is an international effort to ensure children have safe, off-road infrastructure to walk or bicycle to school. A Safe Routes to School plan (available [online](#)) was adopted by Portage County in 2014. In this neighborhood, Washington Elementary and PJ Jacobs Junior High School contribute significantly to the cultural fabric of the neighborhood. Ensuring that children have safe, fair and full access to their schooling is a critical component to the health of the neighborhood and City.

Objective 1: Ensure City staff, County staff, School District staff, and Parent/Teacher Associations are aware of the Safe Routes to School plan and understand the implementation objectives of the planning document.

Policy 1: Require a "Safe Routes to School" and "Sidewalk Continuation Plan" validation check for all road projects. As roadways are reconstructed around schools, ensure that appropriate planning efforts are made to ensure Safe Routes to School and sidewalk continuation efforts are being designed into the reconstruction. Work with stakeholders to understand the City's planning efforts, and ensure that sidewalk continuation projects and their reasonings are appropriately reflected to the public.



Land Use: Background

The Goerke-Washington Neighborhood consists of primarily residential land, with institutional land for UWSP on the west of the neighborhood and more commercial land along Stanley and Main Street to the east. Several acres of parkland exist in Schmeeckle Reserve on the neighborhood's northern border, as well as in the center of the neighborhood around Goerke Park. Residential land is predominantly single and two-family housing, with multiple family housing more common along the neighborhood's northern border and near UW-Stevens Point. Residential land value is expected to increase from a median value of \$180,094 per home in 2022 to \$207,040 per home in 2027.

Residents have expressed satisfaction with many characteristics that the existing land use has created, but also identified opportunities that may improve their daily lives by changing how land is used. To balance demands of increased services in the neighborhood and existing favorable characteristics, changes in proportions of land use types are kept minimal. These characteristics that were identified during the comprehensive plan update process are documented in Appendix C. Not all of these characteristics can be guaranteed by land-use designations alone, therefore this section has been divided into two broad goals to achieve the land-use designations and other design elements necessary to achieve the outcomes desired by residents.

Undeveloped land is present on the north side of the neighborhood, just south of the recent Moses Crossing subdivision, and in the core of the neighborhood, south of East Maria Drive and east of Wilshire Boulevard. These areas were identified as most appropriate for residential land similar to existing single and two-family housing in the neighborhood. The largest opportunity for higher density development and redevelopment exists along Stanley Street, with some vacant parcels between Indiana Avenue and Lindbergh Avenues. The runway protection zone and groundwater protection district on the east end of the neighborhood limit the intensity of development that can occur in that area. Hydric soils and wetlands limit development on the north end of the neighborhood.

Land Use Breakdown

Locations with the largest changes in land use type are concentrated to areas requested by residents to be reformed, such as the Stanley Street corridor and undeveloped land on the neighborhoods east side. The neighborhood is expected to have several parcels subdivided, resulting in a gain of about 26 parcels. The land use designations will change slightly to describe the design of the neighborhood (distance between structures) and expected residential density. The following changes in land use counts are expected in order to meet high housing demand (and for a variety of types of housing) and desired increase in commercial locations along commercial corridors:

Existing Land Use (1,593 parcels):

- Residential (87.44%)
 - Single-Family: 1,248 (78.34%)
 - Two-Family: 47 (2.95%)
 - Three-Family: 12 (0.75%)
 - Multi-Family: 86 (5.40%)
- Commercial: 69 (4.33%)
- Institutional (3.51%):
 - Religious or Government: 27 (1.69%)
 - University of Wisconsin - Stevens Point: 29 (1.82%)
- Parks/Conservancy: 7 (0.44%)
- Office/Medical: 4 (0.25%)
- Vacant: 64 (4.02%)

Future Land Use (1,619 parcels):

- Residential (82.15%)
 - Low-Density Residential: 642 parcels (39.65%)
 - Neighborhood Density Residential: 575 parcels (35.52%)
 - Multi-Family Residential: 113 parcels (6.98%)
- Commercial (12.54%)
 - Commercial/Office/High Density: 100 parcels (6.18%)
 - Neighborhood Commercial: 103 parcels (6.36%)
- Institutional (4.2%)
 - Religious or Government: 14 parcels (0.86%)
 - University of Wisconsin - Stevens Point: 54 parcels (3.34%)
- Parks/Conservancy: 18 parcels (1.11%)

Future Land Use Descriptions

Land use categories have undergone changes to be more descriptive of the residential densities and mixed land uses that are becoming more abundant in Stevens Point. Careful consideration has been given to these definitions to encourage appropriate building sizes in future development.

Neighborhood Density Residential – Neighborhood Density Residential future land use classification is designed to allow a mix of residential densities, with the desire to allow for “missing-middle” housing as permitted land uses within this classification. “Missing-middle” housing is “a range of house-scale buildings with multiple units – compatible in scale and form with detached single-family homes – located in a walkable neighborhood.”

Neighborhood Density Residential will allow more walkable, diverse neighborhoods and encourage redevelopment of properties into mixed-residential that does not negatively impact the existing properties. Missing middle housing could include duplex, tri-plex, four-plex, townhomes, etc, but shall not include high-density residential. It is expected that lot sizes stay relatively similar (smaller, more compact) as part of redevelopment of the neighborhood.

Low-Density Residential – Low-Density Residential future land use classification is designed to allow single- and two-family residential as the primary land use in this classification. This allows incremental residential density increases but retains the neighborhood characteristic of larger City lots and primarily single-family housing.

Multi-Family Residential– Multi-Family Residential future land use classification is designed to allow for higher-density residential development of 4 to 8 residential units. These parcels have been identified for this use based upon their location, access to appropriate infrastructure, and desire to encourage more dense development where appropriate within the neighborhood.

Commercial/Office/High-Density Residential – Commercial/Office/High-Density Residential future land use classification is designed to allow for a large variety of future land uses typically found in traditional commercial corridors. High-density residential would allow 9 or more residential units.

Neighborhood Commercial – Neighborhood Commercial future land use classification is designed to be a walkable, mixed-use corridor where commercial is along the street and low-density through multi-family residential is allowed above the commercial space, for 1 to 2 stories (maximum height of 2 to 3 stories). Development of neighborhood commercial should be easily accessible through walking and bicycling, and not require any mandatory parking. Sidewalk cafés, and other street-activating business and activities should be prominent in neighborhood commercial areas.

Future Land Use Descriptions, Continued

Institutional/Religious/Government – Institutional/Religious/Government land use classification is designed to identify typically non-property-tax-paying entities and their future land use needs. This could include local government, hospitals, religious properties, schools, and others.

UW-Stevens Point – UW-Stevens Point land use classification is designed to align the campus' master planning efforts with the neighborhood comprehensive plan. This will allow reasonable outward growth for the UW-Stevens Point campus, while protecting the surrounding neighborhood from University encroachment.

Park/Conservation – Park/Conservation land use classification is designed to align areas where recreational opportunities and protection of sensitive environmental areas are needed and desired by the neighborhood.

Land Supply and Use Transition

Vacant land is becoming minimal in Goerke - Washington, comprising only 4.02% of the acreage. Vacant land is anticipated to be fully utilized by 2043, and land use beginning to transition to accommodate the needs of residents. Because of the limited land supply, increasing city-wide demand for land, and transition to higher-value use types, the Goerke - Washington neighborhood should expect to see the price of land to increase over the next twenty years. To limit extreme shifts in land values, development of vacant lands should be prioritized before land uses transition upward in intensity.

Trends in City-wide property values will be provided in another chapter of the plan.

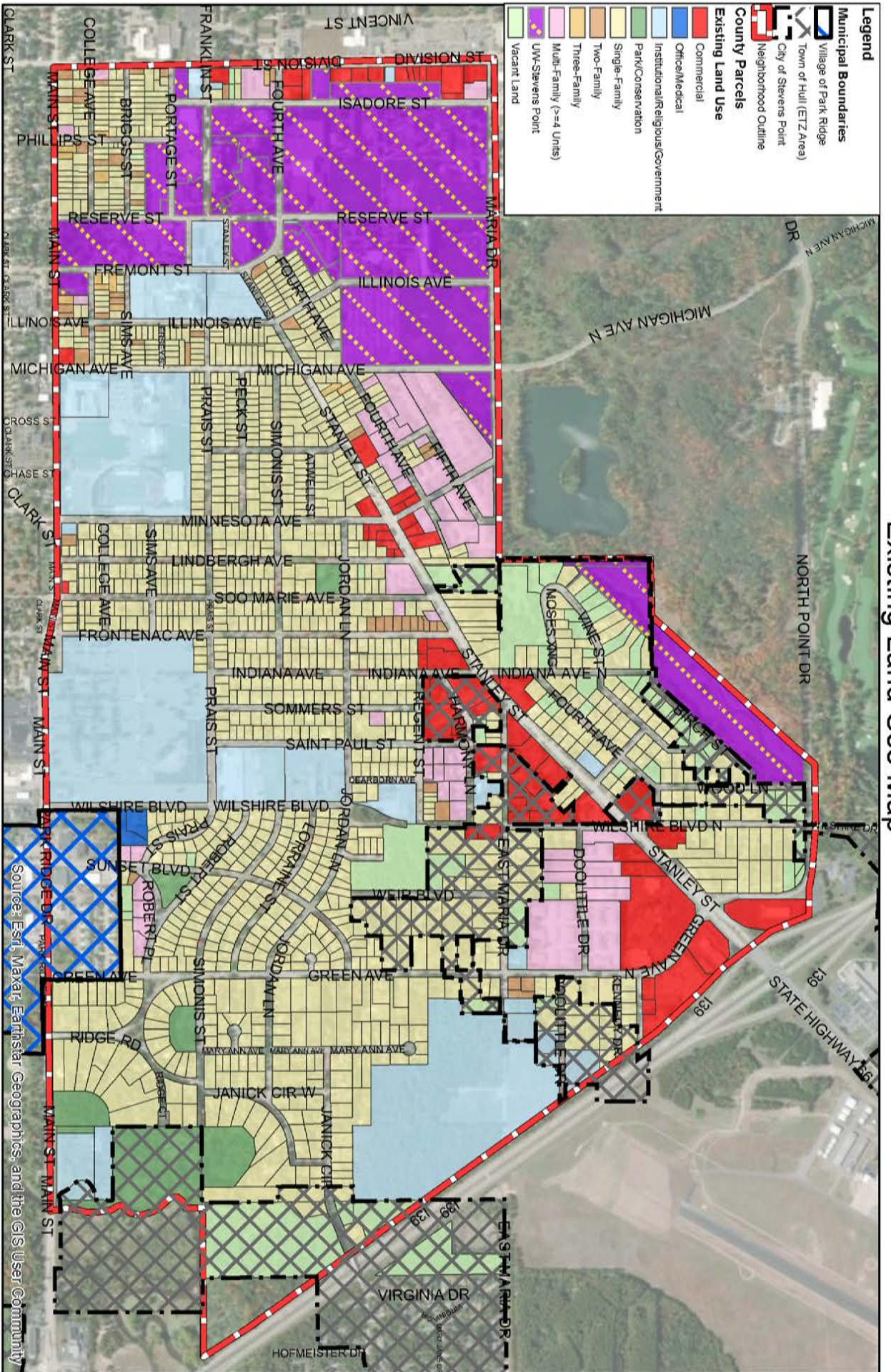
Future Land Use Projections

Goerke - Washington residents can expect to see the following land use changes between 2023 and 2043. These projections are based on the assumptions that lands identified as undeveloped or underdeveloped will be completed in the twenty year window, that residents per household will remain constant, residential parcel sizes may decrease over time, and that mixed-use commercial/residential development continues to grow in popularity, but match resident expectations on building height (2-3 stories).

**Future Land Use Projections by Percentage
Goerke - Washington**

Land Use Type	2023	2028	2033	2038	2043
Residential	87.44%	86.12%	84.79%	83.47%	82.15%
Agricultural	0%	0%	0%	0%	0%
Commercial	4.33%	6.38%	8.44%	10.49%	12.54%
Industrial	0%	0%	0%	0%	0%
Institutional	3.51%	3.51%	3.86%	3.86%	4.2%
Parks / Conservancy	0.44%	0.44%	1.11%	1.11%	1.11%

Existing Land Use Map



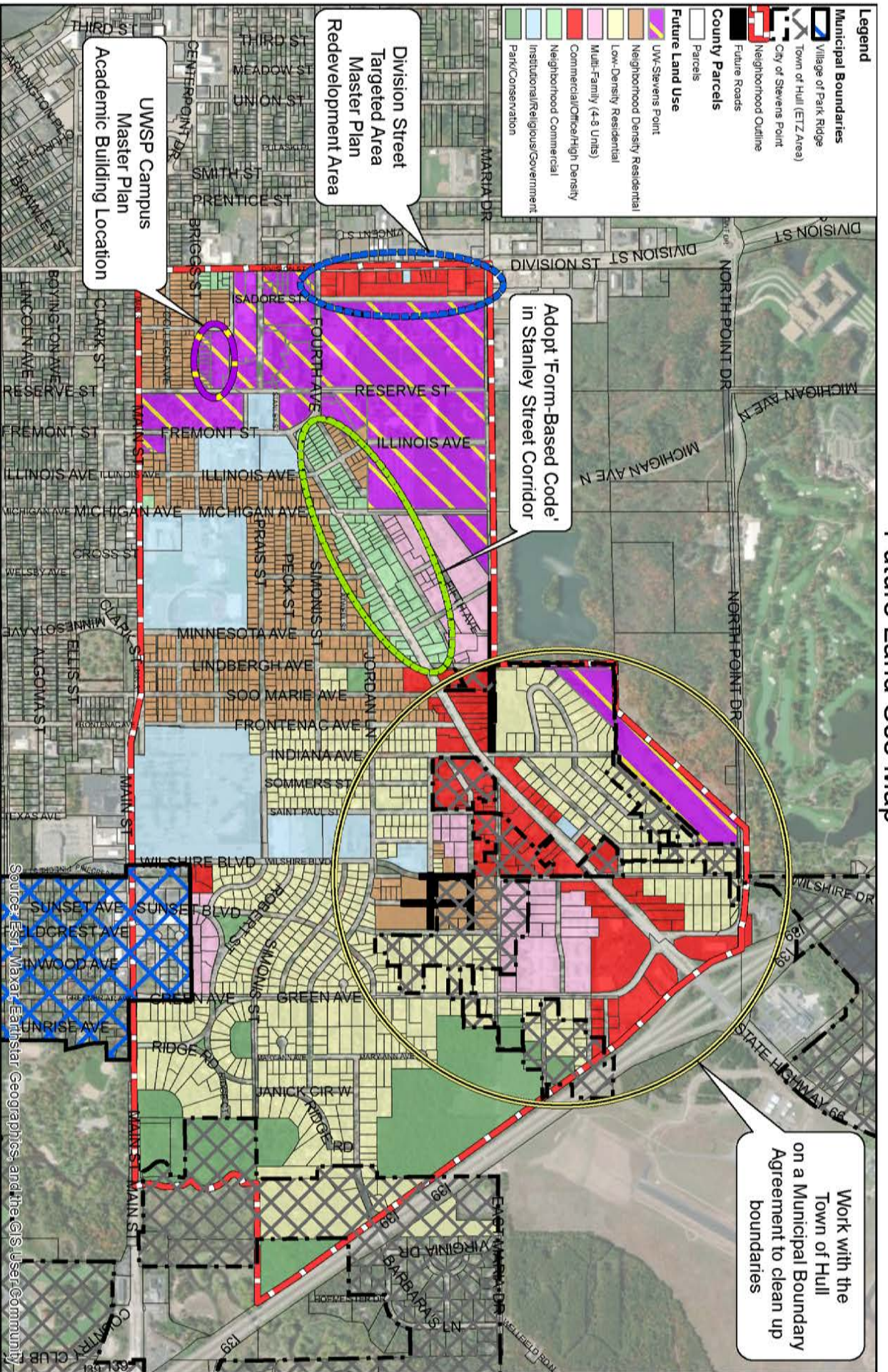
Department of
Community Development

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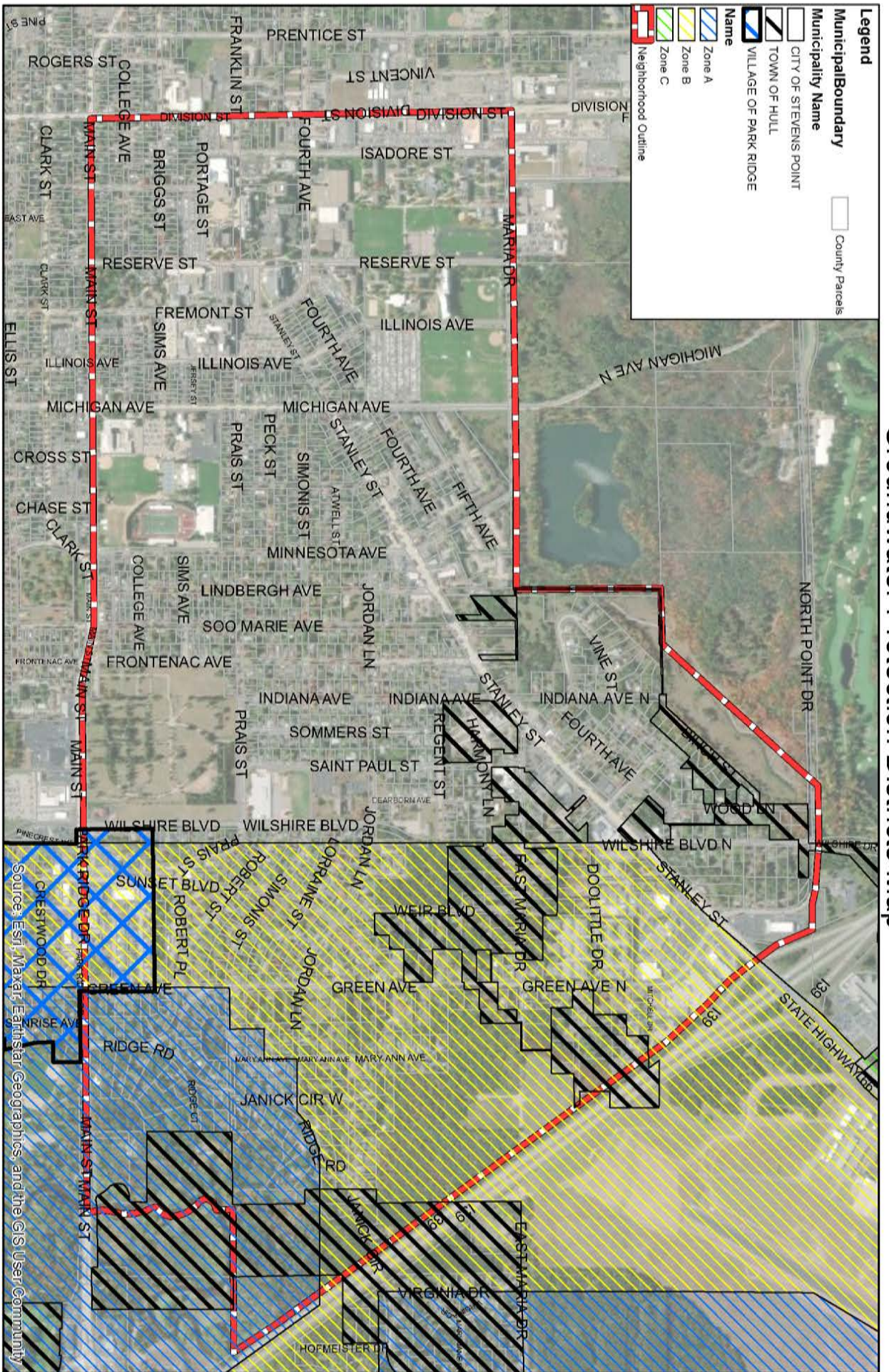


Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Future Land Use Map



Groundwater Protection Districts Map

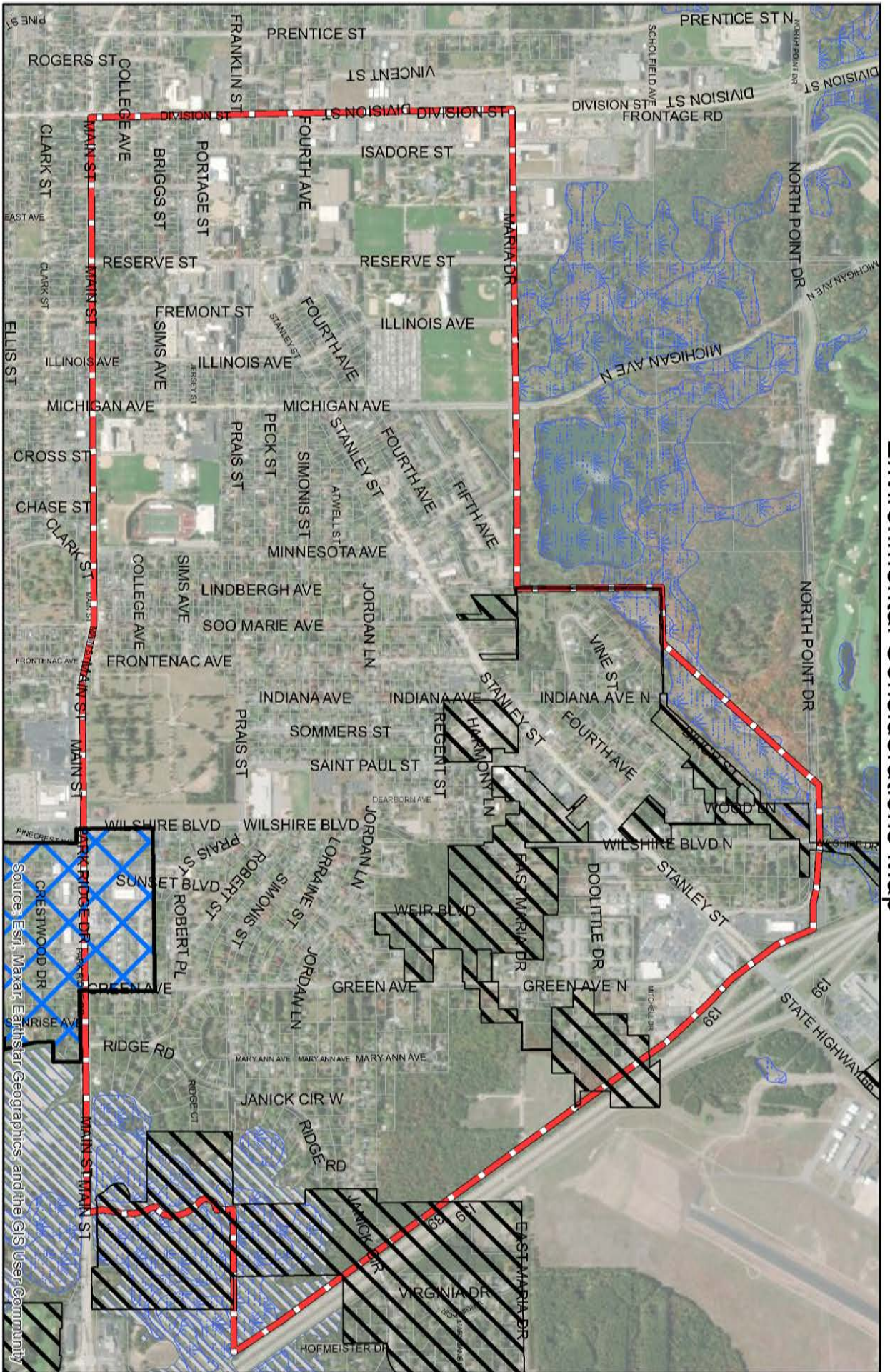


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Environmental Considerations Map



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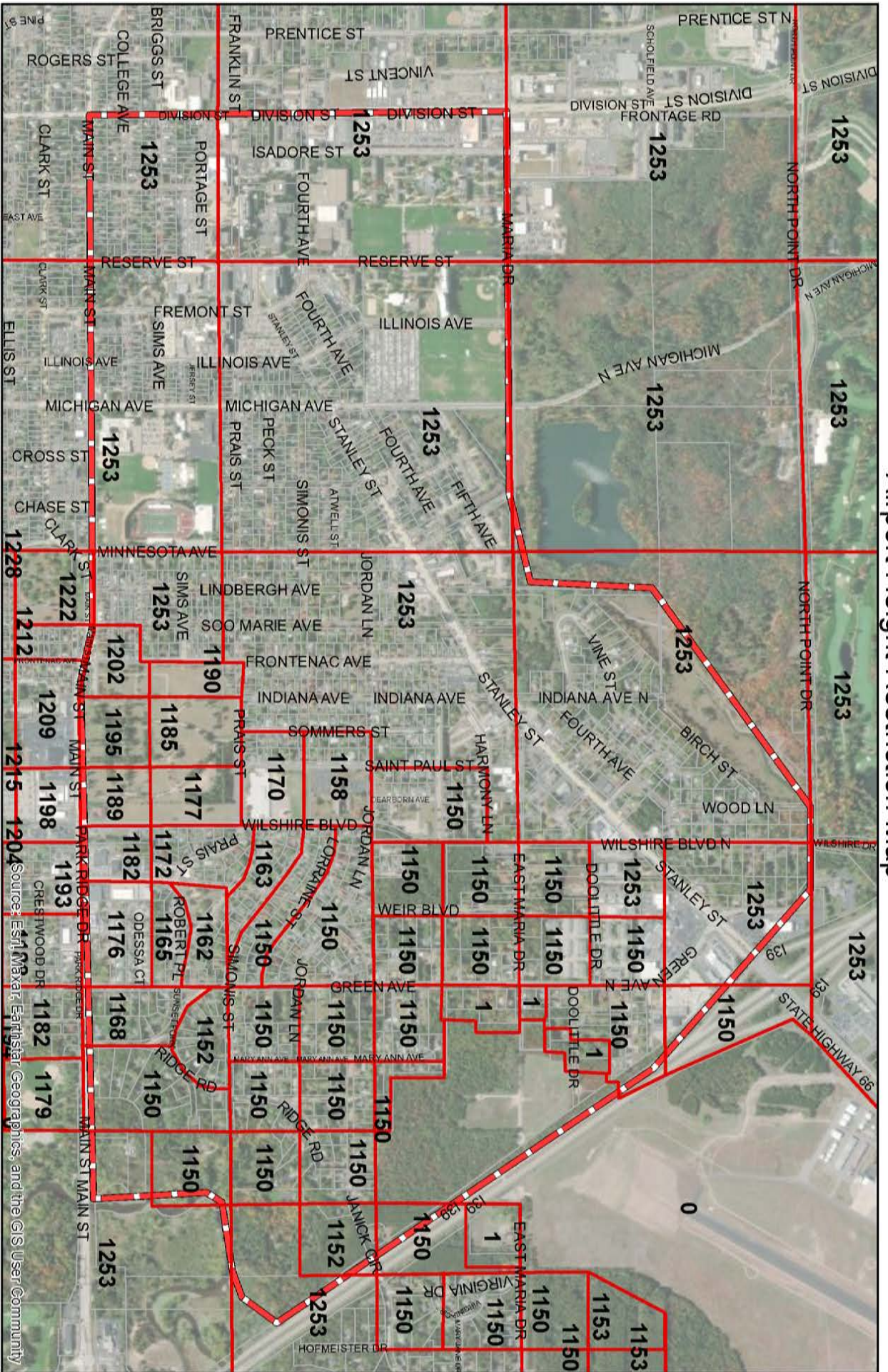


Legend

	Municipal Boundary		Flood Hazard
	Municipality Name		Flood Zones
	CITY OF STEVENS POINT		A
	TOWN OF HULL		AE
	VILLAGE OF PARK RIDGE		
	Neighborhood Outline		

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Airport Height Restriction Map



- Legend**
-  Airport Height
 -  Neighborhood Outline
 -  County Parcels

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



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Land Use: Goals, Objectives, Policies

Goal 1: Update the Future Land Use Map and zoning code to reflect the desired changes to the neighborhood while maintaining the cherished characteristics.

Issues/Opportunities: Many residents expressed a desire for closer commercial spaces for personal errands and social spaces, while others expressed a love for the peacefulness of the neighborhood. Construction of commercial and mixed-use buildings that match the scale of the neighborhood, in theory, should allow for both of these outcomes to coexist. The phrasing “commercial buildings” may not describe the character or type of businesses that residents would like to see, which have been voiced as locally-owned businesses.

Residents identified the Stanley Street corridor as the primary location for increased mixed-use commercial development, noting that new construction along the corridor should be a similar height to the maximum building height in the area - two stories. The transition from business areas to residential areas is of large concern to residents as well. Policies should include a way to minimize the impact of noise, light, and air pollution on the neighborhood’s residential areas.

Objective 1: Integrate businesses into appropriate neighborhood locations to meet needs of residents and protect current desired qualities of the neighborhood. Residents aim to have additional consumer amenities nearby without it creating excessive traffic, light, or noise pollution in their neighborhood. This may be achieved by promoting more business development along existing commercial corridors, such as Stanley Street, Main Street, and East Maria Ave.

Policy 1: Designate parcels along Stanley Street and East Maria Ave as B1 or B4 zoning districts. Stanley Street and East Maria Ave both have vacant parcels and a precedent of holding commercial uses. These two streets may possess enough vacant parcels that, when built upon, could diversify and meet the needs of the residents. Lots from Fremont Street to Indiana Avenue should be designated for neighborhood-serving businesses (B1), and lots along Stanley Street and west of Indiana Avenue should be zoned as B4. If additional business space is needed to support the neighborhood, East Maria Avenue should be the next appropriate location.

Policy 2: Revise the use restrictions in the zoning code to allow for more neighborhood business uses. The Zoning Code may prohibit some business types that include neighborhood-serving businesses and should be revised to allow these business types. B-1 districts may be best known as neighborhood-serving. Staff should work with residents to identify missing or inappropriate business types in this zoning district.

Objective 2: Create a vibrant commercial corridor along Stanley Street, designed to promote locally-owned businesses. While Stanley Street has been discussed as a primary site for neighborhood-serving businesses and pedestrian commercial activity, residents have concerns about the health of local businesses if too many non-local or franchise businesses appear along Stanley Street. Several design principles will help promote and maintain local ownership and entrepreneurship.

Policy 1: Establish a form-based zoning district around Stanley Street for new construction. While standard zoning codes defines the use of land, form-based codes define the style and dimensions of construction. Style and dimension also impact the perception of an area. Without addressing the ‘form’ of buildings, it is less likely the area will grow into a commercial corridor with high activity.

Policy 2: Integrate design principles into the form-based code that promote accessibility for new business and property owners, such as smaller parcels and storefronts. As a form-based code is written for a district around Stanley Street, the code should incorporate transparency, width, height, and setback requirements. Smaller buildings can help minimize costs for new business owners. A variety of building sizes will promote a variety business owners and business types, and provides successful businesses an opportunity to upscale when ready.

Policy 3: Integrate design principles into the form-based code that promote an active, comfortable pedestrian environment. Narrow storefronts with high transparency, limited street setbacks, and minimal side yard setbacks promote an active pedestrian environment. In addition, other design considerations that protect pedestrians from rain or snow can improve pedestrian comfort during poor weather and in all seasons. The form-based zoning code can promote or require these design elements.

Policy 4: By year 2030, designate the Stanley Street corridor as a Tax Increment District (TID). Tax increment financing remains as one tool to incentivize development in specific areas. Stevens Point cannot open any more TIDs, but several TIDs in are nearing expiration. Once one closes, another TID may be opened to support real estate development that matches the needs of the residents and the vision for Stanley Street.

Policy 5: Acquire undeveloped properties and release a timely request for proposals. All undeveloped and underdeveloped parcels along Stanley Street are currently owned. To make these properties available for development, the city can either reach out to developers to acquire vacant land, or it can acquire land and initiate requests.

Objective 3: Increase the housing supply per neighborhood recommendations, city-wide housing needs, and Stevens Point Strategic Plan. Previous planning efforts have identified several opportunities to grow the housing stock in the Goerke - Washington neighborhood that complement the vision provided by Goerke - Washington residents. Some adjustments to road and utility infrastructure will be needed to accommodate housing construction. For the housing needs identified by residents, please reference the Housing component of this plan.

Policy 1: Extend Maria Avenue east to Indiana Avenue on the Future Land Use Map and Official Street Map. Land to the north of Stanley Street is currently inaccessible. Extension of Maria Avenue allows for the most developable land and future access to Soo Marie and Lindbergh Avenues. Land should also be reserved to extend 4th Avenue to Soo Marie, Soo Marie to Maria, and Lindbergh to Maria for when it is reasonable to extend them.

Policy 2: Ensure new parcels along Maria Avenue are zoned to accommodate moderate-density multifamily housing. In order to buffer the single family subdivision at Moses Crossing, density should scale down from the neighborhood-serving businesses along Stanley Street. In compliance with the Stevens Point Strategic Plan, zoning new parcels for moderate-density multi-family housing may be “an ideal location for condos or other housing for downsizing early retirees.”

Policy 3: Extend the street grid between Wilshire Boulevard and Weir Boulevard. The land between Wilshire and Weir Boulevards was identified as an opportunity to expand the existing single family housing development in Goerke - Washington. To accommodate residential access to a high number of small, single-family homes, the following extensions should be planned:

- Extend Regent Street east to Weir Boulevard
- Extend Wilshire Boulevard north from Jordan Lane to Harmony Lane
- Extend Glennon Avenue North to Regent Street
- Extend Harmony Lane east to Weir Boulevard, only when reasonable.

Policy 4: Ensure new parcels between Wilshire and Weir Boulevards are zoned to allow smaller single-family homes, similar to the traditional neighborhood homes. The road extensions between Wilshire and Weir Boulevards would allow for roughly 10 acres to become developed for single-family homes. In compliance with the 2017 Housing Study and resident input, this area would be ideal for extending the traditional neighborhood development pattern for smaller homes.

Policy 5: Ensure that all commercial parcels along Stanley Street can allow for mixed-use buildings. Residents identified Stanley Street as a gateway into the UWSP campus, and in compliance with the Stevens Point Strategic Plan, redevelopment of Stanley Street should incorporate housing options available to off-campus college students. Mixed-use buildings, no more than 3 stories, will allow for a gentle upscale to increase student housing options while establishing more neighborhood commercial space.

Objective 4: Designate space for neighborhood-specific and city-wide natural resource needs in the Goerke - Washington neighborhood. The eastern border of the Goerke - Washington neighborhood contains access to groundwater and is currently lacking a park to satisfy Stevens Point's policy of having a park within a 10-minute walk of all residents. Land needs to be identified and held for these purposes.

Policy 1: Designate vacant land on East Maria Avenue, between Green Ave and I-39 (Parcel ID 281240827302020) for parkland. The northeast corner of Goerke - Washington is currently lacking access to a neighborhood park. This area provides the most amount of vacant space for a new park, but will have development constrictions being located within the airport's runway protection zone. Parks which are less likely to attract large gatherings, such as community gardens, singletrack or bike terrain courses, or a dog park may be most appropriate with current neighborhood and city-wide needs.

Policy 2: Identify land near the Plover River for Well 12. Water demand is increasing inside the City, and another well will need to be installed to meet the rising need. City wells straddle the Plover River, and the most suitable location may be on the fringe of the neighborhood.

Policy 3: Continue to investigate the feasibility of an indoor recreation facility at Goerke Park, a commercial property along Stanley, or in a nearby neighborhood. Residents have consistently expressed a need for year-round indoor recreation facilities. While residents have identified several options for such a facility, a project of this magnitude requires some flexibility. For this reason, staff recommends keeping several locations - Goerke Park, Stanley Street, UWSP Campus, and nearby recreation facilities - as potential options to execute this project. Any feasibility studies should be conducted per the intent and recommendations of the City's Comprehensive Outdoor Recreation Plan.

Goal 2: Ensure the built environment supports residents and natural systems.

Issues/Opportunities: Goerke-Washington hosts a range of development patterns and styles that interact differently with the natural environment. Within the planning process, residents expressed a desire to make land use decisions that support water management systems and a peaceful environment for residents, but also brought residents closer to necessities.

Close proximity of residential units to bright lights from auto lots and community facilities, to noise from repair and manufacturing businesses, and to other disturbances has created some tension in the neighborhood. Residents have also expressed that the design of streets, yards, parking lots, and ordinances may be an opportunity to minimize the impact these facilities have on stormwater management as well as their day-to-day lives. As the neighborhood develops its remaining land, there is an opportunity to ensure development decisions create a comfortable and ecological environment.

Objective 1: Minimize the impact of development on stormwater runoff. Decreases in permeable surfaces for homes, roads, sidewalks, and other buildings increases the amount of water managed by the city's stormwater system. Residents have expressed a desire to reduce the long-term financial burden of this system by implementing policies that prevent water from entering the stormwater system.

Policy 1: Ensure the Stanley Street boulevard is wide enough for tree planting and landscaping upon reconstruction. Increased boulevard width and landscaping prevents some water entering the stormwater system from adjacent parcels. Increasing the tree canopy along Stanley will add some management capacity for these areas consistent with the residential areas of the neighborhood.

Policy 2: Include grassed swales and water retention systems as streetscape options. The Stevens Point Parks, Recreation, and Forestry department has worked with community organizations to transform some streetscapes in Stevens Point to include natural grass areas which reduce ongoing maintenance costs. When producing street cross sections for major road reconstructions, the option to install grassed swales or other water retention systems should be included for resident review.

Policy 3: Ensure the right of way for street extensions is wide enough to accommodate sidewalks, street trees, and green landscaping that is consistent with the immediate area. As roads are extended consistent with this plan, the Department of Public Works will continue to offer design options that can integrate these elements.

Objective 2: Reduce the impact of commercial areas on residents. Residents have reported conflicts from neighboring commercial properties due to light, noise, and air pollution. While it is possible to create an environment where commercial use does not interfere with residential comfort, several design elements may need to be managed.

Policy 1: Implement a comprehensive lighting ordinance. Lighting from commercial facilities, parking lots, and signage is impacting residents in Goerke-Washington. Many cities have implemented ordinances regulating the type, height, warmth (color), shielding, direction, and hours of lighting.

Policy 2: Implement a buffer ordinance between commercial and residential districts. While building height restrictions can generate a gentle decrease in density from commercial to residential areas, landscape buffers may be required to fully protect residents from noise, light, and air pollution from higher-intensity commercial uses. Residents have shown a tendency to prefer natural landscaping alternatives.

Objective 3: Allow more flexibility for parking within the neighborhood. Residents and businesses require different parking accommodations and drastic changes to parking regulations may threaten the health of businesses or the ability of residents to host guests. Increasing parking flexibility through several methods may allow for more efficient parking plans.

Policy 1: Revise the City's parking and driveway codes. As it's currently written, the City's driveway and parking codes impose requirements on parking at both commercial and residential buildings that may not be necessary. Such modifications include, but are not limited to, eliminating minimum parking requirements for the Stanley Street corridor, modifying minimum driveway width requirements.

Policy 2: Retain the City's overnight parking ordinance. On-street parking at the time of this document is alternate-side, overnight parking. By retaining overnight street parking, households with more vehicles than parking stalls may utilize the space with minimal enforcement needs, decreasing the need to install additional impermeable surface at new homes and development in the neighborhood.



Implementation Plan

Goerke / Washington

The following implementation plan is informed by resident-identified assets, aspirations, opportunities, and issues. Following residential interviews through surveys, meetings, workshops, and digital communication, these goals, objectives, and policies were discussed with city staff at multiple departments to generate a feasible implementation plan.

This neighborhood plan was constructed by residents and informed by leadership within city departments so that it is most integrated into staff practices and policies and supported by residents and resident volunteers. This plan shall be appended to the City's existing comprehensive plan, and will be made consistent with following chapters as more neighborhood plans are completed. This process is coordinated intentionally to 1) provide more local control over the plans and planning process and 2) allow City staff to work alongside residents to renew plans more frequently without needing to hire outside support.

This plan will be monitored annually by the Neighborhood Planner and City staff to discuss the successes or shortcomings of certain initiatives. It is a goal of city staff to discuss the plan with residents of the Goerke-Washington neighborhood at a public event each year. Complete revisions of the Goerke-Washington Plan will be scheduled to occur every 10 years, or more frequently if staff capacity allows. This document will remain available to the public through the City website and upon request.

Amendments to portions of the Comprehensive Plan may also be considered by the Common Council at any time. The public should be notified of any proposed changes and allowed the opportunity to review the document. Amendment applications may be submitted by City Common Council, City Plan Commission, any City resident, any person having title to land within the City, any person having a contractual interest in land to be affected by a proposed amendment, and any agent of the above. The applicant that proposes an amendment to the Future Land Use Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the rest of the plan.

Plan Amendments

Amendments to portions of the Comprehensive Plan may also be considered by the Common Council at any time. The public should be notified of any proposed changes and allowed the opportunity to review the document. Amendment applications may be submitted by City Common Council, City Plan Commission, any City resident, any person having title to land within the City, any person having a contractual interest in land to be affected by a proposed amendment, and any agent of the above. The applicant that proposes an amendment to the Future Land Use Map shall have the burden of proof to show that the proposed amendment is in the public interest and internally consistent with the rest of the plan.

The amendment process shall include the following steps:

- Submittal of a complete application to the City Clerk, along with any applicable application fees. A copy of the application shall be forwarded by the Clerk to each member of the Plan Commission.
- The Plan Commission shall review the application at a regular or special meeting for compliance with the Comprehensive Plan. Upon conclusion of its review, the Plan Commission shall make a written recommendation to the City Council for either approval or denial. This recommendation shall include findings of fact to justify the recommendation.
- The City Council shall hold a public hearing on the request, per State Statute requirements. After reviewing the application, Plan Commission recommendation, and comments from the public hearing, the City Council shall make a decision to deny the proposed amendment; approve the proposed amendment; or approve the amendment with revision(s) that it deems appropriate. Such revisions to the proposed amendment shall be limited in scope to those matters considered in the public hearing.
- The Plan Commission shall establish a table entitled "History of Adoption and Amendment" for the purpose of keeping records on Plan amendments.

An application submitted by a resident/landowner/agent to amend the Future Land Use Map shall include the following:

- A scaled drawing of the subject property
- A legal description of each of the parcels in the subject property
- A map of existing land uses occurring on and around the subject property
- A written description of the proposed change
- A written statement outlining the reason(s) for the amendment
- Other supporting information the City or applicant deems appropriate.

For all other types of amendments, the application shall include:

- A written description of the proposed change
- A written statement outlining the reason(s) for the amendment
- Other supporting information the City or applicant deems appropriate.

Implementation of Goerke-Washington Policies

Action (Policy Addressed)	Team Responsible & Notes	Recommended Start
1. Build and maintain multiple communication channels to reach residents, including NextDoor and residential email lists, to perform the following tasks: reach residents for department information gathering and sharing (such as Transportation Development Plans, bus route and infrastructure updates, and specific private and public development projects); proactively introduce new alders to residents and share neighborhood social gatherings; gather community input for development projects. (Housing 1.2.2, 1.3.1, 3.1.1, 3.2.1, 3.2.2; Transportation 2.3.1, 2.3.2, 3.1.1, 3.1.3, 3.2.1; ANC 1.1.3; ED 1.1.1, 1.1.2, 2.1.1, 2.1.2, 2.1.3; Utilities 1.1.1, 1.1.2, 1.1.3, 2.1.1)	City of Stevens Point – Community Development, Media	Immediately & ongoing
2. Encourage Alders to utilize discretionary funds to support neighborhood social events, neighborhood-level projects, and build communication networks through direct mailings. As examples, recurring events can help support: a. Use of existing parks, parking lots, and other locations b. Fundraising for community groups, parks, housing programs, and area schools c. Connecting student and non-student residents d. Piloting small neighborhood initiatives, such as the desired produce-sharing program If funds are inadequate to support events, establish a neighborhood project fund for groups of residents to apply for. (IGC 2.2.1; ED 2.1.2, 2.1.3; ANC 1.2.1).	City of Stevens Point – Community Development	2024
3. Establish a public-projects review policy to ensure the elements below are considered in street and utility projects. Acknowledging these elements are already considered by staff, list these elements publicly to increase community awareness: a. Street and ROW width to accommodate street trees and other landscaping. b. ROW landscaping options and requirements upon reconstruction or new construction. Prioritize options that do not require irrigation and active management. c. Traffic calming measures and designs (Urban Street Design Guide). d. Safe Routes to School verification. e. Sidewalk Continuation Plan verification, including presence of pedestrian-level lighting. f. A priority intersections list, pre- and post-construction for monitoring. g. Underground utility cost review. (IGC 3.1.1; Transportation 1.1.1, 1.2.2, 1.2.3, 2.1.1, 2.1.2, 2.3.1; ANC 1.1.1; Utilities 1.2.1, 2.2.1; Land Use 2.1.1, 2.1.2, 2.1.3)	City of Stevens Point – Engineering, Community Development, Utilities	Immediately
4. Establish a City-Volunteer system for the following departments: Central Transportation; Parks, Rec. & Forestry; Community Development. This system should include volunteer management training for staff, and used to support the following programs:	Central Transportation; Parks, Recreation, and Forestry; Community Development	2024

a. Public Space Tree Management b. Neighborhood Association development and neighborhood event-hosting that incorporates students c. Housing support programs (Housing 1.3.1; IGC 2.2.1; Transportation 3.1.2; ANC 1.1.2; ED 2.1.2, 2.1.3, 2.1.4)		
5. Directly acquire land identified in the Goerke-Washington plan for redevelopment or encourage existing owners to sell to developers. (Housing 1.1.1; ED 1.3.2; Land Use 1.2.5, 1.3.1, 1.3.3)	City of Stevens Point – Community Development	2024
6. Confirm city-wide interest in improved bicycle route identification. Redesign route markings for bicycle routes using a public art component. (Transportation 2.1.3)	City of Stevens Point – Community Development	2024
7. Complete the following tasks for the Stanley Street corridor: a. Complete a targeted area master plan. (Housing 1.2.1; ED 1.2) b. Establish a form-based code and sample designs. This code may be transferable to other regions in the City that aspire to similar objectives of local ownership in pedestrian-friendly areas. (Housing 1.2.2; Transportation 1.3.1; ED 1.3.1; Land Use 1.2.1, 1.2.2, 1.2.3) c. Established a Tax Increment District around the corridor. Include benefits for energy efficient design practices, underground power (Land Use 1.2.4) d. Attempt to form a Stanley Street Business Association to expand support programs and guide redevelopment (ED 1.1.2, 1.1.3; Utilities 1.1.4;)	City of Stevens Point – Community Development; Stanley Street Business Community	2023 (form-based codes) 2025 (Targeted Area Master Plan, Stanley Street Business Association) 2027 (TID)
8. Complete negotiations with the Town of Hull on a boundary and services agreement. This agreement should: a. Identify land interior to Stevens Point and their associated land uses (Housing 1.1.1; IGC 1.1.1). b. List services that can be consolidated and reduce wear on public infrastructure, such as waste removal. c. Identify properties and existing tools to decrease private well and septic systems within the Groundwater Protection Districts. Create new tools to assist residents to transition to city water and sewer (IGC 1.1.2).	City of Stevens Point – Community Development; Plan Commission	2024
9. Publicly adopt changes to the Future Land Use Map for the Goerke-Washington neighborhood. (Housing 1.1.2, 1.2.2; Land Use 1.1.1, 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.4.1, 1.4.2; ANC 2.2.1)	City of Stevens Point – Community Development; Plan Commission	Immediately
10. Review zoning code and integrate zoning code recommendations into an internal or external zoning code rewrite (Housing 1.2.2, 2.1.2; Land Use 1.1.2, 1.3.5)	City of Stevens Point – Community Development; Plan Commission; Residents	2023
11. Implement, revise, or retain the following ordinances and programs based on resident recommendations: a. A comprehensive lighting ordinance (Land Use 2.2.1) b. A “buffer” ordinance between commercial and residential districts (Land Use 2.2.2)	City of Stevens Point – Community Development; Residents	Immediately & ongoing

c. City parking, overnight parking, and driveway codes (Land Use 2.3) d. Public Space Tree Management (ANC 1.1.2) e. Participation in the UWSP Housing Education Fair and additional student-housing initiatives (Housing 3.1.1; IGC 2.1.1, 2.1.2) f. Multifamily Rental Conversion to incorporate ownership options (Housing 1.3.2) g. Rental inspection program (Housing 3.2.3) h. Drafted Neighborhood Improvement Program (Housing 3.2.4)		
12. Implement transportation system revisions specific to Goetke-Washington (Transportation 1.2.1, 1.2.3, 2.2.1, 2.2.2, 2.2.3; ANC 2.2.2)	City of Stevens Point – Engineering, Streets	Immediately & Ongoing
13. Provide direct financial assistance to, and coordinate easements with, the Green Circle Trail to bring the trail off roads and create access to the West side of Rogers Park (Transportation 2.1.2; ANC 2.2.2)	City of Stevens Point	Immediately & Ongoing
14. Pilot a local developer's course, including a local homebuilder forum with City staff (Housing 2.1.1, 2.1.2, 2.1.3)	City of Stevens Point – Community Development	2025
15. Schedule an annual meeting between City Community Development staff, UWSP faculty and student leadership, and UWSP Planning Staff to gauge success of and modify initiatives (Housing 3.1.1, 3.1.2; IGC 2.1.1, 2.1.2)	City of Stevens Point – Community Development	Immediately & Ongoing
16. Implement recommendations in the Comprehensive Outdoor Recreation Plan and continue to connect groups to the Parks, Recreation, and Forestry department and Alders for specific park improvements. (ANC 2.1.1, 2.1.2)	City of Stevens Point – Parks, Recreation, and Forestry, Community Development	Immediately & Ongoing
17. Interview local non-profits and investigate the opportunity for an indoor community center. Those interviewed should include residents, alders, activity and recreation groups, food pantries, the Aging & Disability Resource Center, and foundations. (ANC 2.1.3; Land Use 1.4.3)	City of Stevens Point – Parks, Recreation, and Forestry, Community Development; Residents	Immediately & Ongoing

Appendix A

Select Neighborhood Demographics



Demographic and Income Comparison Profile

Goerke/Washington
Area: 1.91 square miles

Prepared by Esri

Census 2010 Summary

Population	7,478
Households	1,949
Families	825
Average Household Size	2.33
Owner Occupied Housing Units	1,000
Renter Occupied Housing Units	950
Median Age	22.3

Census 2020 Summary

Population	6,902
Households	1,945
Average Household Size	2.21

2022 Summary

Population	6,821
Households	1,950
Families	776
Average Household Size	2.16
Owner Occupied Housing Units	1,079
Renter Occupied Housing Units	871
Median Age	23.2
Median Household Income	\$43,277
Average Household Income	\$75,368

2027 Summary

Population	6,849
Households	1,979
Families	789
Average Household Size	2.15
Owner Occupied Housing Units	1,095
Renter Occupied Housing Units	884
Median Age	23.2
Median Household Income	\$45,711
Average Household Income	\$85,037

Trends: 2022-2027 Annual Rate

Population	0.08%
Households	0.30%
Families	0.33%
Owner Households	0.29%
Median Household Income	1.10%



Demographic and Income Comparison Profile

Goerke/Washington
Area: 1.91 square miles

Prepared by Esri

2022 Households by Income	Number	Percent
<\$15,000	321	16.5%
\$15,000 - \$24,999	169	8.7%
\$25,000 - \$34,999	351	18.0%
\$35,000 - \$49,999	215	11.0%
\$50,000 - \$74,999	282	14.5%
\$75,000 - \$99,999	176	9.0%
\$100,000 - \$149,999	246	12.6%
\$150,000 - \$199,999	70	3.6%
\$200,000+	119	6.1%
Median Household Income	\$43,277	
Average Household Income	\$75,368	
Per Capita Income	\$23,914	

2027 Households by Income	Number	Percent
<\$15,000	284	14.4%
\$15,000 - \$24,999	137	6.9%
\$25,000 - \$34,999	383	19.4%
\$35,000 - \$49,999	241	12.2%
\$50,000 - \$74,999	187	9.4%
\$75,000 - \$99,999	168	8.5%
\$100,000 - \$149,999	359	18.1%
\$150,000 - \$199,999	91	4.6%
\$200,000+	129	6.5%
Median Household Income	\$45,711	
Average Household Income	\$85,037	
Per Capita Income	\$26,964	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

June 01, 2023



Demographic and Income Comparison Profile

Goerke/Washington
Area: 1.91 square miles

Prepared by Esri

2010 Population by Age	Number	Percent
Age 0 - 4	161	2.2%
Age 5 - 9	161	2.2%
Age 10 - 14	177	2.4%
Age 15 - 19	2,035	27.2%
Age 20 - 24	2,583	34.5%
Age 25 - 34	554	7.4%
Age 35 - 44	356	4.8%
Age 45 - 54	452	6.0%
Age 55 - 64	378	5.1%
Age 65 - 74	262	3.5%
Age 75 - 84	236	3.2%
Age 85+	122	1.6%

2022 Population by Age	Number	Percent
Age 0 - 4	147	2.2%
Age 5 - 9	131	1.9%
Age 10 - 14	135	2.0%
Age 15 - 19	1,547	22.7%
Age 20 - 24	2,296	33.7%
Age 25 - 34	681	10.0%
Age 35 - 44	420	6.2%
Age 45 - 54	339	5.0%
Age 55 - 64	420	6.2%
Age 65 - 74	348	5.1%
Age 75 - 84	235	3.4%
Age 85+	122	1.8%

2027 Population by Age	Number	Percent
Age 0 - 4	151	2.2%
Age 5 - 9	136	2.0%
Age 10 - 14	134	2.0%
Age 15 - 19	1,541	22.5%
Age 20 - 24	2,261	33.0%
Age 25 - 34	564	8.2%
Age 35 - 44	540	7.9%
Age 45 - 54	350	5.1%
Age 55 - 64	377	5.5%
Age 65 - 74	405	5.9%
Age 75 - 84	268	3.9%
Age 85+	124	1.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

June 01, 2023



Demographic and Income Comparison Profile

Goerke/Washington
Area: 1.91 square miles

Prepared by Esri

2010 Race and Ethnicity

	Number	Percent
White Alone	6,955	93.0%
Black Alone	79	1.1%
American Indian Alone	38	0.5%
Asian Alone	261	3.5%
Pacific Islander Alone	4	0.1%
Some Other Race Alone	39	0.5%
Two or More Races	102	1.4%
Hispanic Origin (Any Race)	177	2.4%

2020 Race and Ethnicity

	Number	Percent
White Alone	5,738	83.1%
Black Alone	318	4.6%
American Indian Alone	91	1.3%
Asian Alone	416	6.0%
Pacific Islander Alone	8	0.1%
Some Other Race Alone	88	1.3%
Two or More Races	244	3.5%
Hispanic Origin (Any Race)	277	4.0%

2022 Race and Ethnicity

	Number	Percent
White Alone	5,629	82.5%
Black Alone	332	4.9%
American Indian Alone	91	1.3%
Asian Alone	418	6.1%
Pacific Islander Alone	8	0.1%
Some Other Race Alone	89	1.3%
Two or More Races	254	3.7%
Hispanic Origin (Any Race)	282	4.1%

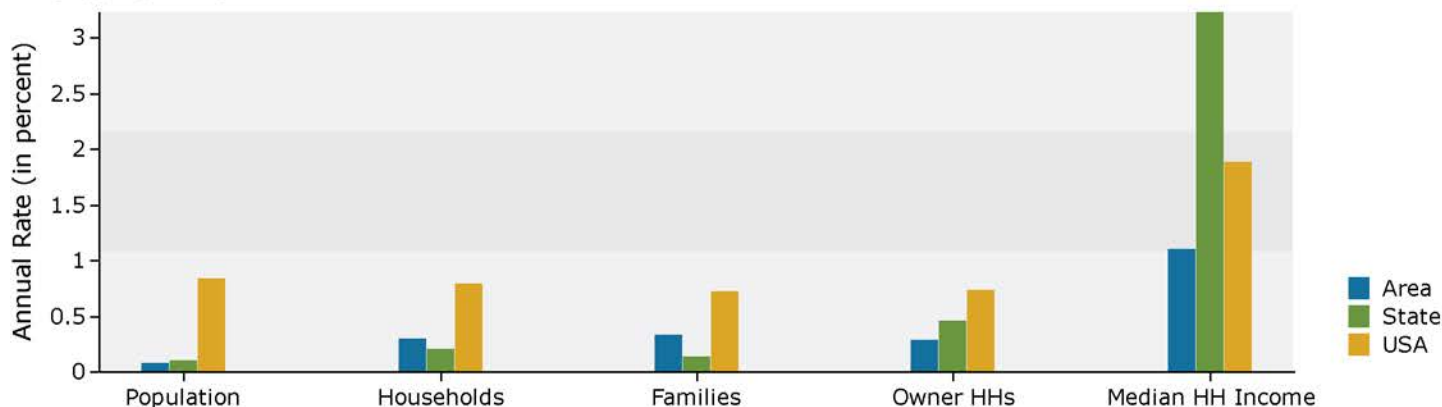
2027 Race and Ethnicity

	Number	Percent
White Alone	5,650	82.5%
Black Alone	333	4.9%
American Indian Alone	92	1.3%
Asian Alone	425	6.2%
Pacific Islander Alone	8	0.1%
Some Other Race Alone	90	1.3%
Two or More Races	252	3.7%
Hispanic Origin (Any Race)	282	4.1%

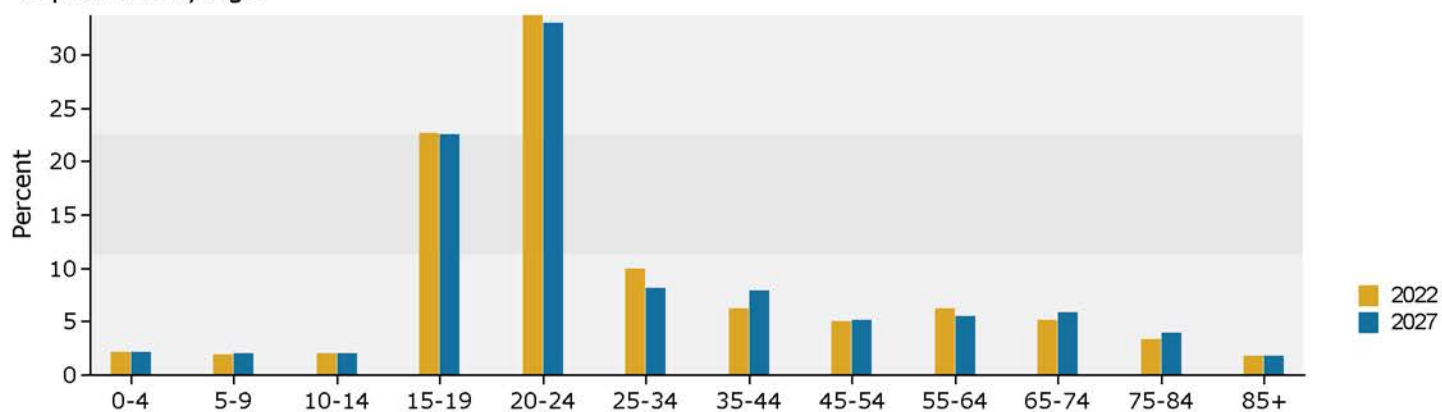
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

June 01, 2023

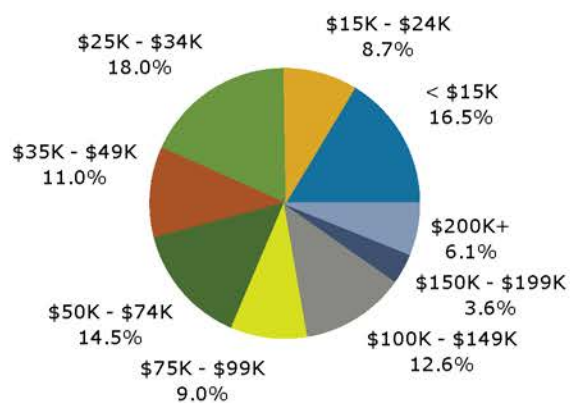
Trends 2022-2027



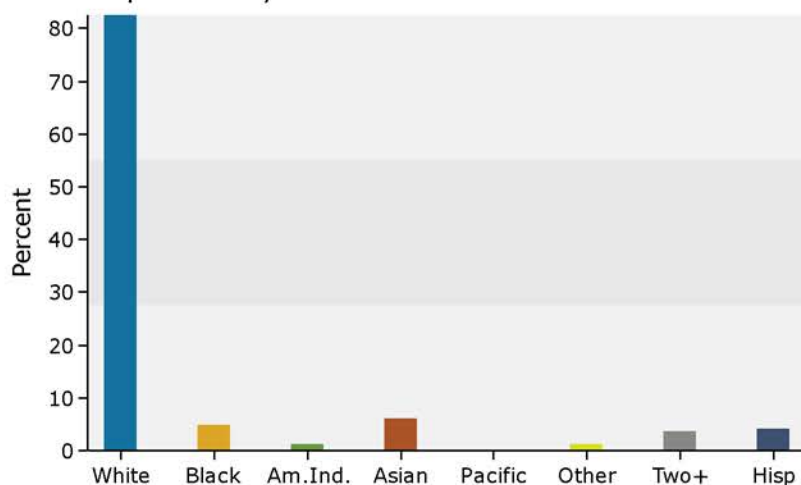
Population by Age



2022 Household Income



2022 Population by Race





Business Summary

Appendix B: Business Summary

Polygon
Area: 1.91 square miles

Data for all businesses in area

Total Businesses:		218
Total Employees:		4,173
Total Residential Population:		6,821
Employee/Residential Population Ratio (per 100 Residents)		61
by SIC Codes		
	Businesses	Employees
	Number	Percent
Agriculture & Mining	1	0.5%
Construction	4	1.8%
Manufacturing	1	0.5%
Transportation	1	0.5%
Communication	4	1.8%
Utility	0	0.0%
Wholesale Trade	1	0.5%
Retail Trade Summary	40	18.3%
Home Improvement	0	0.0%
General Merchandise Stores	0	0.0%
Food Stores	3	1.4%
Auto Dealers, Gas Stations, Auto Aftermarket	6	2.8%
Appliances & Accessory Stores	1	0.5%
Furniture & Home Furnishings	2	0.9%
Eating & Drinking Places	17	7.8%
Miscellaneous Retail	11	5.0%
Finance Insurance, Real Estate Summary	26	11.9%
Banks, Savings & Lending Institutions	4	1.8%
Securities Brokers	1	0.5%
Insurance Carriers & Agents	9	4.1%
Real Estate, Holding, Other Investment Offices	12	5.5%
Services Summary	123	56.4%
Hotels & Lodging	4	1.8%
Automotive Services	6	2.8%
Motion Pictures & Amusements	15	6.9%
Health Services	29	13.3%
Legal Services	3	1.4%
Education Institutions & Libraries	21	9.6%
Other Services	47	21.6%
Government	8	3.7%
Unclassified Establishments	9	4.1%
Totals	218	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

Polygon
Area: 1.91 square miles

Prepared by Esri

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by NAICS Codes

	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.5%	1	0.0%
Mining	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%
Construction	4	1.8%	15	0.4%
Manufacturing	2	0.9%	8	0.2%
Wholesale Trade	1	0.5%	8	0.2%
Retail Trade	22	10.1%	234	5.6%
Motor Vehicle & Parts Dealers	6	2.8%	113	2.7%
Furniture & Home Furnishings Stores	1	0.5%	1	0.0%
Electronics & Appliance Stores	1	0.5%	2	0.0%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%
Food & Beverage Stores	3	1.4%	38	0.9%
Health & Personal Care Stores	4	1.8%	50	1.2%
Gasoline Stations	0	0.0%	4	0.1%
Clothing & Clothing Accessories Stores	1	0.5%	2	0.0%
Sport Goods, Hobby, Book, & Music Stores	2	0.9%	6	0.1%
General Merchandise Stores	0	0.0%	0	0.0%
Miscellaneous Store Retailers	2	0.9%	19	0.5%
Nonstore Retailers	2	0.9%	0	0.0%
Transportation & Warehousing	0	0.0%	0	0.0%
Information	5	2.3%	63	1.5%
Finance & Insurance	14	6.4%	1,662	39.8%
Central Bank/Credit Intermediation & Related Activities	4	1.8%	59	1.4%
Securities, Commodity Contracts & Other Financial	1	0.5%	2	0.0%
Insurance Carriers & Related Activities; Funds, Trusts &	9	4.1%	1,601	38.4%
Real Estate, Rental & Leasing	11	5.0%	49	1.2%
Professional, Scientific & Tech Services	14	6.4%	191	4.6%
Legal Services	3	1.4%	11	0.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	5	2.3%	35	0.8%
Educational Services	22	10.1%	351	8.4%
Health Care & Social Assistance	38	17.4%	621	14.9%
Arts, Entertainment & Recreation	13	6.0%	211	5.1%
Accommodation & Food Services	21	9.6%	341	8.2%
Accommodation	4	1.8%	39	0.9%
Food Services & Drinking Places	17	7.8%	302	7.2%
Other Services (except Public Administration)	27	12.4%	130	3.1%
Automotive Repair & Maintenance	5	2.3%	34	0.8%
Public Administration	8	3.7%	254	6.1%
Unclassified Establishments	9	4.1%	0	0.0%

Total

218 100.0% 4,173 100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

December 14, 2022

Appendix C

Neighborhood Characteristic Responses

What is something special about your neighborhood?	Imagine the neighborhood that is perfect for you. How is it different than your neighborhood now? Be bold!
Safe	This neighborhood is perfect for our needs and desires
Close to schools, friendly neighbors, lots of people always out and about walking, biking, recreating, friendly	My perfect neighborhood needs more bike lanes and pedestrian lanes that allow access to campus and business that EASILY navigate very busy roads (i.e. Stanley or Michigan streets)
Everything is within walking distance, our neighbors are amazing!	Bigger lots but that's about it
It is walkable to Schmeekle, downtown, the university, and Goerke!	Better parking and an update of Emerson Park.
Goerke Park, Schmeekle Reserve, UWSP, Green Circle Trail, Sentry, Hospital, Schools	No parking in yards
Tree-lined streets, Green Circle bike trail and great parks.	Better public transportation options (bus is only once/hour and only one direction) and walkable cafe/restaurant options would be nice, otherwise this is a wonderful place to live.
The proximity to the university is a benefit, and a negative because of the youthful neighbors who are more interested in themselves than others.	More diverse
High quality and unique housing	I'd like to see more diverse businesses nearby, offering interesting food/drink, entertainment, and additional jobs. I'd like to see neighbors recreate with one another more frequently.
I love the shade trees. City forestry does a great job.	I could do with another park or two, or a better shaded park. The new tree plantings in Atwell Park are a step in the right direction. I'd like to see more educational signage, which could be neighborhood maps in the parks, or historical markers, or environmental information.
All the wooded areas in our neighborhood that host lots of wildlife - off East Maria, Ridge Road, and Janick; schools and athletic fields; parks; police dept.	More retail stores and a restaurant(s), coffee shop would help make it more perfect.
Quiet and safe, especially for kids	More neighborly interaction
Especially nice caring neighbors, in quiet setting.	More space for double garages and on site parking
Close to the university, making it possible to walk or to cultural events there. Close to Schmeekle Reserve as well.	My perfect neighborhood would be quieter in the evening. College students living in housing in my area sometimes have loud parties late at night, and the bar crowd leaving partners are noisy, too. We also don't appreciate the cars and motorcycles playing loud music and revving engines at our intersection. But that goes with the territory of living near an intersection, I guess.

I am able to get to know my neighbors who are owners much more than those who are renters.	Everyone takes care of their houses and yards. Car drivers do not speed down my street and are careful of the cyclists. Dog walkers always pick up their dog waste on the sidewalks and lawns. Neighbors are mindful of keeping the noise down when having guests or parties, and end at 10 pm when most of us have to sleep.
Proximity to good schools and parks	More bike lanes
Diversity which has both positives and negatives	Regular inspections of income (rental) properties. More green space, picnic and playground area. Less densely populated (tighter restrictions on the number of occupancy).
It's a neat collection of homes that were built in the 1940's.	The neighbors could be more respectful, there could be more trees along the road to dampen noise and add beauty.
The community feel	More walkable & safer for kids to play outside without sometimes speeding/erratic vehicle traffic cutting through the neighborhood
Some neighbors	NO home rentals
Close to University and gerke Park	Off-road bicycle path and walking trail
I live in the "tiny houses" neighborhood and I love the post WWII starter homes.	I'm on the line between family and student housing. I wish both groups were equally friendly. I would love to see more small places for shopping-something more like a neighborhood in a large city, like a bakery and a small grocery store. I also wish there was more diversity in restaurant options. A dozen bad pizza places is just an over abundance of bad pizza. A Thai restaurant would be a dream come true. It'd be great to have a better option for entering and exiting the hospital parking lot; what exists now is a death trap. I would love more neighborhood activities, even if they weren't restricted to this neighborhood, and even if I never went to them. Outdoor yoga? Movie nights? Things that families can enjoy that don't necessarily center around alcohol.
It is mid-century with some nice residential architectural examples, parks, safe to walk and overall quiet without feeling like an HOA is lurking about. Neighborhood Associations might be fine, but they can also become de facto HOAs, which is why I am not a fan of such things and did not join the online version that opened up a few years ago.	The entire region needs more diversity and less old boy network silliness. I like how this neighborhood is from a layout standpoint, but there really isn't a spirit to it. The template has been sterile landscapes for so many decades, I believe it has affected how we interact with one another. All very meticulous and dull.
It is a neighborhood people take pride in.	Not different at all.
Great neighbors.	City supported composting. Better public spaces. Parks with shelters, benches, tables, shade. More quality affordable housing.

This neighborhood has been fine and does not need change. Single family homes. Stop over regulating street parking. We dislike the forced agenda the city council is on. Stop trying to change and cause things to be more dangerous	Leave it alone. Stop forcing people to take on councils objective
Goerke Park is an amazing resource with so many school and public activities taking place there all the time.	We need more neighborhood shops and restaurants.
Lovely older homes with character. Homes near each other to and serviced by sidewalks that make it quite inviting to walk. It's a great neighborhood for trick-or-treating and for seeing homecoming parades.	More solar energy use. Maybe docking stations for electric vehicles. Maybe community art installations. Encourage absentee landlords to sell their homes rather than rent them out.
Near downtown	It wouldnt be as transient as it now with the students; there would be a greater number of full-time, permanent residents (first-time buyers, young professionals, retirement age homeowners) who would take greater care of both property and their fellow homeowners in the neighborhood. The only good thing about the students (if they are loud party-ers) is that they are usually gone after a year!
I love how much nature and wildlife thrives here. Being able to be so close to a city but also have such a close connection with nature is something that is hugely important to me and that I love about Stevens Point (and my neighborhood in particular). I also love walking/driving around and seeing all the diversity of people, the pride flags and BLM signs on so many houses. As a queer person, it makes the neighborhood feel safe and welcoming for me.	First, it would not have apartments next to car dealerships, or at least more firm regulations on them. The lights from the car dealership next to my apartment building shine directly in the windows all year, and the work they are doing the drainage ditch nearby shakes the entire building. Even when they are not working on the drainage ditch they are extremely loud, which is somewhat understandable due to the nature of repairing cars, however as someone who works from home it makes it almost impossible to concentrate on work while they are working. Additionally, they do not properly secure their garbage and let it blow away with the wind - leaving plastic sheets stuck in the trees and garbage all along the sidewalk on the apartment property. Secondly, I would love to see anti mono-culture efforts made in the neighborhood to preserve local flora. The prevalence of grass lawns goes through so much unnecessary water, herbicides, and maintenance that just causes extra expenses and harm to the environment. It would be super cool if the neighborhood partnered with UW Stevens Point or Schmeekle Nature Reserve to come up with proposals for the neighborhood to promote better use of the space or even encourage community gardens.
Proximity to and access to Schmeekle.	Better walkability, especially around large streets such as Stanley and main, they both are an be difficult and dangerous to cross.

Good Streets and sidewalks	This would have greatly reduced, strictly regulated rental properties including ANY other business structures that are adjacent to residential properties. No overcrowding of tenants causing excessive intrusive traffic patterns and attendant disturbances. Stock, detritus or waste from a any business would be contained or screened from casual view, i.e. you wouldn't look out your living room window to view dilapidated vehicles, tires and other automotive waste or storage, this would at least be screened from view.
People	Kind of hard to beat perfect!
I am new to Stevens Point, only living here for 1 month so far	Better/more bike paths to cross interstate 39. HWY 10/Main street is very unfriendly. Make all access to businesses off side streets, make are more walkable/bike friendly.
Area around Old Main is like no other in the city. The OMNA region should be looked at as a separate location needing special thinking and planning, not lumped in with the rest of the city. It has Special needs, Special qualities, and a special future depending how the city looks at this area in a positive or negative way.	I like our neighborhood and the majority of the the neighborhood people. I believe the city is missing a great opportunity to create something truly unique to our city. The possibilities are there but need supported vision.
Being close to Goerke, St. Michael's Hospital, and to the UW add a definite vitality to our neighborhood.	Not having semi trucks drive down my street would improve the neighborhood.
The continuing development of Emerson Park is a wonderful effort, I hope results will show soon.	More gatherings to pull neighbors together & more often more of the time.
The tree cover, unique homes, and an absence of sidewalks.	More connection amongst neighbors for shared services/items. A neighborhood Facebook page. Cut Green Avenue so that it is not a through route.
I don't know anything special about my neighborhood.	Maintained sidewalks that are flat and even, no upheaval from trees and no pine trees. More involvement from college students living in area.
Easy access to Goerke, Shmeekle, Green Circle	Even more things would be walkable. Locally owned shops and services where I knew the owners. Neighbors would interact even more than they do. It would be easier to cross Main st. To get to Metro Market and iverson park
We truly lookout for one another.	More ethnic diversity.
We are adjacent to Schmeekle Reserve, which is wondful, The Green Circle Trail, and UWSP.	I would like every house and business to be energy efficient, with solar panels, so the city can generate and share electricity. I would like more EV charging stations. I would like more natural lawns and fewer people using gas mowers and blowers to manicure their yards. I would like less traffic noise from Stanley and I-39. I would like fewer restaurant chains and businesses and more local ones. And, I would like downtown Main Street closed to vehicular traffic and maintained as a walking mall.

UWSP, Schmeckle Reserve, Green Circle Trail	Businesses and residences would all have solar panels and share energy within the neighborhood. There would be more natural lawns with native plantings and with no needed chemicals applied.
Access to Schmeckle, the Green Circle, and a short walk or bike to work. The combination of convenience and access to nature, in combination with the cost of living, are why I live in this community.	It would maintain bikeability to work and access to Green Circle and Schmeckle, and there would ALSO BE coffee shops, vibrant restaurants, more dense housing that has mixed income levels . . . Stanley Street is such an opportunity for added vibrancy and dense housing. Let's do this!
Temporarily no	Many people, lively
It's quiet for the most part, except for when people speed past on Main Street.	Less people speeding and making exhausts pop. A few more basketball courts. Feeling like I can take a walk and not possibly get run over.
Most people are friendly.	A coffee shop
Is very nice	It's good now, because the neighbors are nice
We help each other and talk a lot	It's good now, because the neighbors are nice
There wasn't much verbal communication, and there weren't any fights	I hope neighbors can help each other and communicate more.
They get along with me very well, very friendly	In my opinion, the neighbors here are already very good, not too many ideas
diverse and friendly neighbors greeting and looking out for each other, while utilizing outdoor and multi-recreational/seasonal activities, i.e. parks, Georke, Schmeckle, Green Circle, schools, UWSP, and churches.	More opportunities to meet other neighbors. See more stars in the night sky. Opportunities to share resources, ie. tools, lawn mowing, extra fresh food.
We have access to great sports facilities, elementary and middle school, grocery store within a mile, couple of restaurants and major employers within walking/ biking distance. Also, lots of quiet, low traffic streets and huge trees for shade.	Narrower streets, more diverse gardens instead of lawns, more front porches with people on them. More kids playing in fronts of houses.
Have lovely friendly neighbors	There would be sidewalks on Green Avenue making it safe to walk.
The neighbors are friendly, concerned about one another and know one another. In my area, we are holding our 5th neighborhood picnic.	AS mentioned earlier, there is getting to be some high speed traffic on Minnesota.
Everyone seems very kind here and is willing to be social but also is respectful towards each others privacy	Hmmm, I would say maybe being more social with my neighbors and having small get togethers?
I have wonderful neighbors. The neighborhood is quiet and peaceful, but still close to grocery and pharmacies.	I'm pretty lucky to be in my neighborhood

Quiet and no bike paths but unbelievably there are still people riding their bikes. Crazy isn't it!!!	Less progressive BS
I appreciate the mix of homeowner ages	Stores to shop for clothes and interesting bars and restaurants
I enjoy having the activities from the pool and ice rink nearby.	Not much different than it is now.
Plenty of areas to walk . Schmeekle Reserve	Replace neon street lights with regular lights that don't hurt your eyes.
Tree lined streets	Less traffic
We're very close to Schmeekle and the Green Circle Trail!	I would like a Woodman's for variety and affordability. We live on a connector street (Wilshire Blvd N); it would be nice if people didn't speed down it to get from North Point to Stanley or visa versa.
We live in an area that was developed later and because of that our lots are larger and it feels more rural. People are friendly around here and look out for each other.	We would have sidewalks so that we could walk in the winter without being afraid of getting hit by a car. There would be more crosswalks across Stanely street so that when walking or biking you aren't taking your life in your hands.
Quiet	My neighborhood is just fine.
Being right on the edge of the UWSP campus yet still having a quiet street is amazing.	We are very happy with our neighborhood!
Good school. Close to the pool, the University, the hospital, downtown and the library. Good biking, and walking opportunities.	Parks with more trees.
Great neighbors! Convenient to opportunities for recreation, shopping, health care, services.	More trees!
good neighbors	streets would be repaired
No.	N/A
Goerke and Willet arena	Some additional restaurants
It's safe and everyone is friendly	It's not any different! I've lived in Madison, Oshkosh, and Marshfield. My current neighborhood is the safest, friendliest, centrally located for activities, and most beautiful that I've lived in.

It is modest middle income. It has a good mix of young and older families. It is great to see the transition of housing from our elders whose children have left to those that are younger with children. It is wonderful to see the children playing and learning at Washington school. It is great to be able to take our grandchildren to parks and a swimming pool that are only blocks away. We also have great access to go north to Wausau, west to Marshfield, east to Waupaca/Appleton, and south to Plover or Madison. You don't get this in any big city.	New and more complete road system. More pride of ownership in some (not terribly many) of the homes in the area. Better timed stoplights at Main and Sunset/Wilshire. More efficient and less disturbing streetlights. Lighted intersections are good. Other lights need to be thoughtfully considered.
We have the university right down the block!	It would have beautiful elm trees forming an arch over the street. It would NOT have ambulances that don't turn off their sirens when approaching the hospital. And maybe a small neighborhood wine bar nearby.
Variety in age of owners	Less apartments
safe, quiet	less apartment development, more enforcement to make residents clean up junk & mow
Friendly neighbors growing fun plants.	No fireworks or excessively loud trucks/motorcycles.
trees	a better mix of residential and business spaces
Washington, PJs, Goerke, proximity to UWSP, and all of the awesome and diverse people	Year round pickleball facility
There is a neighborhood park only one block from our house.	No asshole neighbor.
Historic homes	No student rentals in older homes.
It is mostly quiet and safe for retirees.	No "in your face" political signs, flags, etc.
A neighborhood feel, but near to many services.	Sidewalk and curb on all streets. More trees. No RV's, old cars or pontoon boats parked in yards.
Near Schmeeckle and love seeing the wildlife	More local retail stores like downtown but on Stanley St, lots of businesses but not a variety of fun retail or cafes/coffee shops on Stanley
Great neighbors, always willing to help me. Very friendly. All the trees and wooded areas. Iverson Park and all it offers	There would be a 70year old nice man knocking on my door. How's that for bold!!! I guess getting Ridge Roadfixed would be great!
Great location	I'm happy with my neighborhood
Georke and KB willet arena. Both need better parking and entry options.	Not sure. Need more events. More get together with neighbors. More green energy. Get rid of power cables above land. Put and require more trees. Residential and commercial need to have trees. Too many houses have been cutting down trees without replacing them with new growth potential.

Quiet, demographically diverse	More dinning options that are walking distance
Great location, great neighbors. Safe for kids	Budgets are well managed and taxes stabilize or even drop.
quiet	leftists stop trying to turn the city into a cycling paradise
Diversity	More kids outside playing and having fun
All the trees lining the sidewalks	It would be in the mountains and have a pristine trout stream running through it. Other than that I don't really know.
The neighbors are friendly for the most part.	A mixture of housing and sidewalks throughout the whole neighborhood. Families throughout intermixed with singles. It would have great restaurants and a department store nearby. The local businesses would host events that would help the neighborhood foster fun, communication and appreciation for the citizens. The citizens in return would be able to support the businesses.
I love my neighborhood! I love the small town feel and I am close to the grocery and health care store!	Better water management on our streets. Ditches were put in a few years back. But they didn't help and only caused my front yard to look ugly.
Walkability to two large employers - ascension hospital, and uwsp. Allows many of us to walk or bike to work. This lifestyle factor matters a lot.	Traffic calming on Main Street near Lindbergh. Main Street traffic is regularly going 40 mph or faster.
Green space	Sidewalks on all streets
It encompasses a wide variety of demographics, from college students to families	Block parties! Better sidewalks. Public pool & splash pad.
My neighbors	Fewer dogs would improve the neighborhood.
The trees and diversity in my neighborhood. All the house are a little different and a diverse group of people.	An awesome Halloween trick or treating event. Everyone would go all out! Zombie crawl and all.
quiet	larger lots
It's a friendly place with a lot of walkers, cyclists, families, etc.	It would have sidewalks along every street. The edges of the streets would be smoothly paved, so that cyclists can worry less about potholes, crumbling pavement.
There is a lot of biking, walking, and running happening in my neighborhood. The city pool and Boys & Girls Club are also special resources.	Sidewalks on every street. Also, we need a coffee shop and an Indian restaurant.
Pride of ownership shows in the lawn and home care.	Better Restaurants within walking distance.
The mix of housing and wooded areas and access to the Green Circle Trail	Another restaurant and a coffee shop/bakery would be nice. Solar panels on every rooftop. Better biking and pedestrian infrastructure
Lots of trees Mostly friendly people	More low income housing that is high quality.

I love baking for my neighbors. I also enjoy receiving treats from them. If I needed a cup of sugar, I definitely feel more than comfortable to knock on their doors. I don't take that for granted in 2022	They would NOT cut down trees to make a sidewalk.
Quiet, lovely area! Many mature trees. Many walkers, runners, bikers and dog walkers pass by every day.	N/A
Goerke park is special, could use some new developments but such a great resource.	More green spaces, a new playground a Goerke, a new pool/aquatic center for the community
It is adjacent to the campus.	Our neighborhood would be a good mix of families and retirees in owner occupied homes. There would be much fewer rentals and those that remained would be affordable housing for single families or young couples starting out. There would be less emphasis on student housing due to the newer apartment units available. This would be a neighborhood that would appeal to faculty and staff instead of students.
Elementary and junior high walkable distance for kids	No rentals, well maintained yards, No swales, regular yard waste pick up, well maintained roads
We can come together when there is a power outage, but generally very private people.	Restaurant owner would take care of their spaces. Less division politically where the younger generations are listened to.
Proximity to downtown while out of the high-traffic area. Access to green space within easy walking distance. Atwell Park, Goerke Field, tennis courts, etc.	I love this neighborhood. Barking dogs (left unsupervised in yards for hours on end) can be an issue.
Mostly a residential area that provides easy access to the Green Circle. Parts feel like living in the country.	I would add some more businesses like restaurants within walking distance.
It is safe	Better street parking options
Charm and pride in the community.	It is ideal for us as is.
Diverse neighbors	More native landscaping
Centrally located	If I had an option, I wouldn't live in any neighborhood
Quiet area. Close to Schmeekle.	Plant trees and wildflowers.
Very convenient to many services, and relatively diverse (for Stevens Point). Love how close it is to the hospital, university, and Goerke Park. We are often able to walk or bike instead of driving.	I welcome students in the neighborhood, but much prefer students who genuinely desire to be respectful neighbors. We've had some wonderful student renters in the neighborhood, but also some who have created disturbances and not cleaned up.
People here are Midwest nice	Sidewalks would be nice; for walking in the winter. Bury the utility lines in the front and back yards. They are unsightly and impede the growth of trees.
Friendly, Schmeekle Reserve is close	NA

Easy highway access	Less commercial properties encroaching on residential
The goerke field facilities.	Stanley St. more developed.
Community and friendly neighbors	Cars going slower and being careful for kids. Better public transportation.
For the most part it's a good neighborhood but way too many apartment buildings.	No bike lanes as hardly anyone uses it, less apartment buildings, more trees and privacy
Our triangles on both ends of Sunset Fork provide character and green space. We are a unique neighborhood with interesting houses, large yards, curvy roads, we are on the green circle and have lots trees and green spaces.	I love my neighborhood! The only thing that could make it better is more interaction between neighbors.
Close to university and. Fire department	Better aligned sidewalks for the handicapped
Abundant green space, no sidewalks (Ridge Rd) , quiet, friendly ðŸŒŸ	Better street maintenance!
The University	Community gardens, roads without cracks and potholes, clear median lines on the side roads
Goerke Park	We would have an alderman that has a clue. The City would relax on all the permits needed for home/property improvement.
UW students (most of them are pretty good)	Better maintained student housing!!
The location is ideal for raising a young family.	Honestly, our neighbor is perfect for our family. It is close to stores, schools, and recreation. It is clean and safe. The only thing it's missing is a walkable local coffee shop or ice cream stand.
The teachers and staff at Washington School are wonderful. The Methodist church is a wonderful neighbor to all of us. The Boys and Girls Club provides tremendous service to families,	Neighborhood gatherings in neighborhood parks so people can get to know each other.
The trees, it's well established	Less cars. Mo
It is quiet	I can't think of anything specific
My neighborhood was a good, clean quiet area to live in, felt safe. I do not feel that way any longer.	I have been in my house for over 30 years and really liked where I live. It was a quiet clean area. However, in recent years, the rental owners have not vetted the renters very well. Some rentals have too many people living in them. Some renters are loud and do not pick up after themselves and let garbage lay in the yards (and fly into other yards). Also have a rental that has not been occupied for years & not maintained; there is junk in yards (front & back). The rental next door has a terrible smell in the backyard and its not garbage. Bottomline: There is no oversight on the rentals in my neighborhood and in my opinion the rental owners only care that they get paid (I suspect most are on Section 8 housing).
Individual home owners no rentals or home all owned corporate greed	More privacy

Lovely trees and birds	We would have mixed types of housing. More restaurants and walkable shops. Neighborhood gatherings. Shared machinery and tools. Fewer lawns and more native grasses and plants.
The amount of trees	Slower traffic. Larger lots
Quiet and calm	A perfect neighbor would have a mix of housing for various income levels to live together. They would have a small business section with small, local restaurants and shops. I think the key to growth in Stevens Point is mixing housing and income levels.
Neighbors	Gardens
The closeness to schools and access to other areas	Events held within the neighborhood, more street lightning,...
Friendly people	Aquatic center for kids
The green circle passes through, we have many small parks and green spaces, and the neighbors are so welcoming and friendly!	We have very few community events that take place in my neighborhood. We typically have to travel downtown or to campus for these events. I would love to see some smaller local events at some of the small parks in my neighborhood. Any decent sized road would have a dedicated bike lane and I would love to see artistic bike racks at each of the parks in my neighborhood.
It is close to all kinds of recreation and is quiet.	Nothing I can think of. I love my neighborhood!
It's relatively quiet. I appreciate that. Though it's interrupted by rude and loud trucks and others driving recklessly down my street.	Public transportation so steady and convenient I don't need a car. A library extension, a bakery, a coffee shop and ice cream spot. Maybe an arcade or some more extensive outdoor recreation opportunities and gathering spaces. Something to make it feel like a neighborhood instead of merely a collection of houses.
Quiet, safe, fun to have football and hockey games so close. It's great to see kids walking to and from school and have safe sidewalks for all pedestrians. I enjoy that Metro Market is so close for groceries and kwik trip is nearby 24 hours a day. I like that we have Schmeeckle Reserve close enough for kayaking, running, and biking. I value having downtown close and walkable. I would also like to see the east side connected for pedestrians and bikers more than it already is. I would like to see the old fleet farm location developed since it's an eyesore.	I would love to see a covered area with bathrooms at Atwell Park. Fencing in the park may also increase usage since it can be dangerous for little kids and dogs currently. I'm excited for the development of Goerke for more sporting events!

The proximity to the elementary school, Goerke Park, Donald Copps Pool, and PJ Jacobs makes this neighborhood unique. It's walkable for students and families in the neighborhood. We benefit by being the epicenter for annual activities such as Homecoming parades and activities at UWSP.	Better street lighting, streets need repairs. Use of Goerke as a neighborhood gathering space to include food trucks, etc.
I live on the same street and have a close connection to my alderman.	My perfect neighborhood would have better public/community centers to congregate and get together. Ideally, events could be held here and youth and students could play. The city also lacks good public transportation as not all bus stops are sheltered and bus times are not efficient enough for people to use it well. The lack of small shops and grocery stores such as a mini-mart or convenience store in my neighborhood is also disappointing, most likely due to zoning. A small convenience/grocery store could have excellent benefits to the neighborhoods. Thank you for considering my perfect neighborhood.
The central location to many areas of point.	I'm not sure...
I love our proximity to the university and the number of historic homes in the neighborhood. I wish there were more affordable and safe housing opportunities for people of all ages and income types here.	More electric public transportation. Less personal vehicles. More neighborhood get togethers.
We are right next to Schmeckle Reserve.	Mixed purposes for buildings (housing, shops,etc.). More pet friendly - easy to find trash cans, and spaces and transportation that allow pets. I prefer lived-in, comfortable, quirkier neighborhoods with a lot of options over perfect-looking neighborhoods with a lot of rules.
Safe,friendly,quiet	Diverse zoning. More mixed housing such as some apartments, duplexes and multi family homes mixed in tastefully with single family housing and a few shops sprinkled into neighborhoods.
Friendly and safe	More diverse zoning with shops, multi family homes and some apartments.
It's quiet!	More sidewalks. More public parks
Central location and access to businesses, highway access	Dog parks, more accessible playground equipment,
NA	NA
We have many friendly neighbors who all care about our area.	A neighborhood not controlled by our alderman. That's about it.
It's where I grew up	Bigger playground for kids. More stop signs to slow traffics.

The owner occupied homes on my block are very connected to each other. We take pride in the external appearance of our yards and all took advantage of the recent tree planting exercise by the city.	My neighborhood is perfect for me. I wish landlords/tenants were more engaged in safety, civic duty, and overall appearance of the part of the neighborhood they occupy. We have one neighbor who burns yard waste 24/7. It would be amazing if that could stop.
the mix of current residents & new residents, young & old, renting & owning and we all get along (for the most part).	better housing options for everyone, including more affordable rent and homes that are taken care of by landlords. nicer sidewalks and bigger native yards. more actual sit down restaurants within walking distance.
No HOA	Not being stuck in my home due to air pollution from a body shop that did not exist prior to my home acquisition, and according to rumor was built prior to all permits being obtained.
The young families and the kids	
I love having schmeklee and lake Jonas right next door	More Single family homes
I love my wooded neighborhood and the variety of homes in the area. I worry that the upcoming road work on my street, Ridge Road, will ruin much of the park like area.	When moving from out of state, my partner and I really wanted to find upscale condo living (not rental). I would love to see that available in Stevens Point.
It's overwhelmed by civic, educational, and healthcare development. Previous experience with neighborhood associations is negative, tend to be overwhelmed by personal bias and vendetta prone.	More waterfront easily accessible. Far less overwhelming institutional development.
It is a safe and made up of homeowners/residents.	I already live in a perfect neighborhood
	Speeding on Minnesota is an issue - 10:30pm / 5:30am; discounted swim hours for pool; shared food composting program is a good idea.

Administrative Staff Report

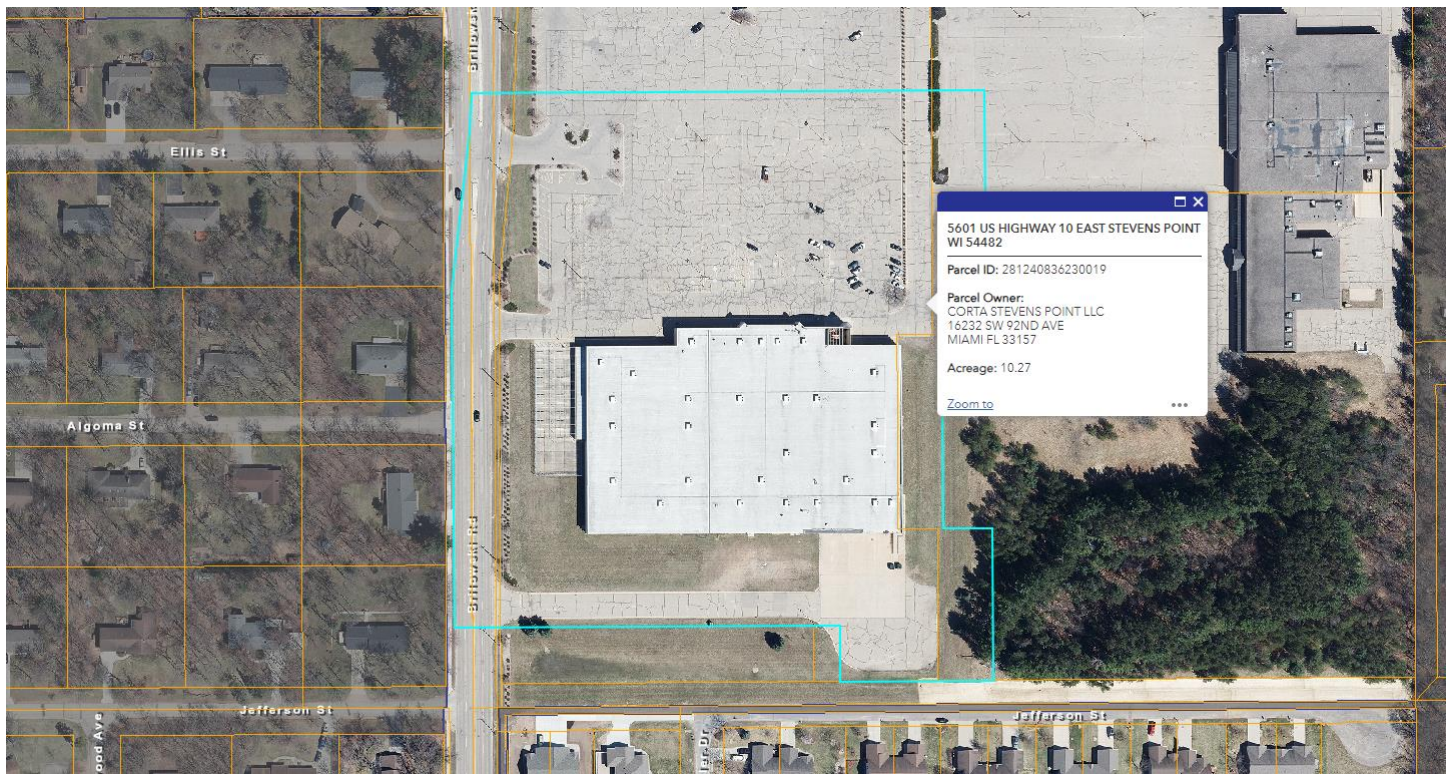
Sign Variance
Ross Dress for Less
5601 U.S. Highway 10 East
July 6, 2023



**Department of Community
Development**

Applicant(s): - Kelsy Hayes, representing Ross Dress for Less Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240836230019 Zone(s): "B-5" Highway Commercial Master Plan: - Commercial/Office/Multi-Family Council District: - District 7 Ald. Kneebone Current Use: - Commercial/Retail Applicable Regulations: 25.14	Request - A request from Kelsy Hayes, representing Ross Dress for Less, for a sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), consistent with Ch. 25.14. Attachment(s) - Application - Plans Findings of Fact - The applicant is seeking to install one wall sign for a new commercial tenant, Ross Dress for Less, at a size of 314 square feet. - Ross Dress for Less will be located in a building that houses multiple commercial tenant spaces. - The subject property is zoned "B-5" Highway Commercial. - Within the "B-5" District, each tenant located within a multiple tenant commercial structure is permitted one wall sign at a size not to exceed 100 square feet. - A variance is requested to deviate from the above wall sign size restriction. - The Plan Commission and Common Council may provide additional requirements to the proposal as presented. Staff Recommendation Deny the sign variance to install one wall sign exceeding maximum size restrictions on the property located at 5601 U.S. Highway 10 East (Parcel ID 281240836230019), for the following reasons: - A literal application of the Sign Code would not result in a demonstrated practical difficulty or unnecessary hardship to the subject property. - The hardship claimed is not due to conditions unique to the property, but rather due to circumstances of the applicant.
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Vicinity Map



Background

Overview: The applicant is requesting to install one wall sign for a new commercial tenant within the subject property, Ross Dress for Less, at a size of 314 square feet. As identified within the agenda packet, Ross Dress for Less will be one of four tenants located within the principal building located on the subject property.

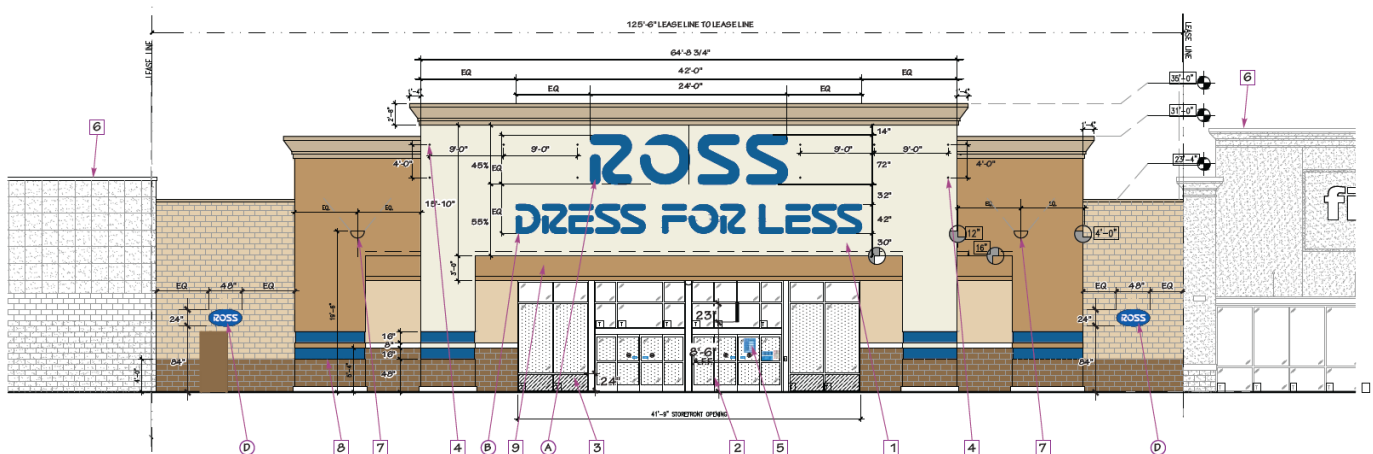
The City's Sign Code places modified signage restrictions for shopping centers (i.e., a standalone building having more than one tenant space located within) versus that of a standalone building housing one tenant. For the latter, wall signage is based on the amount of street frontage that the property provides. For example, if a standalone commercial building is located on a property with 200 feet of street frontage, they would be permitted 200 square feet of wall signage. Shopping centers, to the contrary, permit one wall sign per tenant at a size not to exceed 100 square feet.

As the proposed wall sign of 314 square feet exceeds the maximum 100 square feet that is permitted, the applicant is requesting a sign variance. The following is an overview of each review standard in considering this sign variance request.

G. SHOPPING CENTER REQUIREMENTS

1. In a Shopping Center, 1 freestanding multiple tenant sign may be erected on each street frontage, as long as a minimum separation distance of 200 feet (measured along the frontage) is maintained between such signs. Multiple tenant signs shall not exceed 150 square feet in sign area.
2. Only one wall sign, not to exceed 100 square feet, is allowed per tenant in a Shopping Center. One additional wall sign, not to exceed 100 square feet, is allowed for a tenant located on the end of the building only if the tenant has one sign per building front, the tenant advertised occupies the end or corner space, and only if the tenant has a public entrance on that end of the building. A tenant's request for more wall signs than allowed above or for a wall sign that is larger than 100 square feet shall require Plan Commission approval.
3. A Shopping Center may display one wall sign that is an identification sign, in addition to the allowed wall signage, provided the square footage of such sign does not exceed 100 square feet.

Section 25.04(7)(g) of the City's Sign Code



Proposed Wall Sign

Standards of Review – Sign Variance

In obtaining a permit, the applicant may submit an appeal to the Common Council for a variance from certain requirements of this ordinance. The Plan Commission shall provide a recommendation to the Common Council when a variance is requested. A variance may be granted by the Common Council where the literal application of the ordinance would create a substantial hardship for the sign user and the following criteria are met:

1. **A literal application of the ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.**

Analysis: The applicant has stated that 'audience visibility' is the primary reason for why an unnecessary hardship exists. As stated earlier, the applicant is requesting to deviate the allowed wall sign size from 100 square feet to 314 square feet.

For a sign variance, unnecessary hardship exists only if the applicant shows that they would have no reasonable use of the property without the variance. It shall be up to the Plan Commission to determine if not having a 314 square foot sign would result in a loss of reasonable use of the property. A variance from Sign Code requirements may be reasonable when it:

- Does not conflict with uses on adjacent properties or in the neighborhood;
- Does not alter the basic nature of the site;
- Does not result in harm to public interested; and
- Does not require multiple or extreme variances.

Findings: Within the submitted sign package, a tenant sign panel for Ross Dress for Less is planned for the existing off-premise freestanding signage located immediately to the north along U.S. Highway 10 East. As the Plan Commission may recall, a conditional use permit request was reviewed and granted a few months ago to allow for an off-premise sign along U.S. Highway 10 East that provides advertising space for new tenants occupying the former Walmart and Copps buildings. During this conditional use permit request, it was acknowledged that work performed on the existing off-premise sign would be non-structural so as to retain the legal nonconforming sign designation (the existing off-premise sign exceeds maximum height and size restrictions for the “B-5” District). As additional advertising will exist along U.S. Highway 10, at an extent that is grandfathered in with current Sign Code requirements, staff believes that having one 100 square foot sign would not cause a hardship due to diminished visibility.

Additionally, it should be noted that there are other means to provide additional visibility for the commercial tenant that does meet current Sign Code requirements. For example, as a freestanding sign does not exist on the subject property, one 150 square foot freestanding sign (or two 100 square foot freestanding signs) would be permitted along Brilowski Road.

2. The granting of the requested variance would not be detrimental to the property owners in the vicinity.

Analysis: The subject property is bounded by commercial uses to the north, while a mix of single- and two-family uses exist to the south, east and west. The proposed wall sign will be on the north facing wall.

Findings: As the proposed wall sign will be on the north facing wall and oriented towards U.S. Highway 10 East, staff does not believe that the proposed sign will be detrimental to neighboring property owners. Major arterial streets, like U.S. Highway 10 East, are expected to have wall and freestanding signs to address the commercial, office and retail uses that exists along these corridors. This, along with the significant street setback that is provided off of U.S. Highway 10 East, should not be at odds with adjoining property owners, commuters and retail customers in the area.

3. Hardship caused the sign user under a literal interpretation of the ordinance is due to conditions unique to that property and does not apply generally to the city.

Analysis: According to the applicant, the hardship claimed is unique to the property given the amount of setback that is provided off of U.S. Highway 10 East and the business’s visibility from said roadway.

Findings: The following highlights the minimum performance standards for the “B-5” District. Upon review, it is confirmed that the subject property meets minimum lot size (35,000 square feet) and lot width (125 feet) requirements. Additionally, the existing building with its planned addition meets the minimum setback

requirements for the “B-5” District (as the Commission may recall, a site plan review occurred earlier this year for an addition to the west of the building). When reviewing applicable standards of the City’s Zoning Code, it is evident that the subject property is not nonconforming with Zoning Code provisions and is similar to other ‘big box-style’ development along U.S. Highway 10 East.

STANDARDS

minimum lot size	35,000 sq. ft.
minimum lot width	125 ft.
building street yard setback	40 ft. setback from Hwy. 10 E. 25 ft. setback from all other streets
parking lot street yard setback	30 ft. setback from Hwy. 10 E. 5 ft. setback from all other streets (Subject to review by Plan Commission and Common Council)
building side yard setback	10 ft.
parking side yard setback	5 ft.
building rear yard setback	20 ft.
parking rear yard setback	5 ft.

Performance Standards for the “B-5” Highway Commercial District

4. The granting of the variance would not be contrary to the general objectives of this ordinance.

Analysis: The purpose of these sign regulations are to: encourage the effective use of signs as a means of communication in the City of Stevens Point; to maintain and enhance the beauty and unique character and enhance the aesthetic environment of the city by eliminating visual blight; to enhance the city's ability to attract sources of economic development and growth; to protect pedestrians and motorists of the city from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs; to minimize the possible adverse effect of signs on nearby public and private property; to promote the public safety, welfare and convenience, and enjoyment of travel and the free flow of traffic within the city; and to provide a uniform sign ordinance between the City of Stevens Point, Village of Plover and Portage County.

Findings: Staff believes that the granting of this variance would be contrary to the general objectives of the City’s Sign Code. The purpose of having a Sign Code, in part, is to create a uniform signage display along commercial corridors to create an effective means of communication and ensure the safe flow of traffic. Given that additional signage will be placed along U.S. Highway 10 East to support Ross Dress for Less, staff does not believe that an ineffective means of communication would occur to advertise this new tenant to commuters. Additionally, it is important to note that any development along U.S. Highway 10 East requires a site plan review to consider, in part, the safety of traffic flow along this busy commercial corridor. Having a larger wall sign could pose an adverse impact by increasing the frequency of distracted driving.

Site Photos





APPLICATION FOR A SIGN VARIANCE

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Sign Variance (check all that apply)	Height ☐	Size ☐	Quantity ☐ Other ☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☐)	
Applicant Name		Contact Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Michael Udekwa	Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone	925-965-4098	Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
Legal Description of Subject Property		
Current Use of Property		Current Zoning of Property
Will adhering to the Sign Ordinance create a demonstrated practical difficulty or unnecessary hardship to the property? Please provide a detailed description of your request and reasoning with your answer. (Use additional pages if necessary)		

Would the granting of the variance be materially detrimental to the property owners in the vicinity? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

The signage fits well in the facade of the building and does not overshadow the other tenants of the building. Other property owners in the vicinity that operate stand alone businesses don't have the storefront size that Ross has as a tenant. Ross's signage is proportionate to the size of the building in which they lease. For reference, Ross has a street frontage of 125', Fazoli's has 31', US Bank has 72', McDonald's is 130', and UW Credit union is 82'.

Does the property have unique property characteristics that cause a hardship to the sign user under a literal interpretation of the Sign Ordinance? If yes, please describe the unique property characteristics. (Use additional pages if necessary)

The property is setback off US-10. Various other businesses in the area have direct view and access from the highway, which makes it difficult for their audience to see their building sign.

Would the granting of this variance be contrary to the general objectives of the Sign Ordinance? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

Ross's increased building sign size is aiding in the effectiveness of the communication with the city. It will not take away from the beauty of the city. The entire property development is greatly aiding in the aesthetics of the city. The purpose of the sign is to attract customers off the highway and spend their time and money utilizing the businesses within the city, contributing to future growth. The sign follows all other regulations and will not be a distraction to motorists or pedestrians.

Current Zoning Surrounding Subject Property

North:	B-5	South:	R-3
East:	B-5	West:	R-5

Current Land Use Surrounding Subject Property

North:	Business	South:	Residential
East:	Business	West:	Residential

EXHIBITS

Letter to District Alderperson	☐	Additional Exhibits If Any:
Map / Site Plan (designating location of the sign(s))	☒	
Sign Rendering(s) (includes sign dimensions, size & graphics)	☒	

CERTIFICATION AND SIGNATURE

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>Kelsey-Ann Hayes</i>	5/24/23	<i>Mike Welch</i>	6/8/23

From: [Kelsy A. Hayes](#)
To: [District 7](#)
Cc: [Adam Kuhn](#)
Subject: [External] Ross variance
Date: Monday, June 5, 2023 6:23:35 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Mary Kneebone, Alder District 7,

Ross Dress for Less, located at 5601 US-Highway 10 is requesting a variance for an increase in their building sign square footage allotment. Per B-5 signage code, the business is allowed 100 square feet. The business owner is requesting 314 square feet total, 7 of which will be under the canopy for walking traffic in the multi-tenant building. 16 square feet would be utilized for small plaques near the doors.

The main hardship is audience visibility. This storefront is drastically setback from its main point of traffic (Highway 10 East) at over 700'. In order for copy to be legible at that distance, letter height would need to be over 70". "Ross" is the only copy that would have that letter height. "Dress for Less" is 42" high which equates to having a readability distance at just over 400', which isn't reaching the back of the parking lot for that property. Shrinking the sign to meet the code at 100 square feet, brings the copy down to approximately 36" and 24", respectively, changing their readability to approximately 250-360'.

We greatly hope that you consider this variance.

Sincerely,

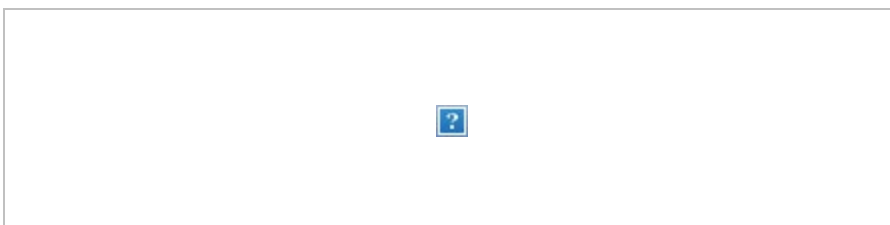
Kelsy-Ann Hayes

Kelsy-Ann Hayes
Senior Sign Consultant, Creative Sign Company Inc.

Thank you,

Kelsy-Ann Hayes | Senior Sign Consultant
cell 920.495.0485 | office 920.336.8900 | kelsy@creativesigncompany.com

Due to record volume, Creative Sign is experiencing delays.



AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

Please take a moment to comment on our service @:

http://www.signsearch.com/feedback_submit.cfm?clientID=33131

Follow us! We may be talking about YOUR awesome sign!



****Confidentiality and legal disclaimers may apply. If you're not the intended recipient, please notify the sender and delete it.****

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

ROSS CONTRACTOR TO PROVIDE:

- SIGN FASCIA TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL.
COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL
CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

IF ANY SIGNAGE PROPOSED IN THIS EXHIBIT IS ALTERED BY LOCAL GOVERNMENT AUTHORITIES, ROSS STORES INC. RESERVES THE RIGHT TO, AT NO COST, ADJUST ARCHITECTURAL FEATURES TO BEST ACCOMMODATE THE ALTERED SIGNAGE

- A 72"H INDIVIDUAL "ROSS" PAN CHANNEL
LETTER-LOK LOGO LETTERS:
FACES: PLASKOLITE OPTIX.LD 2406 WHITE
WITH 3M 3730-167L BLUE VINYL FILM OVERLAY.
RETURNS: 8"D ALUM. W/ WHITE FINISH
TRIM CAP: 2" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDs: PRINCIPAL TRUE WHITE
QWIK MOD 3 (7100K)
MOUNTING: 1/4"-20 GALV. THRU BOLTS
PEG OFF: 1/2" SPACERS

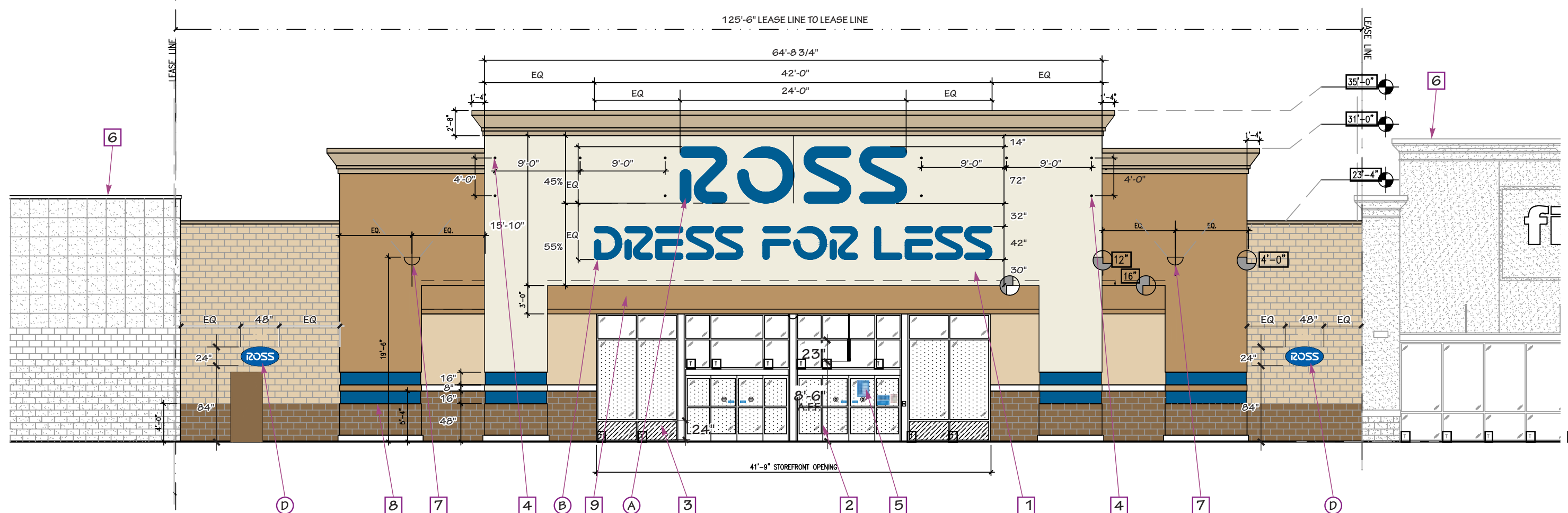
- B 42"H INDIVIDUAL "DFL" LOGO LETTERS:
ALL CALLOUTS SAME AS "ROSS" EXCEPT:
RETURNS: 5"D ALUM. W/ WHITE FINISH
TRIM CAP: 1" WHITE JEWELITE

- C** 23"H X 46"W X 10"D DOUBLE-FACE
INTERNALLY ILLUMINATED UNDER-CANOPY
SIGN, SEE SHEET UCH FOR DETAILS.

- ② 24"H X 48"W 1"D SINTRA OVAL
"ROSS" LOGO WALL PLAQUES
(2) REQUIRED AS SHOWN
SEE SHEET EL FOR DETAILS.

- 1 SIGN FASCIA BY ROSS CONTRACTOR, SEE NOTES.
- 2 CLEAR ANODIZED ALUMINUM STOREFRONT AND DOORS BY ROSS CONTRACTOR.
- 3 FROSTED FILM BY ROSS CONTRACTOR.
- 4 (2) SETS OF FIVE (5) EYE-BOLTS FOR BANNER ATTACHMENT BY ROSS CONTRACTOR.
- 5 STORE HOURS; INCLUDES STORE HOURS, OPERATIONAL DECAL, EBT, GUARD & RESERVE LTR. 55 & OVER AND EXIT/ENTER DECALS. SEE SHEET SH FOR DETAILS.
- 6 ADJACENT PARAPET MAY NOT BE HIGHER THAN ROSS BASE BUILDING.

- 7 TYPICAL ARCHITECTURAL LIGHTING BY ROSS CONTRACTOR.
- 8 TYPICAL ROSS BLUE IDENTITY BANDS BY ROSS CONTRACTOR.
- 9 RECESSED ILLUMINATED NICHE BY ROSS CONTRACTOR.
- 10 N/A
- 11 N/A
- 12 N/A



① **STOREFRONT • NORTH • US HWY. 10 • ELEVATION**

PAGE OF

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blair
IMAGE ELEMENTS

ROSS
DRESS FOR LESS

#2547 Stevens Point
Commons at East Point
SEC US Highway 10 & Brilowski Road
Stevens Point, WI 54482

drawn	DATE
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RB-E/H

SHEET

S1



COMMUNITY DEVELOPMENT DEPARTMENT
ANNUAL REPORT

2022

To the Stevens Point Community & Common Council:

On behalf of the Department of Community Development staff, I'm pleased to be presenting the 2022 Annual Report of the Department of Community Development. As you may know, the mission of the department is to "...*promote a safe, diverse, dynamic, and vibrant community, and enhances the living, working, and recreation choices for community residents and visitors.*" As evidence throughout this annual report, the public and elected officials will see into the operations of the department and how each division of the department embraces our mission. For those unaware, the Community Development Department is broken into six different divisions:

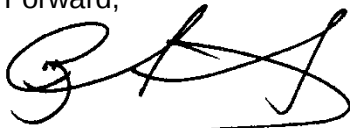
1. Economic Development
2. Permits and Inspections
3. Historic Preservation
4. Neighborhood Improvement
5. Planning and Zoning
6. Property Assessment

Major projects and activities occurred in 2022, including, but not limited to:

- 1,626 permits were issued with a total construction value of \$92.3 million and a corresponding permit fee revenue of \$355,000.
- Large construction projects began in 2022:
 - North Side Yard, Building 3 at 1017 Third St.
 - BANTR Apartments at 209 Division St.
 - Ki Mobility Phase 3 Addition at 5201 Woodward Dr.
 - The Grove Interior Renovations and Townhomes #1, #2, #3 at 1300 Maria Dr.
 - Great Northern Distilling at 1011 Second St.

If you should have any questions or concerns, please do not hesitate to contact me.

Forward,



Ryan J. Kernosky, MPA

Director of Community Development / Redevelopment Authority
City of Stevens Point

ECONOMIC DEVELOPMENT

Commercial Construction Projects

There were several significant projects that begun, continued, or were completed within the City during 2022. Summaries of those highlighted projects have been provided below, followed by a comparison of 2021 and 2022 permitting totals.

The Grove – 1300 Maria Dr

Value: \$3,462,187

Size(s):

Townhome #1: 7,729 sq.ft.

Townhome #2: 9,132 sq.ft.

Townhome #3: 9,132 sq.ft.

Officially named Berkshire at the Grove, the growing community sits on 40 acres of former convent land. The parcel will house multi-family and intergenerational living spaces for 55+ residents.

The expectation is to have occupancy late Summer/early Fall for the townhomes which received permits in 2022. Occupancy of the former convent's 1965 wing has been granted as of Spring 2023.



North Side Yard – 1017 Third St

Value: \$9,466,577

Size: 39,187 sq.ft.

The multiple-phase, mixed-use development continues to make progress with the addition of Building 3 which will bring another 54 residential units to the downtown area once complete.

Recently, Building 1 and Building 2 received Temporary Occupancy and are now leasing units.

The buildings are located steps from the Wisconsin River and Green Circle Trail and are within walking distance to the downtown public square. The buildings also have an onsite fitness center and community room for residents. The North Side Yard is pet-friendly.



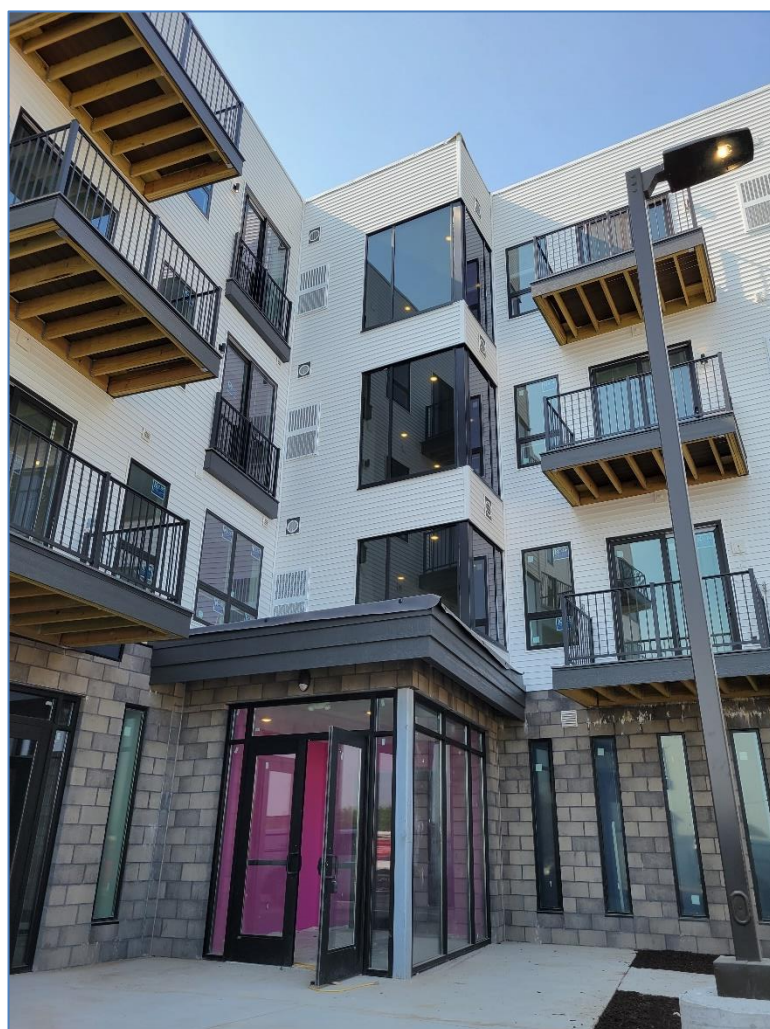
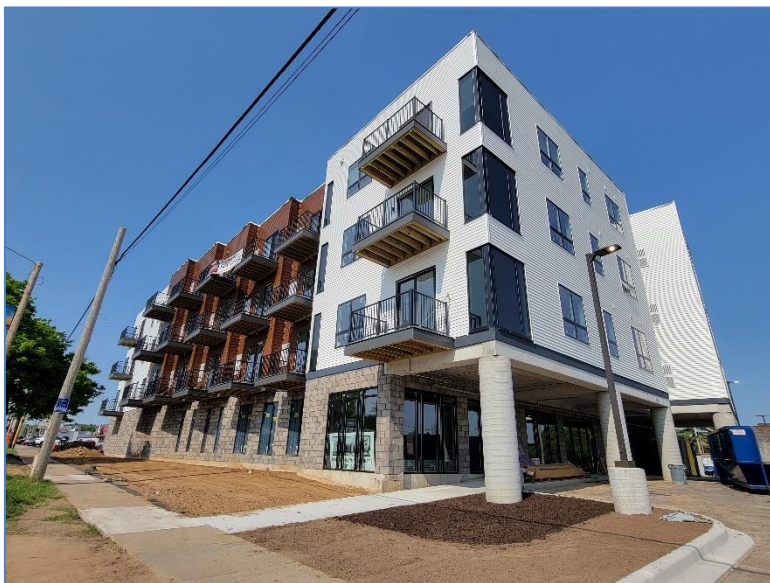
Stevens Point BANTR Apartments – 209 Division St

Value: \$9,319,874

Size: 91,947 sq.ft.

The 4-story, 81-unit multi-family construction with enclosed parking and lower-level commercial tenant spacing continues to move towards completion. BANTR will offer furnished studios, furnished or unfurnished one-bedroom units, and unfurnished two bedroom and three bedroom units.

While the buildout of commercial tenant spaces has yet to occur, tenants will have access to their state-of-the-art gym, abstract coworking spaces, high-speed internet, and unique communal spaces, 24/7.



SentryWorld – 601 Michigan Ave N

Value: \$3,087,708

Size: 2,164 sq.ft.

Last year SentryWorld was named the host of the 43rd U.S. Senior Open, which brought forward site improvements to the property, including the construction of (2) refreshment and hospitality stations on the golf course. The refreshment stations are meant to serve refreshments and light fare for players during their rounds.

The Senior Open will occur between June 27th-June 2nd, 2023, and overlap with Stevens Point's Riverfront Rendezvous event.

**Ki Mobility – 5201 Woodward Dr**

Value: \$5,210,000

Size: 82,400 sq.ft.

Since its beginnings, Ki Mobility has successfully continued to grow and expand its services in the area and is dedicated to designing and developing innovative seating and mobility products, such as a variety of custom, lightweight wheelchairs.

Ki Mobility began construction of their new facility in 2018, and has thus far added several expansions, with 2022 bringing the start of their Phase 3 addition. The project was completed February 2023.



Great Northern Distilling – 1011 Second St

Value: \$2,128,370

Size: 12,020 sq.ft.

Great Northern Distilling is an award-winning, small-batch distillery making handcrafted spirits from local ingredients.

Originally located in Plover, Stevens Point welcomed them to their new downtown location in 2022, with the business officially opening their doors May 2023.

Aside from distilling their spirits on-site, the Great Northern facility houses a public bar, tasting room, private event space, and outdoor patio space.



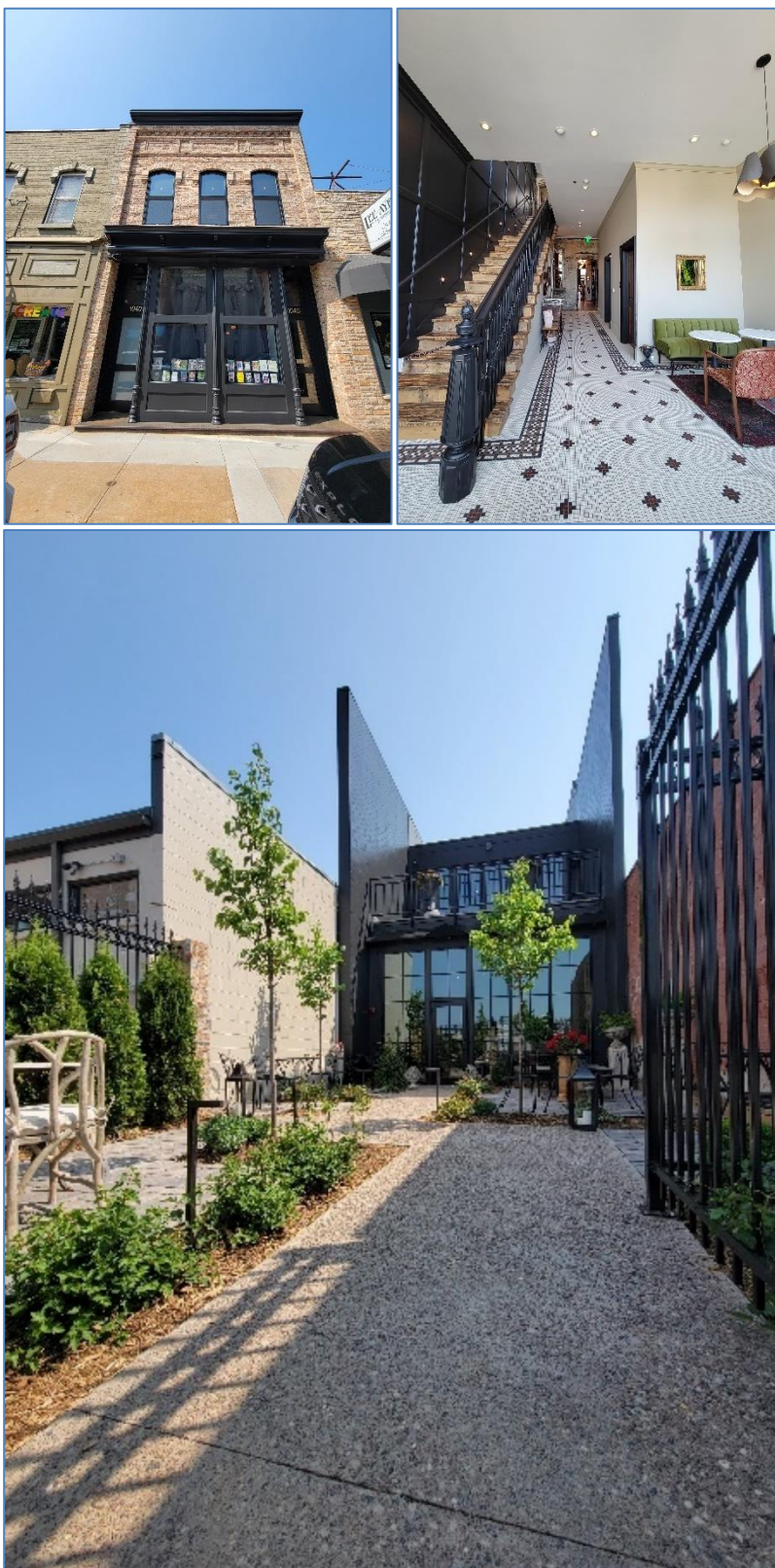
Guild Design – 1011 Second St

Value: \$1,172,000

Size: 1,494 sq.ft. addition

Historically known as Krutza's Tailor Shop Adaptive Reuse, and then Ideal Custom Frames & Gifts, the IBEX team not only remodeled the 1040 Main Street space, but added an addition to the rear of the building, thus creating Guild Design. Aside from selling unique furniture pieces, the location is also home to a bookstore (Sojourn Bookstore), a stationary business (Centralia Stationery Company), a floral shop (POSY), and a cocktail bar (Daisy).

Guild Designs officially opened June 2023.



Tommy's Express Car Wash – 117 Division St N

Value: \$1,839,482

Size: 5,378 sq.ft.

Tommy's Express Car Wash in Stevens Point marks the national franchise's fourth location in Wisconsin, with more than 140 locations nationwide.

The car wash began its service to the public late January 2023, with its three-minute travel down the car wash tunnel, a vast menu of products and services, floor mat washers, and vacuum stations located, all also on-site.

It was built in tandem with its neighbor, Cousin's Subs.



Cousins Subs – 109 Division St N

Value: \$934,973

Size: 2,408 sq.ft.

Cousins Subs is a Wisconsin-based, fast casual sub shop serving grilled & deli-fresh subs on freshly baked bread.

Formerly located at the corner of Fourth Avenue and Division St, the new location was built in tandem with its neighbor, Tommy's Express Car Wash.

The business began serving customers May 2023, with it receiving full and final occupancy June 2023.



Caribou Coffee – 151 Division St N

Value: \$709,500

Size: 605 sq.ft.

The Caribou Coffee location at 151 Division St N, Stevens Point, WI is a premium coffeehouse featuring high quality, handcrafted beverages and all-day breakfast items. The specific site is a drive-thru and walk-up only location, but hosts outdoor seating.

From the start of construction to end of construction, the build took roughly 5 months to complete. Caribou began serving customers early August 2022.



Other notable commercial projects in 2022:

Work Site	Work Description	Est Cost Work
2220 Minnesota Ave	Disher Cold Storage, new construction.	\$160,000
5017 Heffron St	123 Storage, new construction	\$100,000
2801 Hoover Rd	Non-Profit Center, anchor tenant buildout for Inclusa & United Way	\$2,699,703.00
3300 Water St	Stevens Point Area School District Transportation Building, interior improvements.	\$225,853.28
1800 North Point Dr	Sentry, interior lobby improvements.	\$4,677,644.00
5400 Walter St	Bannach Elementary School, interior improvements.	\$1,644,045.81
3733 Stanley St	Stevens Point Auto Center, interior improvements.	\$467,861.51
1600 Academy Ave	Festival Foods, interior improvements.	\$1,260,173.00
500 Vincent St	Stevens Point Orthopedics, interior improvements.	\$135,474.00
1900 West Zinda Dr	Point of Discovery School, interior improvements.	\$276,564.00
1701 Franklin St	Fire Station #1, interior HVAC improvements, parking lot reconstruction.	\$499,345.00
1443 Water St	Opportunity Development Center, tenant buildout.	\$206,309.80
1245 Main St	BMO Harris Bank, interior improvements.	\$897,464.00
1124/1136 Main St	Opera House & The Annex, interior improvements	\$252,631.00
1000 Minnesota Ave/933 Michigan Ave	Goerke Stadium/Field improvements, PD parking lot reconstruction.	\$818,684.00
5300 Highway 10 E	Target, interior improvements.	\$2,137,395.00
1014 Maple Bluff Rd	Bancare, tenant buildout.	\$411,700.00

Notable commercial projects that highlighted in 2021, but completed in 2022:

- GIARE (GastroIntestinal Associates, S.C.) Clinic – 3225 Business Park Dr
- First State Bank – 5500 Carrie Frost Dr
- Marshfield Clinic Addition – 4100 Highway 66
- Hyundai Dealership – 3707 Stanley Street
- SPAPSD Transportation Building – 3300 Water Street
- Iverson Park Bathrooms – 4201 Main Street

PERMITS & INSPECTIONS

Below is a table that outlines building permits issued between 2022-2023:

Residential and Commercial Permits

	2019			2020		
Permit Type	#	Total Value	Total Fees	#	Total Value	Total Fees
Commercial New or Addition	32	\$60,898,049.00	\$84,644.68	30	\$124,742,653.57	\$116,020.13
Commercial Remodel	387	\$42,193,251.13	\$286,315.95	339	\$19,228,671.22	\$156,434.51
New Single-Family Residential	11	\$2,620,245.00	\$14,463.60	11	\$2,677,900.00	\$14,441.72
New Two-Family Residential	0	-	-	5	\$1,674,000.00	\$7,865.40
Residential Remodel	1,044	\$4,892,218.80	\$66,900.44	1,110	\$6,502,056.67	\$76,201.09
TOTAL	1,474	\$110,603,763.93	\$452,324.67	1,495	\$154,825,281.46	\$370,962.85
% Inc. / Dec.	14.44%	130.00%	23.79%	1.41%	33.32%	-19.77%

	2021			2022		
Permit Type	#	Total Value	Total Fees	#	Total Value	Total Fees
Commercial New or Addition	24	\$33,666,691.00	\$26,743.13	51	\$36,404,728.00	\$59,263.66
Commercial Remodel	368	\$14,656,431.72	\$141,557.31	384	\$41,327,227.06	\$195,584.12
New Single-Family Residential	5	\$774,230.00	\$3,939.62	8	\$2,128,532.71	\$10,791.00
New Two-Family Residential	3	\$1,050,000.00	\$4,545.00	9	\$2,942,400.00	\$13,698.50
Residential Remodel	1161	\$8,390,689.95	\$76,886.22	1174	\$9,499,725.04	\$75,703.56
TOTAL	1,561	\$58,538,042.67	\$253,671.28	1,626	\$92,302,612.81	\$355,040.84
% Inc. / Dec.	4.32%	-90.26%	-37.56%	4.08%	44.77%	33.31%

NEIGHBORHOOD IMPROVEMENT

The Community Development Department has taken a different approach and direction to property maintenance code enforcement issues with the creation and hiring of the position of Neighborhood Improvement Coordinator. The position was created in late 2016 but filled in February of 2017. While enforcement is still a priority, the emphasis has switched towards more educational and proactive solutions.

Some of the program initiatives within the division implemented since 2017 are outlined below including extended results as part of this change in overall approach, including overall COVID 19 challenges experienced over the last 2 years:

- **Trash Canvas** – This was a new initiative which started in 2019 in conjunction with CREATE Portage County, that is now under the purview of CREATE. It is an art competition painting trash cans and now it also recently includes the planters within the downtown area as part of Artswalk event in May.
- **Extended Compliance for Large Exterior Building Issues** – This was a trial started in late 2018, when we were driving through all areas of the City identifying properties in need of major maintenance issues; roofing, siding, excessive peeling paint, etc. rather than give the typical 30 days to repair, we gave them up to one year. The theory behind this if given the time to plan and budget for these large ticket items people are more likely to comply. What we found was this is true, we had around 85% compliance, the other 15% fell into 2 categories; they don't have the financial means to complete the project, or they procrastinated until the last month. The persons in the latter category, we asked that they have their contractor get a permit for the work to be completed the following year, which largely did come to fruition. Moving forward, this is a model we will continue to follow, as it works very well with a high compliance rate, and we received very few complaints based on the number of orders sent out, most view the compliance timelines as both reasonable and manageable. As we get the larger bigger ticket violations addressed this will allow us to progressively work toward smaller items in these same neighborhoods, such as trim, fascia and window frames, the upcoming years. Most of the orders sent, based on age of housing stock, were to properties located within the following Aldermanic Districts; 1,3,4,5 and 9.
- **Pink Slip Warning Program** – Started in mid-2017 a pink slip (large bright pink sticky note) is left on the item, or door of the property where there is some level of non-compliance for certain violations, and the property is checked 24 - 48 hours later for compliance. This program maintained around an 80 % compliance rate since its inception, though it did drop this year to about 60% for no readily apparent reasons, other than perhaps an anomaly. What this means in practical application, that for the most part, within a day after the notice is posted, the violation is voluntarily corrected by the owner or occupant roughly 3/4 of the time, versus a typical one or two weeks through the longer formal letter notification process. This approach has been very effective with tenants and

rental properties, as it cuts out the “middleman” and targets the violators directly, many of which are not even aware that these were ordinance violations.

- **Off Campus Student Living Educational Sessions** – This was an educational event spearheaded by the Department and geared toward second year students at UWSP who would be eligible to live off campus the next school year. The following organizations participated in the event: Student Government Association (SGA) Legal, Police Department, Dean of Students Center for Prevention, CWAA and Community Development/Inspections. Students also qualify for SBE Pro Events credits when they attend the class. The classes were put on hold in 2020 and the spring semester in 2021 because of COVID. We resumed the fall event with over 50 students in attendance and much positive feedback from campus staff and students. Local landlords specializing in student rentals have said they are generally getting better educated and more savvy tenants. This has translated in a substantial reduction (over 50%) in and around campus of nuisance violations such as trash container storage, grass/snow abatement, snow removal, furniture outside and parking issues.
- **Grant and Loan Funding Available to Residents** – The Redevelopment Authority allocated funds for a Neighbor Helping Neighbor Grant program which was expanded in late 2021. The grant amount was increased from \$1,000 to \$5,000 in total. The first \$2,500 does not require any matching funds and an additional \$2,500 is available for residents who matched those funds on a dollar-for-dollar basis. Additionally, now labor is an eligible reimbursable expense for the matching funds portion of the grant, previously not allowed. The program eligibility is designed for low- and moderate-income residents who can receive up to \$1,000 in reimbursement funding for materials for exterior property improvement projects, labor is not an eligible cost, there were 4 grants issued in 2022 totaling \$20,000, all applicants used the matching funds provisions to maximize this opportunity. The **Multifamily Rental Conversion Program** was launched early fall of 2022, presenting residents with a maximum reimbursement of \$35,000 to return homes originally designed as single-family back to their intended use. The program had 3 inquiries in 2022, and one successful applicant. Research was completed to establish the **Housing Modernization Loan Program** which will be launched in 2023 to provide income-qualifying residents with low-interest loans for non-luxury home repairs and updates. Financial systems and legal paperwork have been drafted for the program, and residents will be able to access up to \$35,000 for their home repairs and updates.
- **Chapter 21 Code Revisions** – Chapter 21 code (property maintenance) revisions were completed in 2019 and were slated for review and adoption in 2020. The committee decided they wanted to wait for in person meetings/hearings to resume. The revisions had passed council and are officially adopted as of May 2022.
- **No Mow May** – This was a new program initiative started in 2021 to encourage reduced or limited mowing during the typical first month of the spring yard season allowing for additional growth of the early season flowering plants for pollinator species, during a period when limited food sources are available. This required registration for participants

and a yard sign was given to each person. We had 233 participants in 2021 and 320 in 2022. There was an ordinance amendment allowing suspending lawn cutting enforcement for the entire month of May to all residents, no longer requiring registration. Also, staff worked with Lawns Gone Native for a do-it-yourself native lawn planning and planting guide available on the City's website.

The number of cases fell while the revenue increased, meaning there was overall fewer notices of violation sent out, but there was greater number of long-term noncompliant properties, which required more than two inspections, beyond the initial notice and follow up inspections resulting in additional notices and services fees or citations.

In early 2021 a new software program GovPilot was implemented. This allows for citizen complaints to be submitted easily via a live google maps based free app GovAlert. This is live and active with complaints being submitted daily, even with the ability to submit pothole concerns for DPW. There remain on-going issues with multiple addressed parcels that the vendor is trying to address with Portage County GIS.

VIOLATION TABLE: 2021-2022 CASE BREAKDOWN COMPARISON

Case Type	2021 # of Cases	2022 # of Cases	Case # Change	Case % Change
Abandoned Vehicle on Property	29	19	-10	-34%
Bulk Waste at Curb Early	195	177	-18	-9%
Construction Work Without Permits	38	29	-9	-24%
Debris on Property	175	82	-93	-53%
Exterior Violations on House	39	17	-22	-56%
General Case	22	0	-22	-100%
Heating equipment not installed properly	1	0	-1	-100%
Illegal Pets or Livestock	0	2	2	NEW for 2022
Illegal Use of Occupancy	2	0	-2	-100%
Infestation	3	2	-1	-33%
Interior Housing Violations	12	12	0	0%
Property Encumbrance	0	1	1	NEW for 2022
Public Works Violation	0	6	6	NEW for 2022
Snow and Ice Violations	313	162	-151	-48%
Tall Grass or Noxious Weeds	472	493	21	4%
Trash Containers Improperly Stored	29	20	-9	-31%
Trash/Litter	0	6	6	NEW for 2022
Unsanitary/Unsafe Conditions	2	6	4	200%
Vacant Building/Home	1	1	0	0%
Vehicle Parked on Grass	144	104	-40	-28%
Vision Obstruction in Roadway or Intersection	1	5	4	400%
Zoning Violations	27	29	2	7%
Municipal Citations*	16	17	1	6%
Annual Total Cases	1505	1190	-315	-21%

VIOLATION TABLE: 2022 TOTAL CASES BY MONTH

MONTH	TOTAL CASES	TAGGED OR VERBAL	COMPLIED	COMPLIANCE %
JAN	87	3	3	100%
FEB	13	3	3	100%
MARCH	36	9	8	89%
APRIL	162	6	5	83%
MAY	289	5	3	60%
JUNE	133	20	8	40%
JULY	39	17	12	71%
AUG	86	27	12	44%
SEPT	90	25	12	48%
OCT	44	12	6	50%
NOV	61	15	10	67%
DEC	133	10	9	90%
TOTALS	1173	152	91	60%

VIOLATION FEE TABLES: 2022 CHARGES

Fee Type	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	Totals
Inspection with Notice	\$200	\$900	\$1,400	\$1,000	\$1,500	\$2,200	\$1,600	\$1,900	\$1,800	\$2,000	\$2,700	\$1,100	\$18,300
Inspection after Slip Notice	\$50	\$0	\$0	\$100	\$50	\$300	\$400	\$300	\$200	\$500	\$100	\$250	\$2,250
Inspection without Notice	\$2,825	\$75	\$25	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,925
Totals	\$3,075	\$975	\$1,425	\$1,100	\$1,550	\$2,500	\$2,000	\$2,200	\$2,000	\$2,500	\$2,800	\$1,350	\$23,475

17 Municipal Citations Issued for the Year

\$4,582.20

	2021 Fees	2022 Fees	Fee \$ Change	Fee % Change
Total Annual Revenue Generated	\$23,925	\$28,057	\$4,132	17%

DEFINITIONS

INSPECTION WITH NOTICE: \$100

Accumulation or Storage of Junk/Garbage, Storage of Household Materials Outside, Defective Sidewalks, Driveways or Parking Areas, Electrical Violations, Exterior Building or Structure Violations, Exterior Property Violations, Fire Prevention Violations, General Case, Grass, Weed, or Tree Violations, Improper Parking of Vehicles, Interior Structure Violations, Land Use Violations, Loss of Pre-existing Use Status, Plumbing Violations, Rodent or Pest Violations, Signage, Unlawful Animal, Unlicensed or Inoperable Vehicles, Visibility Obstruction Violations, Work Without Permit

INSPECTION AFTER SLIP NOTICE (TAGGED/VERBAL): \$50

Accumulation or Storage of Junk/Garbage, Improper Storage of Refuse Containers, Storage of Household Materials Outside

INSPECTION WITHOUT NOTICE: \$25

Primarily Snow and Ice Violation

MUNICIPAL CITATIONS: Based on municipal fee schedule

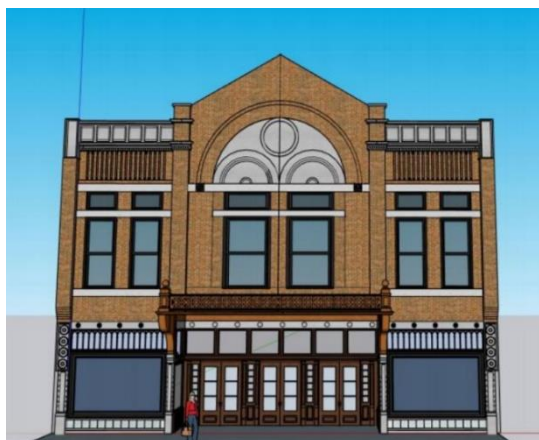
The Community Development & Inspection Department does not collect citation fees.

HISTORIC PRESERVATION

Façade Grant – In 2022, three façade improvement grant requests were reviewed and approved in the amount of \$167,520.78. The first project, for the property located at 1124 Main Street, consisted of extensive storefront improvements as part of the former Fox Theater adaptive reuse project. The request was approved in April of 2022, and these exterior improvements are anticipated to be completed in late-2023. The second project, for the property located at 1052 Main Street, consisted of paint, parapet wall and signage improvements in the amount of \$9,134.80. This project was approved in August of 2022, and funds were disbursed in December of 2022. The second project, for the property located at 1040 Main Street, sought to restore the south facing wall of the building due to its deteriorated state. This project was approved in May of 2022, and funds are anticipated to be released within the coming weeks.

2022 Façade Improvement Grant Approvals

Applicant	Business/Use	Address	Funds Approved
Opera House, LLC	Opera House	1124 Main Street	\$114,473.98
Mike Beacom	Downtown Plaza Building	1052 Main Street	\$9,134.80
Bill Schierl	Storefront shops and event space	1040 Main Street	\$43,912.00



1124 Main Street

Additionally, previously approved façade grant requests were successfully completed in 2022. The building located at 1052 Main Street (Downtown Plaza building) received a façade grant in the amount of \$9,134.80 to perform exterior storefront improvements. These improvements consisted of wall treatments, repairs to the parapet walls and signage. Second, the building located at 1136 Main Street (The Annex) received a façade grant in the amount of \$27,483.60 to perform door, window and exterior wall improvements to the north, south and west facades.

Design Review – The City's Historic Preservation / Design Review Commission reviewed several projects for compatibility with key preservation planning and design review principles. The following chart provides a summary of design and demolition reviews that were brought before the Historic Preservation / Design Review Commission in 2021.

Meeting Date	Address	Project Notes
March 2	1009 Second Street	Construct a principal structure
June 1	1224 Strongs Avenue	Paint a mural on the north facing wall
June 1	1450 Water Street	Raze the principal structure on the property
July 13	1500 Clark Street	Construct an accessory structure
July 13	1035 Union Street	Raze an accessory structure; construct a parking lot
August 10	1245 Main Street	Install two wall signs
September 28	2101 Clark Street	Install a new window opening
November 15	1009 Second Street	Use of a paint color not on the approved color palette

Miscellaneous Projects – Throughout 2022, the Commission has worked on several ordinance amendments and public outreach projects. A summary of these actions are as follows:

- Amendment to the Commission’s Design Guidelines as it relates to required approvals for accessory structures, expiration of design review certificates and demolition review guidelines.
- Adoption of an ordinance preventing demolition by neglect.
- The creation of a historic plaque program.
- Developing an online story map of current and former historic buildings within the City’s historic districts.
- On-going evaluation of the Commission’s Design Guidelines.

PLANNING AND ZONING

Planning requests have been outlined in the below table:

Planning Request Summary

Request	2016	2017	2018	2019	2020	2021	2022
Annexations / Detachments	2	3	2	0	0	0	3
Conditional Use Permits / Amendments	25	20	27	21	16	24	16
Land / Street Dedication, Vacation & Extension	7	3	2	3	2	4	2
Ordinance Amendments	12	10	10	11	4	4	9
Rezoning	4	10	4	4	4	7	3
Sign Variances / Requests	2	5	1	4	2	3	3
Site Plan / Landscaping / Parking Review	8	8	12	5	6	7	5
Subdivision / Land Division / Survey	5	3	5	1	1	5	1
Variances / Administrative Appeals	2	1	5	2	0	4	4
Conceptual Project Review	2	1	1	2	1	2	1
Total	69	64	69	53	36	60	47

Planning requests in 2022 decreased relative to the post-pandemic highs that were experienced in 2021. While there are several factors at play as to the decrease in planning requests in 2022, the likely reasons pertain to supply chain deficiencies, availability of contractors and the increased cost of construction materials. Of the 47 total planning requests that were brought before the Plan Commission in 2022, several of these are tied to larger projects that required multiple approvals. Examples include the former Copps and Walmart redevelopment and the increased number of annexations that occurred in 2022. With there being lingering supply chain and labor force challenges, it is possible that some planning requests are being postponed to future years.

Below are summaries of planning projects that were completed or are underway within the Community Development Department:

- **Zoning Code Updates** – Several updates to the City's Zoning Code took place in 2021. In April of 2022, the Common Council approved an ordinance allowing the construction of accessory dwelling units and accessory commercial units in the city. As of June 2023, one accessory dwelling unit has been approved. In July of 2022, a temporary amendment to the City's Tourist Rooming House Ordinance was approved by the Common Council to relax short-term rental regulations during the U.S. Senior Open. Lastly, an amendment to the City's creation of a Zoning Board of Appeals took place to ensure that the present ordinance reflects previous statutory amendments approved through the State Legislature.

Additionally, the Plan Commission spent several months in 2022 discussing a possible amendment to the City's definition of 'family.' The proposed changes to this provision was approved by the Common Council in May 2023.

- **Comprehensive Plan Update** – The plan update began with a city-wide survey and contextual planning processes initiated in the Goerke-Washington neighborhood and Downtown district. Block parties, input sessions at community locations, planning workshops, were hosted in Goerke-Washington. The Goerke-Washington section is expected to be complete in early summer 2023. Establishing the downtown business improvement district was considered the first step to increasing community involvement for the comprehensive plan update for Downtown.
- **Formation of the Downtown Business Improvement District** – A business improvement district (BID) was established for Downtown Stevens Point after requests from downtown business and property owners. The process to establish the BID was delayed during the pandemic and then completed in 2022. Staff are presently building organizational capacity with the BID and Stevens Point Alliance (Downtown business association) to sustain economic development support into the future. Both organizations are optimistic about hiring a Downtown Director in 2023.
- **Grant Applications** – The Community Development Department applied for the Reconnecting Communities Pilot Grant to accelerate the planning process for the redesign and reconstruction of Main Street, Centerpoint Drive, Water Street, and Clark Street. Unfortunately, the grant was not awarded, and staff await an explanation from the US DOT.

PROPERTY ASSESSMENT

The Assessor's office is responsible for the valuation of all real and personal property located within the City of Stevens Point as required by Chapter 70 of the Wisconsin State Statutes. The sum of all real and personal property valuations determines the tax base and as such the finances of the city is directly affected by the accuracy and diligence of our office. It is our goal to ensure fair and equitable assessments and build public confidence in the property assessment process. We work for the taxpayers, so it is important for us to remain impartial from city planning and budgeting when determining assessments.

Throughout the year, the Assessment office uses several methods to ensure accuracy of all the city's assessed values, among which are: reviewing sales; fielding permits; responding to taxpayer inquiries; combining or splitting of parcels; processing annexations; reviewing changes in tax classifications; discussing values at Open Book and Board of Review (BOR); and completing Department of Revenue reports.

For more information regarding the assessment cycle, refer to pages 4-3 through 4-11 of the Wisconsin Property Assessment Manual.

We hope this information is useful to you and welcome any follow-up questions you may have regarding the work performed in this office.

Steven J. Shepro
City Assessor

Statement of Assessment

The Statement of Assessment is an annual report filed by the Assessor and County Clerk to the Department of Revenue. It details the total assessed values, by class, for the municipality for a single year.

Attachment 1: *Can be found at the end of this report, labeled "Statement of Assessment"*

The following table provides totals in assessed value, by class, for this year and the prior year for comparison.

Classification	Parcel Count	2021 Assessed Value	2022 Assessed Value
Residential	7339	\$979,523,400	\$982,748,500
Commercial	921	\$866,970,400	\$913,678,100
Manufacturing**	29	\$54,452,100	\$49,985,100
Agricultural	21	\$103,600	\$102,300
Agricultural Use Forest	6	\$291,600	\$239,500
Agricultural Homesite	4	\$22,400	\$22,400
Undeveloped	13	\$123,200	\$123,200
Forest	0	\$0	\$0
Exempt	832	\$0	\$0
<i>Total for all tax classes*</i>	9145	\$1,901,486,700	\$2,024,715,300

**Total parcel counts for a category may not equal the breakdown because a parcel can have land or improvements in more than one class.*

***Manufacturing values are determined by the State*

Tax Incremental Finance Districts

Tax Incremental Finance (TIF) Districts (TIDs) are designated areas in the city that receive special tax-based incentives to spur development that otherwise would not happen in those areas. As the value of the area rises, the additional tax dollars received from the properties returns directly into the area in the form of infrastructure and/or further development. Each TID has a completion date set for a certain number of years after its creation, after which the tax dollars are collected and distributed as is typical for the rest of the city.

The table below provides a summary of **locally assessed values** (real estate and personal property) within each TID.

District	2021	2022
TIF 5	\$119,489,300	\$117,951,500
TIF 6	\$35,832,800	\$36,293,900
TIF 7	\$30,312,800	\$29,931,600
TIF 8	\$14,281,200	\$17,603,700
TIF 9	\$151,280,700	\$175,972,900
TIF 10	\$48,598,200	\$58,571,300
TIF 11	21,017,900	\$20,901,500
TIF 12	16,426,200	\$16,368,100
TIF 13	5,724,800	\$5,720,300

Attachment 2: TID totals including equalized manufacturing can be found at the end of this report, labeled “Statement of Changes in TID Values”

Personal Property

Personal property involves discovery and field verification of new and existing accounts, deleted accounts and other changes. Once we have updated our current list of accounts, prefilled personal property forms are generated and mailed out to all accounts. These self-reported forms are to be completed by the owner and returned to us so that an accurate valuation of assets can be made.

Activity	2021	2022	Change
Number of Accounts	1027	1020	-7
Assessed Value*	\$70,590,100	\$67,669,700	-\$2,920,400

**Does not include manufacturing personal property.*

Municipal Mobile Home Permits

All municipal mobile home permits are valued every year at market value, regardless of whether the city as a whole is undergoing a revaluation. The valuation is completed so that the assessment office can send a fee schedule to each of the mobile home parks advising what fees to charge the owners of the mobile homes each month beyond lot rental. This fee is governed by chapter 12 section 16 of the City's Code of Ordinances.

Park Name	# of Sites	Average Annual Fees Collected
Four Seasons Communities	96	\$3,789
Holiday North	88	\$16,312
Holiday South	82	\$30,464
Thompson II	9	\$681
Wellspring Park	49	\$1,210
Total	324	\$52,456

Summary of Significant Changes

Annexations

There were no annexations this year.

New Construction

New construction totals are tracked separately so they can be properly categorized on the Municipal Assessment Report (MAR). These numbers are later used by the Department of Revenue to complete their Net New Construction Report. This report provides municipalities and counties with net new construction numbers for levy limits. Net new construction is the amount of new construction reduced by any demolition or destruction of buildings and may include corrections to the prior year.

Residential new construction: \$3,835,000

Commercial new construction: \$44,476,000

Below is a list of some of the larger new construction projects for this year:

Parcel	Location	Description	Amount
23-0801120003	E M Copps Dr	Phase 4 & 5 Office Addition	\$1,269,100
23-0802100029	3100 Business Park Dr	New Office Building (Delta Dental)	\$21,451,100
23-0802200036	5001 Joerns Dr	Building Renovations (Gamber Johnson)	\$3,264,200
24-0821310003	601 Michigan Ave N	New Hotel, complete	\$3,162,200
24-0827230034	3733 Stanley St	New Hyundai Dealership, partial	\$2,005,200
24-0832200302	1060 Centerpoint Dr	New Construction, partial (North Side Yard)	\$5,441,800
24-0832200303	1020 Centerpoint Dr	New Construction, partial (Apartment)	\$2,588,400
24-0832202054	1443 Water St	Berkshire Apartments	\$1,972,200

Properties Razed

The total value lost due to razing, including residential and commercial, was **\$964,900**.

Exempt Properties

Each year the Assessor is responsible for reviewing all property exemption requests and either granting or denying the exemption.

There are currently **832** exempt parcels on the roll, of which many are State (68), County (43), or City (540) owned. There are currently **181** exempt parcels owned by a non-government entity.

There were no significant value changes due to exemptions this year.

Property Sales

The Assessment-to-Sale Ratio on a single property is determined by dividing a property's assessed value by the property's sale price. The average (mean) of each property's ratio is how we determine the citywide Assessment-to-Sale Ratio.

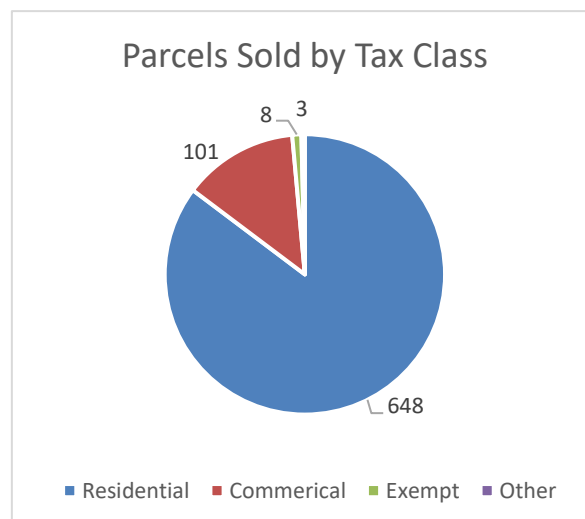
All property transfer returns recorded in the year are reviewed by our office. The data is downloaded and imported into our software program so we can review and validate all the information regarding the sale as well as update owner information. Our office is responsible for determining if each sale is valid ("arms-length") and whether that sale can be used for ratio studies.

The review process involves a combination of online research, phone calls, letters, and on-site visits. Correctly identifying valid and invalid sales, as well as property characteristics at time of sale, is extremely important to produce an accurate ratio study. This ratio study is relied upon by both the Assessor's office and the Department of Revenue to determine the level of assessment each year.

The Wisconsin Department of Revenue (DOR) sets a standard Assessment-to-Sale Ratio level between 90% and 110%.

- ✓ All sales occurring in 2022 have been reviewed, validated, and submitted to DOR online.

Month	Sales Recorded and Reviewed
January	113
February	44
March	62
April	46
May	70
June	71
July	63
August	64
September	69
October	65
November	46
December	47
Total	760



Department of Revenue Sale Ratio Study

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	132,700	225,000	58.98	61.60	57.48	11.21	66.7	1.04
	IMPROVED	240	34,334,000	51,794,153	66.29	66.49	65.28	13.87	66.3	1.00
	TOTAL	243	34,466,700	52,019,153	66.26	66.43	65.24	13.87	66.3	1.00
2 - COMMERCIAL	VACANT	4	1,742,500	2,089,544	83.39	88.48	88.12	10.91	50.0	1.06
	IMPROVED	21	16,153,100	19,418,475	83.18	80.63	82.14	16.28	52.4	0.97
	TOTAL	25	17,895,600	21,508,019	83.20	81.89	83.26	15.77	52.0	0.98
TOTAL	VACANT	7	1,875,200	2,314,544	81.02	76.96	73.33	19.74	28.6	0.95
	IMPROVED	261	50,487,100	71,212,628	70.90	67.62	65.53	15.05	63.6	0.95
	TOTAL	268	52,362,300	73,527,172	71.21	67.87	65.69	15.30	63.1	0.95

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

		FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)																
		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER		
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	
1 - RESIDENTIAL	VACANT	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	1	33.3	0	0.0	0	0.0
	IMPROVED	240	0	0.0	5	2.1	33	13.8	82	34.2	77	32.1	25	10.4	11	4.6	7	2.9
	TOTAL	243	0	0.0	5	2.1	34	14.0	82.5	34.0	78.5	32.3	25	10.3	11	4.5	7	2.9
2 - COMMERCIAL	VACANT	4	0	0.0	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	0	0.0
	IMPROVED	21	0	0.0	1	4.8	4	19.1	5.5	26.2	5.5	26.2	4	19.1	1	4.8	0	0.0
	TOTAL	25	0	0.0	2	8.0	4	16.0	6.5	26.0	6.5	26.0	6	24.0	0	0.0	0	0.0
TOTAL	VACANT	7	0	0.0	0	0.0	2	28.6	1.5	21.4	.5	7.1	2	28.6	0	0.0	1	14.3
	IMPROVED	261	0	0.0	5	1.9	37	14.2	88.5	33.9	77.5	29.7	27	10.3	15	5.8	11	4.2
	TOTAL	268	0	0.0	5	1.9	40	14.9	89	33.2	80	29.9	26	9.7	17	6.3	11	4.1

Based on the sale ratio study, the city's overall Assessment-to-Sale Ratio was **71.21%**

The average ratio for residential property was **66.26%** based on **243** usable sales.

The average ratio for commercial property was **83.20%** based on **25** usable sales.

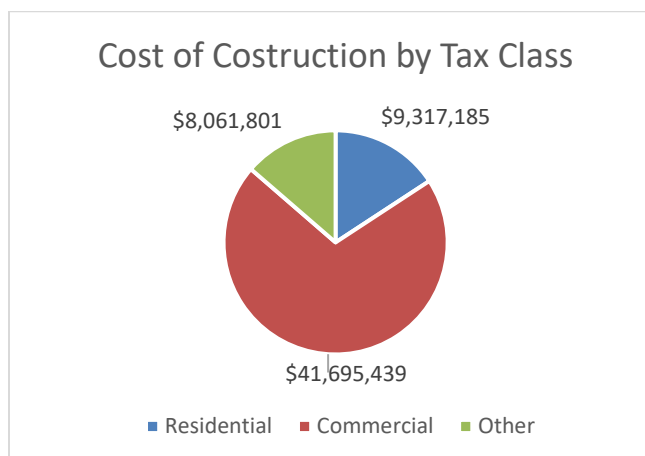
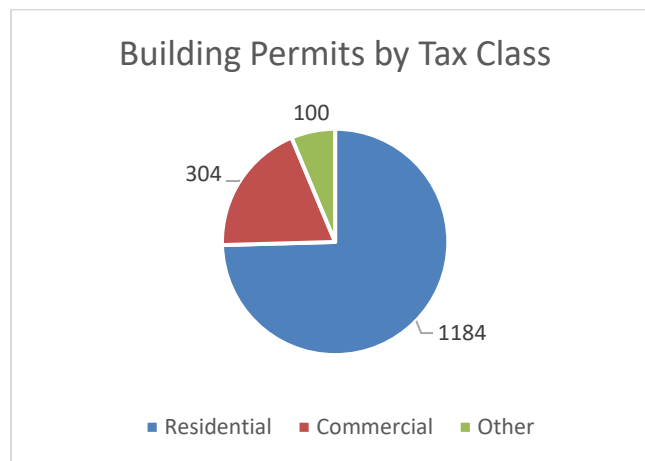
Other statistical metrics, such as the coefficient of dispersion and coefficient of concentration, are within acceptable limits. They are both measures of how well the sales data is grouped around the mean overall ratio.

Building Permits

Building permits issued by the building inspection department provide the basis of our permit field work each year. Our office electronically imports all building permit data from their system each month so that we can manage our workflow and determine which permits we need to field for assessment purposes.

Any building permit for new construction, new additions, alterations and remodeling, addition of HVAC systems and several other permit types all require an on-site visit by our office. These visits allow us to verify changes made and determine if the changes impact the overall value of the property. If so, a change in assessment is made to accurately capture the new market value of that property. For more detailed information about building permits, please refer to the Economic Development Annual Report.

The total number of building permits imported for assessment review: 1,588



Owner Requested Reviews

Throughout the year, a property owner has the right to discuss or otherwise question the assessment information or value of their property. The process for doing so involves contacting our office (usually by phone or email) to set up an appointment for us to visit the property. In completing a review, the first step we take is to verify that all the physical characteristics we have listed on a property are correct. Therefore, we require an on-site inspection for us to complete a review.

Once we have visited the property and updated our records with any changes, we complete our review by comparing the valuation to other similar properties (especially ones that have sold recently). If we are reviewing a commercial property, we also review income and expense data supplied by the owner to determine if the assessment makes sense given the financials of the property. Furthermore, we look at how those financials compare to the typical income and expense of similar properties.

Upon completion of our review, we contact the property owner either by phone, email, or letter to notify them of our determination. If a change in value is made, the property owner will receive a notice of changed assessment prior to our scheduled Open Book and Board of Review. The notice will be mailed in accordance with State Statutes and provide adequate time for the property owner to contact us and contest if they still do not believe the value to be correct.

Certified Survey Maps (Splits and Combinations)

Throughout the year our office receives requests to combine and split parcels. These are processed as soon as they have been recorded by the County and are updated in our system promptly. New assessments are determined for all properties involved that were not otherwise removed from the assessment roll.

Other Office Work

Review of agricultural classification:	Review status and number of acres used for agricultural use each year. Provide notification to County of any acres no longer being used for agricultural purposes so that an ag-use conversion fee can be calculated.
Income Surveys:	Collection and analysis of income and expense surveys for applicable commercial properties. This is used to help build a database of typical income and expenses to be utilized when valuing commercial property using the “income approach”.
Notice of Changed Assessment:	Mail notice of changed assessment for all properties having a change in value.
Open Book:	Provide a designated time where property owners have an opportunity to discuss the assessment process and their assessed value with the Assessor.
Board of Review:	Provide property owners with a means to formally object to their assessment to the Board if the property owner and Assessor are not in agreement.

Assessment Department Reports

The following section includes a brief synopsis of the reports that the Assessment office send to the City Clerk and/or the Department of Revenue at various points throughout the year.

Municipal Assessment Report (MAR)

This is used to report a taxation district’s annual assessed values. It is a summary of all the Real Estate and Personal Property assessed values for the taxation district as of the close of January 1.

Attachment 3: Can be found at the end of this report, labeled “Municipal Assessment Report”

Department of Revenue Reports

The following section includes a brief synopsis of the reports that the Assessment office send to the City Clerk and/or the Department of Revenue at various points throughout the year.

Manufacturing Notification Rolls

The manufacturing notification roll identifies all real estate and personal property in the municipality currently classified as manufacturing for assessment purposes as of February 15th. The Department of Revenue will assess the properties in the notification roll. Typically made available in February of each year.

The Assessor's office uses this report to ensure that properties are not assessed by both the municipality and the State ("double assessed").

Manufacturing Full Value Rolls

The manufacturing full value roll contains the full market value (100%) assessment for all real estate located within the municipality currently classified as manufacturing. Typically made available in June of each year.

Equated Manufacturing Rolls

The manufacturing equated roll contains the full market value (100%) assessment for all real estate located within the municipality currently classified as manufacturing equated to the local level of assessment.

The Assessor's office uses this report to electronically import the values into our software. Although we are not responsible for these assessed values, we still maintain assessment history for each property.

The County is responsible for entering the State assessed values into their system for tax bill purposes. They are also responsible for filing an Equated Statement of Assessment, which combines the locally assessed values with the equated manufacturing values.

Equated Statement of Assessment

This report is a final Statement of Assessment, as filed by the Assessor for locally assessed property, with the inclusion of equated manufacturing values. Amendments made to this report after it is published will be accepted; however, the Department of Revenue will not repost a new Final-Equated Statement of Assessment to the website.

Summary of Aggregate Ratios

This report provides the calculated aggregate ratio for each municipality to be used for property tax bills. The ratio is a comparison of the municipality's total locally assessed value to the Department of Revenue's non-manufacturing base equalized value.

The 2022 Aggregate Ratio for the City of Stevens Point is **76.8298361%**

Major Class Comparison

This report provides a measurement of level of assessment and indicates whether the municipality complies with sec. 70.05 Assessment Compliance. Compliance is considered any ratio between 90% and 110% in the same year, at least once within a 5-year period. Additionally, there cannot be more than 10% difference between individual classes.

The following table from the Department of Revenue's Final Major Class Comparison Report illustrates the results of their analysis.

Year	Property Class	Municipal Assessed Value	DOR Base Value	% of DOR Base Value	Ratio (%)	Major Class Municipal Compliance Status	Type Of Notice Issued
2022	Residential	982,748,500	1,305,084,100	51.04	75.30	NO	
	Commercial	913,678,100	1,168,973,200	45.72	78.16	NO	
	Agricultural	102,300	125,000	0.00	81.84		
	Sum Of 5, 5M, 6, 7	385,100	352,000	0.01	109.40		
	Personal	67,669,700	82,524,000	3.23	82.00		
	Total	1,964,583,700	2,557,058,300	100.00	76.83	NO	1st Notice of Non-Compliance
2021	Residential	979,523,400	1,178,495,400	52.16	83.12	NO	
	Commercial	866,970,400	999,460,900	44.23	86.74	NO	
	Agricultural	103,600	117,200	0.01	88.40		
	Sum Of 5, 5M, 6, 7	437,200	388,700	0.02	112.48		
	Personal	70,590,100	81,138,000	3.59	87.00		
	Total	1,917,624,700	2,259,600,200	100.00	84.87	NO	

The city's overall level of assessment for **2022** is **76.83%** (as compared to last year's) **84.87%**. This is not within the accepted range and is no longer compliant with state law. Sales continue to indicate an upward trend in residential values, resulting in a drop in level of assessment for residential from **83.12%** to **75.30%**. Sales continue to indicate an upward trend in commercial values, resulting in a drop in level of assessment for commercial from **86.74%** to **78.16%**. Keep in mind that the commercial level can vary widely from year to year since the number of sales is usually only a very small sample size.

This is the city's fourth year of non-compliance. If a municipality is noncompliant after four consecutive years (2019-2022), the Wisconsin Department of Revenue (DOR) notifies the municipality of its non-compliance status. DOR issues the municipality a second non-compliance notice after five consecutive years (2023) and issues an order for supervised assessment in the sixth year (2024)

The assessment office is scheduled to perform a revaluation for assessment year 2023. A city-wide mailing was sent out to both residential and commercial properties regarding the upcoming revaluation.

Attachment 4: A copy of this letter can be found at the end of this report, labeled "Revaluation City Mailer"

Statement of Changes in Equalized Values

This report compares the previous year's Equalized Values to the current year's Equalized Values. It also details changes for both real and personal property and includes details of prior year corrections made under state law (sec. 70.57, Wis. Stats.). Information regarding estimated amount of economic change and new construction are also part of this report and are based on sales studies and other analysis performed by the Department of Revenue. The results of this report, mainly the final equalized value, are used to determine the municipality's County apportionment.

Attachment 5: A copy of this report can be found at the end of this report, labeled "Statement of Changes in Equalized Value"

The following determinations were made upon the conclusion of their studies:

Residential Economic Change.....	10%	Residential New Construction.....	0%
Commercial Economic Change.....	11%	Commercial New Construction.....	5%

The Department of Revenue's estimations are used to calculate Base Value. The Base Value is then compared against the local assessed value to determine the level of assessment (as seen on the Major Class Comparison Report).

FINAL - EQUATED
STATEMENT OF ASSESSMENT FOR 2022

49 281 1330
 CO MUN ACCT NO

☐ This is an Amended Return

FOR CITY OF OF STEVENS POINT PORTAGE COUNTY
 Town - Village - City Municipality Name County Name

Line No.	REAL ESTATE (See Lines 18 - 22 for other Real Estate)	PARCEL COUNT		NO. OF ACRES WHOLE NUMBERS ONLY	VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE OF LAND AND IMPROVEMENTS
		TOTAL LAND (Col. A)	IMPROVEMENTS (Col. B)				
1	RESIDENTIAL - Class 1	7,339	6,949	3,162	158,956,600	823,791,900	982,748,500
2	COMMERCIAL - Class 2	921	802	1,924	135,422,100	778,256,000	913,678,100
3	MANUFACTURING - Class 3	29	26	254	5,246,000	44,739,100	49,985,100
4	AGRICULTURAL - Class 4	21		537	102,300		102,300
5	UNDEVELOPED - Class 5	13		69	123,200		123,200
6	AGRICULTURAL FOREST - Class 5m	6		80	239,500		239,500
7	FOREST LANDS - Class 6	0		0	0		0
8	OTHER - Class 7	4	4	4	2,400	20,000	22,400
9	TOTAL - ALL COLUMNS	8,333	7,781	6,030	300,092,100	1,646,807,000	1,946,899,100
10	NUMBER OF PERSONAL PROPERTY ACCOUNTS IN ROLL			1,052	LOCALLY ASSESSED	MANUFACTURING	MERGED
11	BOATS AND OTHER WATERCRAFT NOT EXEMPT - Code 1				0	0	0
12	MACHINERY, TOOLS AND PATTERNS - Code 2					6,406,900	6,406,900
13	FURNITURE, FIXTURES AND EQUIPMENT - Code 3				53,557,000	2,546,700	56,103,700
14	ALL OTHER PERSONAL PROPERTY NOT EXEMPT - Codes 4A, 4B, 4C				14,112,700	1,192,900	15,305,600
15	TOTAL OF PERSONAL PROPERTY NOT EXEMPT (Total of Lines 11-14)				67,669,700	10,146,500	77,816,200
16	AGGREGATE ASSESSED VALUE OF ALL PROPERTY SUBJECT TO THE GENERAL PROPERTY TAX (Total of Lines 9F and 15F) MUST EQUAL TOTAL VALUE OF THE SCHOOL DISTRICTS (K-12 PLUS K-8) - Line 50, Col. F						2,024,715,300
17	BOARD OF REVIEW DATE OF FINAL ADJOURNMENT 06/02/2022		Name of Assessor CITY ASSESSORS OFFICE			Telephone # (715) 346-1553	

REMARKS

The Assessment Ratio to be used in calculating the estimated Fair Market Value on tax bills for this tax district is .768298361
 This ratio should be used to convert assessed values to "Calculate Equalized Values" in Step 1 of the Lottery and Gaming Credit Calculations.
 This ratio should be used in the "Computation of Tax Equivalent" schedule of the Annual Reports filed by the municipal electric, gas and water utilities with the Public Service Commission

FOREST CROP AND OTHER EXEMPT LAND

FOREST LANDS (Line 7) and FOREST CROPS (in this section) - are **NOT** the same

2022	49	281	1330
YEAR	CO	MUN	ACCT NO

18	(a) PARCELS	Private Forest Crop - Reg Class @ 10¢ per acre (b) ACRES (c) ASSESSED VALUE		(d) PARCELS	Private Forest Crop - Reg Class @ \$2.52 per acre (e) ACRES (f) ASSESSED VALUE	
19	(a) PARCELS	Private Forest Crop - Special Class @ 20¢ per acre (b) ACRES (c) ASSESSED VALUE		(d) PARCELS	Entered Before 2005 Managed Forest - Ferrous Mining CLOSED @ \$7.87 per acre (e) ACRES (f) ASSESSED VALUE	
20	(a) PARCELS	Entered Before 2005 Managed Forest - OPEN @ 74 ¢ per acre (b) ACRES (c) ASSESSED VALUE		(d) PARCELS	Entered Before 2005 Managed Forest - CLOSED @ \$1.75 per acre (e) ACRES (f) ASSESSED VALUE	
21	(a) PARCELS	Entered After 2004 Managed Forest - OPEN @ \$2.04 per acre (b) ACRES (c) ASSESSED VALUE		(d) PARCELS	Entered After 2004 Managed Forest - CLOSED @ \$ 10.20 per acre (e) ACRES (f) ASSESSED VALUE	
22	(a) County Forest Cropland Acres		(b) Federal Acres	(c) State Acres	(d) County (NOT FOREST CROP) Acres	(e) Other Acres
				427.4	79.21	3,258.48
23	Assessed Value of Omitted Property From Prior Years (Sec. 70.44) (a) REAL ESTATE (b) PERSONAL			Assessed Value of Sec. 70.43 Corrections of Errors by Assessors (c1) REAL ESTATE (c2) PERSONAL		
	Manufacturing Equated Value of Omitted Property From Prior Years (Sec. 70.995) (d) REAL ESTATE (e) PERSONAL			Mfg. Equated Value of Sec.70.43 Corrections of Errors by Assessors (f1) REAL ESTATE (f2) PERSONAL		

SPECIAL DISTRICTS

Line No.	Enter 6-digit Special District Code (Col. A)	Account Number (Col. B)	Special District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
24	498040	0307	MCDILL PROTECTION & REHAB DISTRICT	38,539,600	6,600	38,546,200
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						

SCHOOL DISTRICTS

2022	49	281	1330
YEAR	CO	MUN	ACCT NO

Line No.	Enter 6-digit School District Code (Col. A)	Account Number (Col. B)	School District Name (Col. C)	Locally Assessed Value of Real Estate and Personal Property (Col. D)	Mfg Value of Real Estate and Personal Property (Col. E)	Merged Value of Real Estate and Personal Property (Col. F)
A. SCHOOL DISTRICTS (K-8 and K-12)						
36	495607	0297	SCH D OF STEVENS POINT AREA	1,964,583,700	60,131,600	2,024,715,300
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						
48						
49						
50	TOTAL ASSESSED VALUE OF SCHOOL DISTRICTS (K-8 and K-12)			1,964,583,700	60,131,600	2,024,715,300
B. UNION HIGH SCHOOL DISTRICTS						
51						
52						
53						
54						
55	TOTAL ASSESSED VALUE OF UNION HIGH SCHOOLS					
C. TECHNICAL COLLEGE DISTRICTS						
56	001400	0013	MID-STATE TECHNICAL COLLEGE WRAP	1,964,583,700	60,131,600	2,024,715,300
57						
58						
59	TOTAL ASSESSED VALUE OF TECHNICAL COLLEGES			1,964,583,700	60,131,600	2,024,715,300

I hereby certify, to the best of my knowledge and belief, this form is complete and correct.

Name		Title	Submission date 06 / 09 / 2022
Phone () -		Email address	

FINAL STATEMENT OF ASSESMENT (SOA)

- Each municipality's SOA is completed after the Board of Review and includes any changes made to the locally assessed values, under state law (sec. 70.53, Wis. Stats.)
- The Wisconsin Department of Revenue (DOR) merges the locally assessed values with the state assessed manufacturing values
- DOR provides the information regarding district names and codes. If a district is not listed, contact DOR.

Note: *If you submit an amended SOA to DOR after your municipality's SOA is equated and posted to our website, we will process the SOA. However, DOR will not recalculate the aggregate ratio or update the final SOA posted on our website. You should use the corrected values to calculate your tax rates.*

Page 1: Real Estate and Personal Property

- Lines 1-9 — assessed real estate values, parcel counts and acres by classification
- Lines 10-15 — assessed personal property values and number of accounts by class
- Line 16 — aggregate assessed value of all property subject to general property; use to calculate tax rates. Note: This line equals the total assessed value of K-8 and K-12 school districts (Line 50) and total assessed value of technical colleges (Line 59).
- Remarks — assessment ratio used to calculate estimated fair market value on property tax bills

Page 2: Forest Crop, Other Exempt Land and Special Districts

- Lines 18-21 — private forest crop and managed forest lands assessed values
- Line 22 — tax exempt land acres
- Line 23 — prior years assessed value of omitted property under sec. 70.44 and correction of errors under sec. 70.43 shown by locally assessed or manufacturing real estate and personal property. Note: If there is an amount on this line, report the corresponding tax in the Statement of Taxes, Sections J or K.
- Lines 24-35 — special district assessed values. These values are used to calculate tax rates for the special districts.

Page 3: School Districts

- Lines 36-50 — school districts (K-8 and K-12) assessed values. These values are used to calculate tax rates for school districts.
- Lines 51-55 — union high school district assessed values. These values are used to calculate tax rates for union high school districts.
- Lines 56-59 — technical college assessed values. These values are used to calculate tax rates for technical colleges.

If you have questions: Email: lgs@wisconsin.gov
Phone: (608) 266-2569 or (608) 264-6892
Fax: (608) 264-6887

KARI YENTER
CITY OF STEVENS POINT
1515 STRONGS AVE
STEVENS POINT, WI 54481

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 005 TID Type - Blight post-95
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$117,951,500	76.50%	\$154,185,000		\$154,185,000
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$500		\$500
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$99,600		-\$99,600
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$12,886,600
Current Year TID Value					\$166,972,500
2005 TID Base Value					\$37,940,700
TID Increment Value					\$129,031,800

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$149,843,400	\$166,972,500	\$17,129,100	11

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 006 TID Type - Reh/Cons post-95
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$36,293,900	76.50%	\$47,443,000		\$47,443,000
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$8,600		\$8,600
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$29,900		-\$29,900
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$18,681,900
Current Year TID Value					\$66,103,600
2006 TID Base Value					\$46,305,600
TID Increment Value					\$19,798,000

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$59,815,700	\$66,103,600	\$6,287,900	11

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 007 TID Type - Mixed-Use
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$29,931,600	76.50%	\$39,126,300		\$39,126,300
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$25,300		-\$25,300
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$39,101,000
2008 TID Base Value					\$10,913,900
TID Increment Value					\$28,187,100

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$34,600,600	\$39,101,000	\$4,500,400	13

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 008 TID Type - Mixed-Use
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$17,603,700	76.50%	\$23,011,400		\$23,011,400
Manufacturing Real Estate			\$13,418,400		\$13,418,400
Manufacturing Personal Property			\$2,252,000		\$2,252,000
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$12,000		-\$12,000
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$38,669,800
2010 TID Base Value					\$19,785,300
TID Increment Value					\$18,884,500

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$29,573,200	\$38,669,800	\$9,096,600	31

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 009 TID Type - Industrial Post-04
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$175,972,900	76.50%	\$230,029,900		\$230,029,900
Manufacturing Real Estate			\$22,153,500		\$22,153,500
Manufacturing Personal Property			\$2,442,800		\$2,442,800
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$126,100		-\$126,100
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$254,500,100
2013 TID Base Value					\$58,229,400
TID Increment Value					\$196,270,700

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$197,387,100	\$254,500,100	\$57,113,000	29

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 010 TID Type - Reh/Cons post-95
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$58,571,300	76.50%	\$76,563,800		\$76,563,800
Manufacturing Real Estate			\$280,200		\$280,200
Manufacturing Personal Property			\$20,600		\$20,600
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$40,500		-\$40,500
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$76,824,100
2019 TID Base Value					\$49,132,300
TID Increment Value					\$27,691,800

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$56,216,400	\$76,824,100	\$20,607,700	37

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 011 TID Type - Blight post-95
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$20,901,500	76.50%	\$27,322,200		\$27,322,200
Manufacturing Real Estate			\$217,800		\$217,800
Manufacturing Personal Property			\$5,300		\$5,300
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$17,500		-\$17,500
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$27,527,800
2020 TID Base Value					\$24,116,400
TID Increment Value					\$3,411,400

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$24,999,500	\$27,527,800	\$2,528,300	10

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 012 TID Type - Reh/Cons post-95
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$16,368,100	76.50%	\$21,396,200		\$21,396,200
Manufacturing Real Estate			\$1,417,100		\$1,417,100
Manufacturing Personal Property			\$721,700		\$721,700
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$13,700		-\$13,700
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$23,521,300
2020 TID Base Value					\$20,492,300
TID Increment Value					\$3,029,000

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$21,187,000	\$23,521,300	\$2,334,300	11

2022 Statement of Changes in TID Value
Wisconsin Department of Revenue
Equalization Bureau

County 49 Portage
City 281 Stevens Point
TID # 013 TID Type - Blight post-95
School District 5607 Sch D of Stevens Point Area

Special District - 1 None
Special District - 2 None
Special District - 3 None
Union High None

Current Year Value

	Assessed Value *	Ratio	DOR Full Value	Amended Full Value **	Final Full Value
Non-Manufacturing Real Estate and Personal Property	\$5,720,300	76.50%	\$7,477,500		\$7,477,500
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Prior Year Corrections:					
Non-Manufacturing Real Estate and Personal Property			-\$4,700		-\$4,700
Manufacturing Real Estate			\$0		\$0
Manufacturing Personal Property			\$0		\$0
Frozen Overlap Value					\$0
Current Year TID Value					\$7,472,800
2020 TID Base Value					\$6,526,900
TID Increment Value					\$945,900

* Municipal Assessor's final values filed on 06/08/2022

** Amended Full Value based on information from Municipal Assessor

Changes in TID Equalized Values

2021 TID Value	2022 TID Value	Dollar Change	% Change
\$6,750,100	\$7,472,800	\$722,700	11

Assessment Year 2022	Report Type FINAL	Comu Code 49281 Auth Code 1330	- OR -	PORTAGE CITY CITY OF STEVENS POINT
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This report is required by the Wisconsin Department of Revenue under sec. 73.03(5), Wis. Stats., and assists in determining the Equalized Value of each taxation district. Reports may be filed electronically from the fourth Monday of April through January 31, 2023.

File this report as early as possible, but no later than the second Monday in June.

- File a "Final" report by the second Monday in June if the Board of Review has adjourned.
- File an "Estimated" report by the second Monday in June if the Board of Review has not adjourned and then file a "Final" report within 10 days after the final adjournment.
- File an "Amended" report only to make corrections to your "Final" report. "Amended" reports must be filed by January 31, 2023.
- You are responsible to file the Municipal Assessment Report (MAR) timely and with correct information.

Assessor Information	
Name of assessor or assessment firm Steven J Shepro	Employment type CONTRACT ASSESSOR
Name of person signing assessment roll affidavit Steven J Shepro	Certification level of person signing assessment roll affidavit ASSESSOR 2
Assessor comments:	

Assessment Information		
Report type FINAL	Assessment type MAINTENANCE	CAMA software name MARKET DRIVE
Open Book - anticipated date	Open Book - final date 05/20/2022	Municipal estimated level of assessment % 82
Board of Review - anticipated date	Board of Review - final date 05/27/2022	TID estimated level of assessment % 82

CLASS 1 RESIDENTIAL			Prior Year SOA	Current Year Assessment	
		Land parcel count	7,344	7,339	
		Improvement parcel count	6,950	6,950	
		# Acres (whole acres)	3,163	3,162	
		Land assessed value	158,964,400	158,956,600	
		Improvement assessed value	820,559,000	823,791,900	
		Total Assessed Value	979,523,400	982,748,500	
Increases			Decreases		
Gains in Territory by Annexation or Boundary Adjustment.	Land Improvement Total	0 0	Losses in Territory by Annexation or Boundary Adjustment.	Land Improvement Total	0 0
Comments - all municipalities losing territory			Comments - all municipalities gaining territory		
Higher land use New plats New Land improvements New construction	Land Improvement Total	83,400 4,324,900 4,408,300	Property physically destroyed or removed	Land Improvement Total	0 573,300 573,300
Comments Jeffrey J. Kropp: New single family residence = +\$357,500.			Comments John R. Jaeger: Fire damage, razed home = -\$352,400.		
Property revalued due to removal of extreme economic obsolescence or removal of contamination	Land Improvement Total	0 0	Property revalued due to extreme economic obsolescence or contamination	Land Improvement Total	0 0
Comments			Comments		
Property formerly exempt and now assessed as Real Estate, and/or Personal Property now assessed as Real Estate	Land Improvement Total	92,500 221,100 313,600	Property formerly assessed as Real Estate and now exempt, and/or Real Estate now assessed as Personal Property	Land Improvement Total	17,000 0 17,000
Comments			Comments		
Increase due to Revaluation	Land Improvement Total	13,900 102,300 116,200	Decrease due to Revaluation	Land Improvement Total	76,300 226,600 302,900
Comments			Comments		
Shift FROM Manufacturing to Residential	Land Improvement Total	0 0	Shift TO Manufacturing from Residential	Land Improvement Total	0 0
Total # of parcels shifting FROM Manufacturing			Total # of parcels shifting TO Manufacturing		
0			0		
Comments			Comments		
Net Value of shifts to or from Residential (exclude manufacturing)	(+/-) Land Improvement Total	- - -104,300 -615,500 -719,800	Comments - Net Value of shifts to or from Residential		

CLASS 2 COMMERCIAL				Prior Year SOA	Current Year Assessment
		Land parcel count		910	921
		Improvement parcel count		793	803
		# Acres (whole acres)		1,905	1,924
		Land assessed value		134,514,400	135,422,100
		Improvement assessed value		732,456,000	778,256,000
		Total Assessed Value		866,970,400	913,678,100
Increases				Decreases	
Gains in Territory by Annexation or Boundary Adjustment.	Land	0	Losses in Territory by Annexation or Boundary Adjustment.	Land	0
	Improvement	0		Improvement	0
	Total			Total	
Comments - all municipalities losing territory			Comments - all municipalities gaining territory		
Higher land use New plats New Land improvements New construction	Land	93,500	Property physically destroyed or removed	Land	0
	Improvement	44,774,100		Improvement	391,600
	Total	44,867,600		Total	391,600
Comments Delta Dental of Wisconsin Inc: New office building = +\$21,451,100.			Comments 209 Division Street LLC: Razed all improvements, vacant lot = -\$189,600.		
Property revalued due to removal of extreme economic obsolescence or removal of contamination	Land	0	Property revalued due to extreme economic obsolescence or contamination	Land	0
	Improvement	0		Improvement	0
	Total			Total	
Comments			Comments		
Property formerly exempt and now assessed as Real Estate, and/or Personal Property now assessed as Real Estate	Land	693,900	Property formerly assessed as Real Estate and now exempt, and/or Real Estate now assessed as Personal Property	Land	138,100
	Improvement	443,500		Improvement	105,600
	Total	1,137,400		Total	243,700
Comments			Comments		
Increase due to Revaluation	Land	154,100	Decrease due to Revaluation	Land	0
	Improvement	623,400		Improvement	159,300
	Total	777,500		Total	159,300
Comments			Comments		
Shift FROM Manufacturing to Commercial	Land	0	Shift TO Manufacturing from Commercial	Land	0
	Improvement	0		Improvement	0
	Total			Total	
Total # of parcels shifting FROM Manufacturing			Total # of parcels shifting TO Manufacturing		
0			0		
Comments			Comments		
Net Value of shifts to or from Commercial (exclude manufacturing)	(+/-)	Net Value of Shift		Comments - Net Value of shifts to or from Commercial	
	Land	+	104,300		
	Improvement	+	615,500		
	Total		719,800		

CLASS 4 AGRICULTURAL				Prior Year SOA	Current Year Assessment
			Parcel count	21	21
			# Acres (whole acres)	537	537
			Total Assessed Value	103,600	102,300
			OPTIONAL Information (Optional acres listed below must also be included in the required Class 4 Acres)		
Acres		Total Assessed Value	AcresTotal Assessed Value		
1st grade tillable.....	496	95,900	Orchard	0	0
2nd grade tillable	41	6,400	Christmas tree	0	0
3rd grade tillable	0	0	Irrigated / muck	0	0
Pasture	0	0	Aquaculture ponds	0	0
Cranberry bed.....	0	0	Frac sand agriculture.....	0	0
Total Class 4 Acres	537	102,300	All other specialty	0	0
			Specialty type(s) description:		

CLASS 5 UNDEVELOPED			Prior Year SOA	Current Year Assessment	
		Parcel count	13	13	
		# Acres (whole acres)	69	69	
		Total Assessed Value	123,200	123,200	
Acres		Total Assessed Value	Acres	Total Assessed Value	
Fallow	0	0	Ponds	12	8,700
Swamp	55	114,000	Lake bed / river bottom	0	0
Waste	0	0	Water frontage	0	0
Road right-of-way	2	500	All other specialty	0	0
Conservation easement	0	0	Total Class 5 Acres	69	123,200
Frac sand	0	0	Specialty type(s) description:.....		

CLASS 5m AGRICULTURAL FOREST			Prior Year SOA	Current Year Assessment	
	Parcel count		7	6	
	# Acres (whole acres)		97	80	
	Total Assessed Value		291,600	239,500	
Acres		Total Assessed Value		Acres	Total Assessed Value
Primary agricultural forest	0	0	Water frontage	0	0
Secondary agricultural forest	80	239,500	All other specialty	0	0
Residual agricultural forest	0	0	Total Class 5m Acres	80	239,500
Conservation easement	0	0	Specialty type(s) description:.....		
Frac sand agricultural forest	0	0			

CLASS 6 FOREST			Prior Year SOA	Current Year Assessment	
		Parcel count	0	0	
		# Acres (whole acres)	0	0	
		Total Assessed Value	0	0	
Acres		Total Assessed Value	Acres	Total Assessed Value	
Primary forest	0	0	Water frontage	0	0
	0	0	All other specialty	0	0
Secondary forest	0	0	Total Class 6 Acres		
Residual forest	0	0			
Conservation easement	0	0			
Frac sand forest	0	0			
			Specialty type(s) description:.....		

CLASS 7 OTHER			Prior Year SOA	Current Year Assessment	
	Land parcel count		4	4	
	Improvement parcel count		4	4	
	# Acres (whole acres)		4	4	
	Land assessed value		2,400	2,400	
	Improvement assessed value		20,000	20,000	
	Total Assessed Value		22,400	22,400	
Increases			Decreases		
Gains in Territory by Annexation or Boundary Adjustment.	Improvement	0	Losses in Territory by Annexation or Boundary Adjustment.	Improvement	0
Comments - all municipalities losing territory			Comments - all municipalities gaining territory		
Higher land use New plats New Land improvements New construction	Improvement	0	Property physically destroyed or removed	Improvement	0
Comments			Comments		
Property revalued due to removal of extreme economic obsolescence or removal of contamination	Improvement	0	Property revalued due to extreme economic obsolescence or contamination	Improvement	0
Comments			Comments		
Property formerly exempt and now assessed as Real Estate, and/or Personal Property now assessed as Real Estate	Improvement	0	Property formerly assessed as Real Estate and now exempt, and/or Real Estate now assessed as Personal Property	Improvement	0
Comments			Comments		
Increase due to Revaluation	Improvement	0	Decrease due to Revaluation	Improvement	0
Comments			Comments		
Shift FROM Manufacturing to Other	Improvement	0	Shift TO Manufacturing from Other	Improvement	0
Total # of parcels shifting FROM Manufacturing			Total # of parcels shifting TO Manufacturing		0
Comments			Comments		
Net Value of shifts to or from Other (exclude manufacturing)	(+/-) Improvement	Net Value of Shift 0	Comments - Net Value of shifts to or from Other		

Class 7 Acre Information			
	Acres	Total Assessed Value	
General agricultural site acres	4		Comments:
Mega dairy farm site acres	0	0	
Cranberry land improvement site acres.....	0	0	
Total Class 7 Acres	4		

Class 7 Cranberry Improvement Information		
Prior year cranberry improvement assessed value	0	Comments:
Current year cranberry improvement assessed value	0	
Difference (prior year to current year).....	0	

Additional Acre Information		
	Prior Year SOA Acres	Current Year Acres
Managed forest land (MFL)	0	0
Private forest crop (PFC)	0	0
All other exempt	3,768	3,765

Total Acres in Taxation District (assessed plus exempt)		
Prior Year SOA Total # of Acres in Taxation District	Current Year Total # of Acres in Taxation District	Difference
9,543	9,541	-2

Personal Property

Boats and Other Watercraft

	Prior Year	Current Year
Number of accounts	0	0
Assessed value	0	0
Comments - boats and other watercraft		

Furniture, Fixtures and Equipment

	Prior Year	Current Year
Number of accounts	954	946
Assessed value	56,272,500	53,557,000
Comments - furniture, fixtures and equipment Sentry Insurance: Annual reassessment = -\$1,065,800. Lineage Logistics LLC: Annual reassessment = +\$878,300.		

All Other Personal Property

All Other	Prior Year	Current Year
Number of accounts	488	474
Assessed value		4,539,100
Buildings on Leased Land	Prior Year	Current Year
Number of accounts	33	33
Assessed value		9,573,600
Mobile Homes	Prior Year	Current Year
Number of accounts	0	0
Assessed value		0
Total All Other Personal Property	Prior Year	Current Year
Number of accounts	521	507
Assessed value	14,317,600	14,112,700
Comments - all other personal property Lineage Logistics LLC: Annual reassessment = -\$264,900. CHEP USA: Annual reassessment = +\$146,300.		

Total Personal Property

	Prior Year	Current Year
Number of accounts	1,475	1,453
Assessed value	70,590,100	67,669,700
Comments - total personal property		

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 005 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	1503	119,489,300	108,760,100	9,191,400	117,951,500
Total for Regular School Districts			119,489,300	108,760,100	9,191,400	117,951,500
Total TID Value # 005			119,489,300	108,760,100	9,191,400	117,951,500
TID comments						

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 006 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	1611	35,832,800	34,174,800	2,119,100	36,293,900
Total for Regular School Districts			35,832,800	34,174,800	2,119,100	36,293,900
Total TID Value # 006			35,832,800	34,174,800	2,119,100	36,293,900
TID comments 1 tax key number added: 24-0832202646						

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 007 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	1789	30,312,800	28,181,100	1,750,500	29,931,600
Total for Regular School Districts			30,312,800	28,181,100	1,750,500	29,931,600
Total TID Value # 007			30,312,800	28,181,100	1,750,500	29,931,600
TID comments						

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 008 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	1884	14,281,200	17,389,200	214,500	17,603,700
Total for Regular School Districts			14,281,200	17,389,200	214,500	17,603,700
Total TID Value # 008			14,281,200	17,389,200	214,500	17,603,700
TID comments Sunrise Pointe Ventures, LLC: Building renovations (Gamber Johnson) = +\$3,264,200.						

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 009 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	2015	151,280,700	167,652,800	8,320,100	175,972,900
Total for Regular School Districts			151,280,700	167,652,800	8,320,100	175,972,900
Total TID Value # 009			151,280,700	167,652,800	8,320,100	175,972,900
TID comments						
5 tax key numbers added: 23-0801120006, 23-0801120007, 23-0801120008, 23-0801300004, 23-0801300005, New office building (Delta Dental) \$21 million						

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 010 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	2436	48,598,200	55,287,600	3,283,700	58,571,300
Total for Regular School Districts			48,598,200	55,287,600	3,283,700	58,571,300
Total TID Value # 010			48,598,200	55,287,600	3,283,700	58,571,300
TID comments						
2 tax key numbers added: 24-0832200424, 24-0832200425. New construction over \$1 million on parcels: 24-0832202054, 24-0832200303, 24-0832200302						

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 011 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	2545	21,017,900	19,764,800	1,136,700	20,901,500
Total for Regular School Districts			21,017,900	19,764,800	1,136,700	20,901,500
Total TID Value # 011			21,017,900	19,764,800	1,136,700	20,901,500
TID comments						

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 012 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	2550	16,426,200	15,637,500	730,600	16,368,100
Total for Regular School Districts			16,426,200	15,637,500	730,600	16,368,100
Total TID Value # 012			16,426,200	15,637,500	730,600	16,368,100
TID comments						

Tax Incremental District (TID) Assessment Report

WI Dept
of Revenue

TID # 013 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values		
				Real Estate	Personal Property	Total
School Districts						
SCH D OF STEVENS POINT AREA	495607	2549	5,724,800	5,606,400	113,900	5,720,300
Total for Regular School Districts			5,724,800	5,606,400	113,900	5,720,300
Total TID Value # 013			5,724,800	5,606,400	113,900	5,720,300
TID comments						

Preparer Information

Name	NICHOLE TESCH	Title	APPRAISER
Email	NICHOLE@FORWARDAPPRAISAL.COM	Phone	608-444-6216

Signature Statement

Under penalties of law, I declare this form and all attachments are true, correct and complete to the best of my knowledge and belief.

Do you agree with the statement above?

☒ YES ☐ NO

Submission Information

You successfully submitted your form. Save and/or print a copy for your records.

Co-muni code: 49281

Submission date: 06-08-2022 10:33 AM

Confirmation: MAR20221330O1654656355726

Submission type: ORIGINAL



OwnerName
OwnerAddress
SecondaryOwnerName
OwnerCityState OwnerZip

RE: City-wide Revaluation
Parcel: TaxKeyNumber
Site: PropertyAddress

The City of Stevens Point is working to complete a city-wide revaluation for the 2023 assessment year and is mandated by the State of Wisconsin to complete this revaluation. Our goal is to conduct an accurate and transparent revaluation, and as a result this process will affect all properties within the City. In order for the City to best revalue properties within the community, we are asking for your cooperation throughout the process. Below is a list of Frequently Asked Questions that should help answer many of the questions you may have. If you have any additional questions, please contact the City Assessor's office at 715-346-1553 Ext. 2 or at assessor@stevenspoint.com.

Revaluation FAQs

1. What is a revaluation?

A revaluation is a process by which the assessors review each property record in the city and assign it a new value (they revalue each property) based upon a variety of factors. There are different types of revaluations, but the goal of all revaluations is the same: produce a more accurate and equitable value than was in place previously on a given property and City-wide. This means that assessments should reflect market sale prices and properties with comparable amenities should be assessed similarly.

For example, if the assessed value on a property is \$150,000, we would expect the property to sell for about \$150,000. In other words, the assessed value should be 100% of market value. Foreclosure sales, sales between related parties and any other sale that is concluded under duress are not considered reflective of market value.

To be at 100% for every property annually is an ideal situation and not entirely realistic. The Wisconsin Department of Revenue (DOR) recognizes that and allows a cushion of +/- 10% (i.e., between 90% - 110% of estimated market value) to remain in compliance with the law. This allows for both market fluctuations and the human element of a sale.

From our previous example, if a home sells for \$150,000, that means the assessed value should be between \$135,000-\$165,000.

2. Why is the city undergoing this revaluation process?

Wisconsin Department of Revenue statutes require municipalities to be within 10% of market value (between 90% - 110%) to be considered "in compliance." The City of Stevens Point's overall

ratio was 76.83% in 2022, therefore the City is out of compliance. The last city-wide revaluation was done in 2017.

3. Who is performing the revaluation?

The revaluation is a collaborative effort by both Assessor's Office staff and Forward Appraisal LLC, a professionally licensed appraisal company. Forward Appraisal has worked with city office staff since 2015 and a portion of this revaluation process is an extension of their annual tasks, just as a portion of it is an extension of the annual tasks for the city employees.

4. How does the revaluation work?

There are different types of revaluations that can be undertaken: market update, drive-by revaluation, exterior revaluation, and full revaluation. In this case, the city will be undergoing a combination of a market update and drive-by revaluation.

Appraisers will be going through each property's record card to confirm that information we have on file is accurate via electronic and remote means (e.g., satellite/GIS imagery, Google Maps, etc.). Then we will perform sales studies, neighborhood studies, income/expense studies (for income-producing properties), and other necessary studies to assist in creating new models. Using these models, we will adjust valuation tables as necessary to better reflect market conditions. We will then field verify a percentage of the values before sending out the final assessment notices.

5. How are City taxes calculated?

Tax rates are built using two numbers: total City valuation and total City budget. The tax rate then gets applied to each individual property's valuation to determine what amount of taxes each property is responsible for. Given that the budget is put in place after the values are set, there is no way to determine exact tax rates or amounts during the revaluation.

6. How is this going to change my property's taxes?

Some property owners may see a decrease in both value and taxes owed, some may see an increase in both value and taxes owed, and some may see an increase or decrease in value and the opposite in taxes owed. A property's value going up does not alone cause a higher tax amount owed.

We can use sample numbers to illustrate this concept.

Total Budget	=	\$20,000,000
City Valuation Total	=	\$1,000,000,000

Tax Rate (Mill Rate): $\$20,000,000 \div \$1,000,000,000 = \$0.0200$ (or \$20.00 per thousand)

A home valued at \$150,000, the taxes owed would be \$3,000.

Now, let us suppose the sample underwent a revaluation.

Total Budget	=	\$20,000,000	<i>*Not affected by revaluation</i>
City Valuation Total	=	\$1,100,000,000	

Tax Rate (Mill Rate): $\$20,000,000 \div \$1,100,000,000 = \$0.0182$ (or \$18.20 per thousand)

A home valued \$150,000, the taxes owed would be \$2,730.

It is important to remember though, that during a revaluation all property values are adjusted closer to market value. If the home were reassessed from \$150,000 to \$165,000, the taxes owed would be \$3,003 (similar to the taxes owed prior to the revaluation).

Please note that the Assessor's Office is strictly tasked with attaining accuracy in valuation. This is true both of revaluation years and non-revaluation ("maintenance") years. Technically, taxes and budget are outside the scope of the Assessor's Office. Please also understand that the total tax rate includes other taxing entities such as the Stevens Point Schools, Technical College, and Portage County.

7. Do I personally need to do anything for my property to get revalued? Does this mean somebody needs to go through my house?

Most of the work will be done in office and through drive-by review. An exception to that would be inspections for new permits, sales, and rechecks for work from prior years, but those will be worked separately.

If you wish for the Assessor to review your home for a full and accurate revalue, please contact our office directly to schedule an appointment. Most appointments take less than 30 minutes and can be done to fit within your schedule.

8. I just put up a new garage (or updated my kitchen, or tore down a shed, etc.) Do the assessors know that?

It never hurts to bring any changes to the attention of the Assessor's Office. If the changes were done without permits, then that's information that the Assessor's Office might not have. Any changes that would have been completed with a permit will be inspected independently of the revaluation process.

9. Where can I see my property information?

All property data is available on the City of Stevens Point's website under the "Property Search" link. We encourage property owners to look at and verify their property information and bring to our attention any discrepancies they find.

10. When will notices of new assessments be mailed?

Notices of changed assessments are scheduled to be mailed to property owners after values are reviewed this summer.

11. What is "Open book"

Open book is a set period of time for property owners to contact our office with questions regarding their new values. After notices are mailed, property owners with questions are encouraged to contact our office via phone or email. If a property owner wishes to meet with an appraiser in person, an appointment will be set up to discuss their property.

12. What if I still disagree with my value after my Open Book appointment?

A property owner who still disagrees with the assessed value has the right to appear before the Board of Review. This board acts like a court by taking oral testimony from the property owner and the Assessor's office. The board then makes decisions based upon the evidence presented. The Assessor's value is presumed correct unless compelling contrary evidence is presented. Information on board of review and how to object to your valuation will be referenced on each notice of assessment and is available on the Department of Revenue's website.

13. What information can I use to contest my value if I disagree with it?

The best indicator of market value is a recent sale of the subject property. This would be a sale on the open market between a willing buyer and seller under no duress to sell or any compulsion to buy. Additional relevant information can include similar homes nearby with lower assessments, a recent market value appraisal, and construction costs if recently built.

14. What information cannot be used to contest my value if I disagree with it?

Concerns specific to the taxes, rather than the assessed value, will not be reviewed. Our job is to determine an assessed value that closely represents market value. We do not determine, set or collect taxes. Assessed values in other communities will not be considered as they do not represent the market value within our city.

15. Who can I contact with further questions?

You can call, email, mail, or simply stop into the Assessor's Office. We would prefer a call or email as first contact. All inquiries must be responded to within ten days by state statute, but we typically try to respond within 48 hours.

Questions specific to the revaluation can be directed to assessor@stevenspoint.com

Thank you,

*City of Stevens Point
Assessor's Office*

Commercial Operating Statement

City of Stevens Point Assessor's Office

1515 Strong's Ave, Stevens Point, WI 54481

Expenses (\$), if any, paid by Owner (or Projected)				Expenses (\$), if any, paid by Tenant (or Projected)			
Type	2020 (p. 2023)	2021 (p. 2024)	2022 (p. 2025)	Type	2020 (p. 2023)	2021 (p. 2024)	2022 (p. 2025)
◦ Advertising	\$	\$	\$	◦ Advertising	\$	\$	\$
◦ Maintenance	\$	\$	\$	◦ Maintenance	\$	\$	\$
◦ Repairs	\$	\$	\$	◦ Repairs	\$	\$	\$
◦ Cleaning	\$	\$	\$	◦ Cleaning	\$	\$	\$
◦ Supplies	\$	\$	\$	◦ Supplies	\$	\$	\$
◦ Management Fees	\$	\$	\$	◦ Management Fees	\$	\$	\$
◦ Commissions	\$	\$	\$	◦ Commissions	\$	\$	\$
◦ Legal/Professional Fees	\$	\$	\$	◦ Legal/Professional Fees	\$	\$	\$
◦ Insurance	\$	\$	\$	◦ Insurance	\$	\$	\$
◦ Utilities	\$	\$	\$	◦ Utilities	\$	\$	\$
◦ Real Estate Taxes	\$	\$	\$	◦ Real Estate Taxes	\$	\$	\$
◦ Other:	\$	\$	\$	◦ Other:	\$	\$	\$
◦	\$	\$	\$	◦	\$	\$	\$
◦	\$	\$	\$	◦	\$	\$	\$
◦	\$	\$	\$	◦	\$	\$	\$
◦	\$	\$	\$	◦	\$	\$	\$
◦	\$	\$	\$	◦	\$	\$	\$
◦	\$	\$	\$	◦	\$	\$	\$
◦	\$	\$	\$	◦	\$	\$	\$
◦ Replacement Reserves	\$	\$	\$	◦ Replacement Reserves	\$	\$	\$

Lease Info

Are leases "Triple Net (NNN)"? Yes ___ No ___ If "no" please list below the expenses that each is responsible for, per lease agreement:

Owner responsible for:

Tenant responsible for:

Market Data (Most Recent Valid Sale Info)

___ Purchased Land Only (or) ___ Purchased Land & Buildings

\$ _____ \$ _____

Year _____ Year _____

Land Size: _____ sf

(Cap rate used, if known: _____ %)

___ Purchase price included considerations other than Real Estate

Item	Amount (\$)
◦	
◦	
◦	

Remodeling/New Construction

Any remodeling or capital improvements in the last 5 years? Yes ___ No ___

If "yes", please
describe and
provide costs:

\$ _____

Any new construction in the last 2 years? Yes ___ No ___

If "yes", please
describe and
provide costs:

\$ _____

Signature: _____

Email: _____

Phone: _____ 2/2

WISCONSIN DEPARTMENT OF REVENUE
2022 STATEMENT OF CHANGES IN EQUALIZED VALUES BY CLASS AND ITEM

County 49 Portage
City 281 Stevens Point

REAL ESTATE	2021 RE Equalized Value	Removal of Prior Year Compensation	% Change	\$ Amount of Economic Change	% Change	\$ Amount of New Constr	% Change	Correction & Compensation	% Change	\$ Amount of All Other Changes	% Change	2022 RE Equalized Value	Total \$ Change in R.E. Value	% Change
Residential														
Land	200,386,900	0	0%	20,840,200	10%	101,700	0%	0	0%	-56,000	0%	221,272,800	20,885,900	10%
Imp	978,108,500	0	0%	101,723,300	10%	5,274,300	1%	0	0%	-1,294,800	0%	1,083,811,300	105,702,800	11%
Total	1,178,495,400	0	0%	122,563,500	10%	5,376,000	0%	0	0%	-1,350,800	0%	1,305,084,100	126,588,700	11%
Commercial														
Land	136,146,000	0	0%	15,439,000	11%	114,000	0%	0	0%	817,800	1%	152,516,800	16,370,800	12%
Imp	863,314,900	0	0%	97,899,900	11%	54,602,600	6%	0	0%	639,000	0%	1,016,456,400	153,141,500	18%
Total	999,460,900	0	0%	113,338,900	11%	54,716,600	5%	0	0%	1,456,800	0%	1,168,973,200	169,512,300	17%
Manufacturing														
Land	6,666,700	0	0%	131,000	2%	0	0%	0	0%	30,100	0%	6,827,800	161,100	2%
Imp	57,496,200	0	0%	1,482,400	3%	90,000	0%	0	0%	-837,200	-1%	58,231,400	735,200	1%
Total	64,162,900	0	0%	1,613,400	3%	90,000	0%	0	0%	-807,100	-1%	65,059,200	896,300	1%
Agricultural														
Land/Total	117,200	0	0%	5,700	5%	0	0%	0	0%	2,100	2%	125,000	7,800	7%
Undeveloped														
Land/Total	60,700	0	0%	-300	0%	0	0%	0	0%	0	0%	60,400	-300	0%
Ag Forest														
Land/Total	271,600	0	0%	4,900	2%	0	0%	0	0%	-48,500	-18%	228,000	-43,600	-16%
Forest														
Land/Total	0	0	0%	0	0%	0	0%	0	0%	0	0%	0	0	0%
Other														
Land	22,800	0	0%	800	4%	0	0%	0	0%	0	0%	23,600	800	4%
Imp	33,600	0	0%	6,400	19%	0	0%	0	0%	0	0%	40,000	6,400	19%
Total	56,400	0	0%	7,200	13%	0	0%	0	0%	0	0%	63,600	7,200	13%
Total Real Estate														
Land	343,671,900	0	0%	36,421,300	11%	215,700	0%	0	0%	745,500	0%	381,054,400	37,382,500	11%
Imp	1,898,953,200	0	0%	201,112,000	11%	59,966,900	3%	0	0%	-1,493,000	0%	2,158,539,100	259,585,900	14%
Total	2,242,625,100	0	0%	237,533,300	11%	60,182,600	3%	0	0%	-747,500	0%	2,539,593,500	296,968,400	13%
PERSONAL PROPERTY														
	Non-Mfg Personal Property				Manufacturing Personal Property				Total of All Personal Property					
	2021	2022	% Change		2021	2022	% Change		2021 Total	2022 Total	Tot. \$ Chg in PP		% Change	
Watercraft	0	0	0%		0	0	0%		0	0	0		0%	
Machinery Tools & Patterns	0	0	N/A		7,214,000	8,339,500	16%		7,214,000	8,339,500	1,125,500		16%	
Furniture Fixtures & Equip	64,681,000	65,313,400	1%		2,467,800	3,314,700	34%		67,148,800	68,628,100	1,479,300		2%	
All Other	16,457,000	17,210,600	5%		1,194,200	1,552,600	30%		17,651,200	18,763,200	1,112,000		6%	
Prior Year Compensation	0	0			0	0			0	0	0			
Total Personal Property	81,138,000	82,524,000	2%		10,876,000	13,206,800	21%		92,014,000	95,730,800	3,716,800		4%	
TOTAL EQUALIZED VALUE	2021 Total									2022 Total	Total \$ Change		% Change	
Real Estate & Personal Property	2,334,639,100									2,635,324,300	300,685,200		13%	



MEMORANDUM

To: City Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: July 6, 2023

RE: Discussion on the City's Home Occupation Ordinance

Background: After the U.S. Supreme Court ruling in *Euclid v. Ambler Realty*, formally acknowledging zoning as a valid form of police power, municipal zoning codes have carefully crafted language to allow for small-scale commercial operations to take place within one's home. A home occupation, generally defined, is the use of a dwelling or accessory building for a specific commercial activity.

The City's Zoning Code, like other municipal zoning ordinances, provide a deliberate differentiation between home-based businesses and professional offices. Examples of home-based businesses include baking, dressmaking and telephone service occupations. Examples of professional offices include spaces for accountants, architects, interior designers, dentists and photographers. Although communities see examples of both home-based businesses and professional offices, the last five years have seen a significant increase in the quantity of professional offices. The overhead costs to operate a commercial office space, along with the aftermath of the COVID-19 pandemic, has resulted in an increase in professional offices occupying space within a home.

Since the current iteration of the City's Zoning Code was adopted in 1979, the following regulations have applied for operating a home-based business:

HOME OCCUPATION/PROFESSIONAL OFFICE - is any occupation or profession carried on by a member of the immediate family residing on the premises provided that such occupation is incidental to the use of the premises for residential purposes and does not affect any substantial change in the external

www.stevenspoint.com

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arrangement of the building or in the character of the neighborhood; no substantial amount of stock in trade is kept of commodities sold; no more than one person beyond the immediate family may be employed in said home occupation. A professional person may use his residence for consultation, emergency treatment, or performance of religious profession. Home occupations are not permitted which involve the presence of any kind of animal, rodent, or aquatic life on the premises as an essential part of such home occupation.

Stated differently, the requirements to operate a home-based business is as follows:

1. The person who carries out the home-based business must reside on the premise.
2. The residential use of the property must be primary, and the commercial use must be "incidental" to that residential use.
3. The building cannot be modified externally to accommodate the commercial use.
4. The commercial use cannot induce significant traffic, noise, dust, etc., over and above that is already present in the neighborhood.
5. Only a reasonable amount of stock for a business being run out of a household is on site at any given time. Entire rooms filled with goods for sale, garages stocked full of boxes of goods, or goods cluttering spaces otherwise used for residential purposes are not allowed.
6. One may employ only one person other than immediate family members who reside on the property to work at the residential property.
7. Businesses where animals, rodents or aquatic life are essential to its operation are not permitted.

Administering the above home occupation definition does come with challenges. Terms used within the definition, such as 'incidental' and 'substantial,' provides a degree of subjectivity that makes it challenging to uniformly apply it given the wide degree of home-based businesses that exist. Truth be told, I have had prospective home-based businesses choose not to operate within city limits due to how subjective the City's ordinance is, and the fear that future City staff could administer the ordinance differently.

Based on these past conversations with prospective home-based business owners, along with lived experiences in administering the City's home occupation ordinance, Alder Shorr and I have been working on producing a draft update to this ordinance. In re-writing the home occupation ordinance, three items were taken into account:

1. Reduce the level of subjectivity by providing more objective standards.
2. Tailor the ordinance in a way that is welcoming for future home-based businesses to operate in the city. Start-up businesses, generally speaking, do not have the cash flow to afford a commercial space to operate their business. The City should be looking at ways to promote business and entrepreneurial growth from the ground up – from the basement of a home to a standalone commercial establishment.
3. Ensure that home-based businesses operate in a way that retains the primary, intended residential character of the area. Small business growth is something that all communities strive for, but land use policies need to be in place to

mitigate and/or eliminate negative characteristics (e.g., heavy traffic, noxious smells, etc.) that may occur within a defined residential neighborhood. For example, the City's current home occupation ordinance would not prohibit a small-scale chemical manufacturing establishment to operate within the basement of a home. Not only does that type of use cause concerns for homes located within the City's Groundwater Protection Districts, but it can incite increased nuisance effects and a higher intensity of activity compared to uses allowed within residential zoning districts.

For the sake of this conversation, it is important to note that the term 'professional office' is separated from the definition of 'home occupation.' Professional offices have increased in popularity over the last few years, especially with the rise in work from home practices in a post-COVID-19 workplace. Professional offices would not be subject to the regulations within the attached draft ordinance.

The purpose of this agenda item is to discuss the attached draft ordinance, outlining revisions based on comments received during the last Plan Commission meeting. Please be prepared to provide feedback during the meeting.

If you have any questions in the interim, please feel free to contact me.

Ch. 23.01 (17) Home Occupations

a) Definition. A home occupation shall be any business or commercial activity that is conducted within a dwelling unit.

b) Purpose and intent.

1) The purpose of this section is to establish requirements for the operation of home-based occupations, businesses, professions and trades within residential dwellings in a manner that is:

- a) Accessory and subordinate to the primary residential use of the property;
- b) Conducted in a manner that is compatible with the residential premises;
and
- c) Not detrimental to the residential character, appearance and livability of surrounding properties within which such uses and activities are conducted.

2) For residential dwellings located in commercial and industrial zoning districts, the provisions of this section shall apply only to the extent that such occupations or businesses are accessory uses and are not a principal or conditional use that may be allowed in those zoning districts.

c) General requirements. All home occupations shall comply with all of the following requirements:

1) Prohibited home occupations. The following uses are prohibited as part of a home occupation:

a) Any occupation involving the purchase and resale, exchange, production, refinement, packaging or handling of explosives, or hazardous materials or substances, as defined pursuant to the Comprehensive Environmental Response Compensation and Liability Act.

b) Adult ~~businesses~~ stores

c) Dance or night clubs

d) Gun or ammunition sales

e) Mini-storage

~~f) The storage of equipment, materials and other accessories for the construction or service trades~~

~~g) f)~~ The service, repair, or painting of any motorized vehicle including, but not limited to, motor vehicles, trailers, boats, personal watercraft, recreation vehicles and snowmobiles.

~~h) g)~~ Welding or machining

~~i) h)~~ Automobile sales, excluding the sale of the residents' personal vehicle(s).

- ~~j) Animal grooming, boarding and care.~~
 - ~~k) Limousine, taxi and bus services.~~
 - ~~h) Automotive towing and wrecking services.~~
 - ~~m) Dispatch centers~~
 - ~~n) Medical and dental offices, clinics and laboratories (not including counselors, psychotherapists and licensed massage therapists)~~
 - ~~e)k) _____~~ For dwellings located within the Groundwater Protection Zones A, B and C, no use listed as 'prohibited' within their respective groundwater protection zone is allowed as a home occupation.
- 2) The owner or proprietor of a home occupation shall permanently reside in the dwelling from which the home occupation is being conducted.
- 3) No more than ~~one two~~ employees who does not permanently reside in the dwelling from which the home occupation is being conducted may be employed in said home occupation. For the purpose of this section, 'employee' shall refer to a person ~~receiving payment from the owner or proprietor of a home occupation in exchange for services being provided, or the offering of free services in the operation of a home occupation, providing services on the property where the home occupation is taking place.~~
- 4) Signage is permitted on the property in accordance with Chapter 25, Sign Ordinance of the City of Stevens Point.
- 5) The residential dwelling shall remain in character and appearance that is typical and customary for dwellings located in the zoning district within which the home occupation is located. Alterations that make the dwelling, building and/or site appear or function similar to a commercial operation are prohibited. ~~Prohibited alterations include, but are not limited to, a second kitchen, special equipment or additional furnishings that are not typical for residential use, additional plumbing, cooling and heating fixtures, and commercial like exterior lighting.~~
- 6) ~~No e~~Exterior entryways separate from entryways ~~that serves the dwelling shall not to serve the dwelling shall~~ be created and/or provided solely for the ~~operation conduct~~ of the home occupation.
- 7) There shall be no exterior evidence of the conduct of a home occupation, including storage of business equipment, materials, merchandise, inventory and heavy equipment.
- ~~8) There shall be no use of mechanical equipment that is not recognized as being part of a residential household or for hobby uses. For the purpose of this section, 'hobby' is defined as an activity or interest pursued primarily for~~

~~pleasure, which may incur a profit provided that the operator does not depend on said profit for their livelihood.~~

~~9)8)~~ The home occupation shall not result in a public nuisance as defined in Chapter 21.15(1) of the City of Stevens Point Revised Municipal Code. Examples of a public nuisance include, but are not limited to, noise, smoke, dust, odor, heat, glare or electronic disturbance.

~~10)9)~~ There shall be no commodities sold or services rendered that require receipt and delivery of merchandise, goods or equipment by other than passenger motor vehicle, ~~or by~~ the United States Mail Service, UPS, FedEx. ~~The delivery of goods not more than twice weekly via UPS, FedEx and similar delivery services. The use of a semi-trailer for a home occupation is prohibited. that utilize vehicles not exceeding 2 1/2 tons in capacity shall be permitted.~~

~~11)10)~~ The home occupation shall not involve the use of commercial vehicles for the delivery of materials to or from the premises other than one vehicle if it is used by a resident of the dwelling unit. ~~, not to exceed three quarter ton capacity, that is owned and operated by the permanent occupant of the dwelling.~~

~~12)11)~~ The total floor space utilized by the home occupation shall ~~need not~~ exceed 25% of the habitable floor area of the dwelling unit as outlined in SPS 320.02(1)(cs)(2)(b).

~~13)12)~~ No more than four visitors on the premises ~~at any given time, on the premise~~ for the sole purpose of the home occupation shall be ~~is~~ permitted. This provision shall not apply for in-home day care uses.

~~n)d)~~ Appeals. ~~Persons with disabilities recognized under the Americans with Disabilities Act and related state laws may be accommodated by special exception to the City Plan Commission. An~~ The applicant may request waiving of one or more, or a portion thereof, of the requirements of this section. The special request, requiring a Class II Public Hearing, may be granted by the Plan Commission and Common Council after a Class II Public Hearing. In reviewing the request, the ~~Plan Commission~~ Common Council may grant a waiver if ~~the applicant's physical disability prevents the applicant from conducting a home occupation within the requirements of this section and granting~~ such a waiver is not an unduly burdensome on the City, the neighborhood, or its residents.

Community Development Report, April 2023

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	2157 Prairie St (BLD/ZN)	\$14,000.00	\$443.00
Two-Family	1	3713/3715 Doolittle Dr	\$350,000.00	\$1,515.00
Multi-Family	-	-	-	-
Commercial/Industrial	1	Wood Street Storage 2116 Wood St	\$99,000.00	\$1,008.00
	2	St. Paul Lutheran Church New Classroom Building 1919 Wyatt Ave (BLD/ZN/HVAC)	\$375,450.00	\$847.00
	3	Mid-State AMETA Center 5000 Coxe Dr (BLD/ZN ONLY)	\$3,162,221.00	\$5,378.16

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	99	\$1,014,739.42	\$6,570.39
Commercial	48	\$4,459,517.66	\$28,446.34

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
155	\$9,474,928.08	\$44,207.89	440	\$25,106,655.62	\$91,252.55

2022	467	\$41,129,574.06	\$41,129,574.06
2021	434	\$10,191,623.31	\$57,166.40
2020	365	\$30,830,185.49	\$85,411.76

Violation Report

New Code Cases		
Abandoned Vehicle on Property	4	
Bulk Waste at Curb Early	13	
Commercial Building Violation		
Construction Work Without Permits	1	
Debris on Property	41	
Exterior Violations on House	24	
Illegal Pets or Livestock		
Infestation		
Interior Housing Violations	1	
Potholes	5	+
Property Encumbrance		
Public Works Violation		+
Snow & Ice Removal - Sidewalk	1	
Tall Grass or Noxious Weeds	1	
Trash Containers Improperly Stored		
Vacant Building/Home	1	
Vehicle Parked on Grass	15	
Vision Obstruction in Roadway or Intersection		
Zoning Violations		
Total Violations / Total Service Fees Billed	107	\$2,000
Voluntary Compliance Rate for Tagged/Verbal	16/22	71%

+ Referred to another department

Community Development Report, May 2023

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	3108 Island View Ct	\$371,800.00	\$1,250.50
Two-Family	1	3717/3719 Doolittle Dr	\$350,000.00	\$1,515.00
	1	3721/3723 Doolittle Dr	\$350,000.00	\$1,515.00
Multi-Family	-	-	-	-
Commercial/Industrial	1	St. Paul Lutheran Church New Classroom Building 1919 Wyatt Ave (ELE)	\$39,480.00	\$200.00
	1	Home 2 Suites (F/F ONLY) 3317 John Joanis Dr	\$0.00	\$300.00
	1	123 Storage (Phase 3) (ELE) 5017 Heffron St	\$11,000.00	\$594.16
	1	Scooter's Coffee 5707 Highway 10 E	\$370,000.00	\$1,175.00

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	103	\$1,025,235.60	\$7,305.69
Commercial	53	\$10,857,577.01	\$42,952.75

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
163	\$13,375,092.61	\$56,808.10	603	\$38,481,748.23	\$148,060.65

2022	643	\$57,794,783.60	\$193,353.53
2021	575	\$19,468,288.61	\$111,207.08
2020	496	\$38,298,345.23	\$124,814.57

* Total values will be reflected on full permit.

Violation Report

New Code Cases		
Abandoned Vehicle on Property	2	
Bulk Waste at Curb Early	27	
Commercial Building Violation		
Construction Work Without Permits	3	
Debris on Property	13	
Exterior Violations on House	1	
Illegal Pets or Livestock		
Infestation		
Interior Housing Violations		
Native Lawn Plan	2	
Potholes	1	+
Property Encumbrance		
Public Works Violation	1	+
Snow & Ice Removal - Sidewalk		
Tall Grass or Noxious Weeds		
Trash Containers Improperly Stored	5	
Vacant Building/Home		
Vehicle Parked on Grass	1	
Vision Obstruction in Roadway or Intersection		
Zoning Violations	6	
Total Violations / Total Service Fees Billed	62	\$2,000
Voluntary Compliance Rate for Tagged/Verbal	29/30	97%

+ Referred to another department