

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.

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**July 17, 2023
7:00 PM**

OR

Zoom Teleconferencing

Meeting ID: 898 5804 3317 | Passcode: 032555

By Computer: [Zoom Link](#)

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

Agenda

1. Roll Call.
2. Salute to the Flag and Mayor's opening remarks.
3. Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.

Consideration and Possible Action on the Following:

5. Consent Agenda:
 - Minutes of the Common Council Meeting of June 19, 2023 and the Special Common Council Meeting of July 10, 2023.
 - Minutes and Actions of the Special Police and Fire Commission meeting of June 20, 2023:
 1. Revisions to Policies and Procedures for the Police and Fire Commission.
 - Minutes and Actions of the Police and Fire Commission meeting of July 11, 2023:
 4. Confirmation of Bills.
 7. Discussion, with possible action, on filling new Deputy Fire Marshal/Emergency Management Coordinator position with Justin Malin.
 8. Discussion, with possible action, on moving forward with the employment of entry level Firefighter/Paramedic Jared Higgins.
 10. Revisions to Policies and Procedures for the Police and Fire Commission.
 - Minutes and Actions of the Plan Commission meeting of July 6, 2023:
 2. Report of the June 5, 2023 meeting of the City Plan Commission.
 7. Discussion only: Home occupation ordinance.
 8. April and May 2023 Monthly Reports.

9. Director's Report.

- Actions of the Board of Water and Sewerage Commissioners meeting of July 10, 2023:
 2. Approval of minutes.
 3. Approval of department claims.
 4. 2022 Audit Presentation by Baker Tilly.
 5. Addition of Inspection Tech Position.
 8. Compliance Maintenance Annual Report.
 9. Expenditures related to grit washer repairs.
 10. Expenditures related to check valve repairs.
 - Actions of the Airport Commission meeting of July 10, 2023:
 2. Approval of minutes.
 3. Approval of department claims.
 4. 2022 Audit Presentation of Baker Tilly.
 - Minutes and Actions of the Personnel Committee meeting of July 10, 2023:
 2. Scott Beduhn, Director of Public Works, request to create an Engineering Tech position.
 3. Joel Lemke, Director of Public Utilities, requests to hire an additional Inspection Technician position.
 - Minutes and Actions of the Board of Public Works meeting of July 10, 2023.
 - Minutes and Actions of the Public Policy and General Government meeting of July 10, 2023:
 2. License List.
 3. Hearing on appeal for rejected operator license for James Conrady.
 4. Request to Hold Event/Street Closing.
 - Minutes and Actions of the Finance Committee meeting of July 10, 2023:
 7. Approval of Claims Paid.
 - Statutory Monthly Financial Report by Comptroller/Treasurer.
 - Mayoral Appointments:
 - Plan Commission: Mike Beacom, filling the unexpired term of Mark Ilten, expiring April 30, 2025.
 - Historic Preservation and Design Review (Alternate #2): Hana Cutler, filling the unexpired term of Jordan Hornung, expiring April 30, 2024.
6. Public Hearing on installation of storm sewer laterals for properties fronting Washington Avenue, Portage Street, Third Street, Meadow Street, and Smith Street.
 7. Final Resolution - Installation of storm sewer laterals for properties fronting Washington Avenue, Portage Street, Third Street, Meadow Street, and Smith Street.
 8. Consideration of possible design changes to the Approved Alternative Business 51 Planning Study.
 9. Resolution - 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).
 10. Resolution - 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.

11. Community Development Department Annual Report for 2022.
12. Approval of Updated Resolution Designating Public Depository and Authorizing Withdrawal of City Moneys.
13. Disallowance of Claim-Mitchell Martin-Injury due to fall from a swing.
14. Disallowance of Claim-Brian Schweitzer-Vehicle damage due to parking block.
15. Adjournment.

RMC – Revised Municipal Code

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

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

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

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**June 19, 2023
7:00 PM**

OR

Zoom Teleconferencing

Agenda

1. Roll Call.

Present: Ald. Christianson, Shorr, Keymer, Zarazua, Birr, Plaisance, Kneebone, Shuda, Lang, Fishler, Morrow.

Others

Present: Mayor Wiza, Clerk Yenter, C/T Ladick, H/R Manager Frasch, Mayoral Assistant Kowski, Director Kremer, Director Beduhn, Chief Moody, Director Kernosky, Attorney Beveridge.

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

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

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

Sandra Bystrom, 2100 Lepak Drive, spoke about the Pride event and expressed her displeasure at the event having been held.

Keith Kedrowski, 1536 Water Street, spoke about decorum and federal loans.

5. Presentation to the Mayor and Council:

Eric Yonke, Community Engagement Coordinator for ECDC Multicultural Community Center: Update on Central Wisconsin Refugees.

Eric Yonke gave an overview of ECDC and an update on Central Wisconsin Refugees.

Consideration and Possible Action on the Following:

6. Consent Agenda:

Minutes of the Common Council Meeting of May 15, 2023 and Minutes of the Special Common Council Meeting of May 30, 2023.

Actions of the Special Police and Fire Commission meeting of May 17, 2023 and Actions of the Police and Fire Commission meeting of June 6, 2023:

4. Confirmation of Bills

7. Discussion, with possible action, to approve FF/PM Fourness, Lewandowski, and Wronski to Firefighter/Paramedic status as of May 24th, 2023.

8. Discussion, with possible action, to approve D/C Ewing to Division Chief of Training as of May 8th, 2023.
9. Discussion, with possible action, to approve B/C Hageman to Battalion Chief as of May 8th, 2023.
10. Discussion, with possible action, to approve B/C Hopfensperger to Battalion Chief as of June 21st, 2023.

Actions of the Park Commission meeting of June 7, 2023:

2. Approval of May 3, 2023 meeting minutes.
3. Request by Point Fastpitch to serve alcohol on July 14, 15, and 16 at Goerke Park.
5. Director's Report.

Minutes and Actions of the Plan Commission meeting of June 5, 2023:

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.
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).
7. Discussion only: Home occupation ordinance.
8. Discussion on Comprehensive Plan update.

Minutes and Actions of the Personnel Committee meeting of June 12, 2023:

2. Amendment to Administrative Policy 3.01 Standard Benefits - Licenses and Certifications.

Minutes and Actions of the Public Policy and General Government meeting of June 12, 2023:

2. License List.
3. Hearing on appeal of rejected operator license for Breeann Hartle.
4. Request to Hold Event/Street Closing.

Minutes and Actions of the Finance Committee meeting of June 12, 2023:

3. Approval of ordering 2 garbage trucks, with funding to come from the 2024 capital budget.
4. Approval of a weed harvester rental agreement with Aquarius.
5. Approval of the purchase of a replacement weed harvester from Aquarius.
7. Approval of Claims Paid.

Statutory Monthly Financial Report by Comptroller/Treasurer.

Ald. Fishler moved, Ald. Shuda seconded, to approve the consent agenda.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Birr, Plaisance, Kneebone, Shuda, Lang, Fishler, Morrow.
Nays: None. Motion carried.

7. **Ordinance Amendment - A request from the City of Stevens Point to amend Chapter 22, Historic Preservation and Design Review Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 22.05 for the purpose of defining the term 'mural' and creates Section 22.07 for the purpose of establishing guidelines for the painting of murals on historic buildings.**

Ald. Christianson moved, Ald. Birr seconded, to approve the ordinance.

Call for the vote: Ayes: Morrow, Fishler, Lang, Shuda, Kneebone, Plaisance, Birr, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

8. Resolution - 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).

Ald. Kneebone moved, Ald. Morrow seconded, to approve the resolution.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Birr, Plaisance, Kneebone, Shuda, Lang, Fishler, Morrow.
Nays: None. Motion carried.

9. Approval of a Memorandum of Understanding with AARP for a Community Challenge Grant.

Ald. Zarazua moved, Ald. Keymer seconded, to approve the memorandum of understanding.

Call for the vote: Ayes: Morrow, Fishler, Lang, Shuda, Kneebone, Plaisance, Birr, Zarazua, Keymer, Shorr, Christianson.
Nays: None. Motion carried.

10. Request to swap 5,625 square feet of private property located at 741 Second Street North (Parcel ID 281240820310010) in exchange for 7,125 square feet of public park property located at 813 Second Street North (Parcel ID 281240820310012).

Ald. Morrow moved, Ald. Shorr seconded, to approve the request.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Birr, Plaisance, Kneebone, Shuda, Lang, Fishler, Morrow.
Nays: None. Motion carried.

11. Adjournment.

Adjourned at 7:30 p.m.

**CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING MINUTES**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**July 10, 2023
5:50 PM**

OR

Zoom Teleconferencing

1. Roll Call.

Present: Ald. Christianson, Shorr, Keymer, Zarazua, Birr, Plaisance, Kneebone, Shuda, Lang, Fishler, Morrow.

Others

Present: Mayor Wiza, Clerk Yenter, C/T Ladick, Attorney Beveridge, H/R Manager Frasch, Chief Kussow, Director Kernosky.

Consideration and Possible Action on the Following:

2. Discover Downtown event and street closure on July 15, 2023 (Recurring Event).

Ald. Morrow moved, Ald. Christianson seconded, to approve the event.

Call for the vote: Ayes: Christianson, Shorr, Keymer, Zarazua, Birr, Plaisance, Kneebone, Shuda, Lang, Fishler, Morrow.

Nays: None. Motion carried.

3. Engagement letter with Stafford Rosenbaum, LLP and Attorney Ryan Braithwaite for attorney representation on Marshfield Clinic tax exemption matter.

Attorney Beveridge gave an overview of the request.

Ald. Christianson moved, Ald. Morrow seconded, to approve.

Call for the vote: Ayes: Morrow, Fishler, Lang, Shuda, Kneebone, Plaisance, Birr, Zarazua, Keymer, Shorr, Christianson.

Nays: None. Motion carried.

4. Adjournment.

Adjourned at 5:53 p.m.

**CITY OF STEVENS POINT
(SPECIAL) POLICE AND FIRE COMMISSION MINUTES
MEETING OF JUNE 20, 2023**

1. **Roll Call:** Commissioners Kirschling, Moore, Mrozek, Ostrowski, Zenner

Also Present: City Attorney Beveridge, Alderperson Kneebone

2. **Revisions to Policies and Procedures for the Police and Fire Commission.**

City Attorney Beveridge went over sidebar comments regarding possible changes to the existing policies and procedures and asked for policy input from commissioners.

Next discussion to be added to the agenda for the July 11th, 2023, Police and Fire Commission meeting.

3. **Adjournment.**

The meeting adjourned at 12:02 p.m.

**CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF JULY 11, 2023**

- 1. Roll Call:** Commissioners Kirschling, Moore, Mrozek, Ostrowski, Zenner

Also Present: Police Chief Kussow, Fire Chief Moody, Assistant Chief Williams, Lt. Uitenbroek, Comptroller/Treasurer Ladick, City Attorney Beveridge, Records Bureau Supervisor Tork, Lead Records Specialist Long, Alderperson Kneebone

2. President's Report

Nothing to report from Commissioner Moore.

3. Approval of Minutes

Commissioner Kirschling moved, seconded by Commissioner Mrozek, to approve the minutes of the June 6, 2023, meeting and the minutes of the June 20, 2023, special meeting as presented.

Ayes, all; nays, none. Motion carried.

4. Confirmation of Bills

Commissioner Ostrowski asked Chief Kussow to expand on the wellness visits for PD employees. Chief Kussow explained that each employee will be required to attend one to two, one-hour sessions per year, depending on job duties (i.e., sensitive crimes and crimes against children). Because of the types of incidents employees are subject to, we want to provide an additional tool to help them with emotional and mental health. All information is confidential between the counselor and the employee.

Commissioner Zenner and Commissioner Ostrowski stated they feel this is very important and hope the city will look into ways to help the PD fund the program.

Commissioner Ostrowski moved, seconded by Commissioner Kirschling, to approve the confirmation of the June 2023 bills.

Ayes, all; nays, none. Motion carried.

5. Lt. Uitenbroek PD to give an update on the 2023 U.S. Senior Open Championship that was held at SentryWorld.

The Championship was very successful and all public safety entities worked together well. Preliminary information shows Friday was the busiest day with over 9,000 in attendance (not including staff, security, volunteers, etc.). There was a traffic issue at Michigan Avenue/Stanley Street on Friday, but it was quickly resolved. During the tournament, a few minor law-related incidents occurred, along with mostly minor medical events. The PGA would like to come back in the near future.

6. Police Chief's Report

July 11, 2023

Police and Fire Commission
City of Stevens Point

Re: June 2023 Chief of Police Report

Commissioners:

The Department would like to make you aware of the following updates:

Personnel: 45/49

Note of Interest:

- June was the start of the Law Enforcement Speed Grant, this grant is in cooperation with the Portage County Sheriff's Office and Plover PD.
- **6-2-23/6-5-23/6-8-23** - Rescue Task Force Training. Approx. 120 police Officers from 5 different agencies, 100+ Fire Fighters/paramedics/first responders from 5+ agencies and well over 200 teachers or staff members from the 3 school districts were trained participated in the training over the 3 days. There were also over 100 people who volunteered their time to act as role players/victims during the scenarios across the 3 days. The training consisted of presentations, breakout groups and a large-scale scenario, where everyone was involved. Initial feedback is that the training was huge success and a big opportunity for everyone involved to learn. The goal is for each group to go back and debrief and discuss what works well and what doesn't and to get better and be more prepared. Another goal is to continue to train with the school districts, whether it be on in-service days, small presentations or more trainings like this, in the next several years.
- **6-3-23** – Lead Officer Nissen helped organize and participated in the Cops-n-bobbers event at Lake Pacawa, Plover, WI.

- **6-6-23** – Honor Guard presented the colors for the WI IAAI Fire Conference at the Holiday Inn and Assistant Chief Rottier welcomed the participants to the City.
- **6-9-23** – Assistant Chief Williams graduated from Command College with a degree as a Certified Public Manager from UW Madison.
- **6-9-23** - Lt. Johnson and Det. Drossel were able to fly to the Challenge Academy at Fort McCoy in a Blackhawk II helicopter along with several members from several school districts. While at the Academy they were given a tour by a cadet and also given a presentation about the academy and the history behind it. The purpose of the tour was so we can be better informed and able to possibly refer kids who are struggling to the program.
- **6-14-23** – Stevens Point/Plover SWAT team completed their annual tryouts.
- **6-15-23** – Ofc. Kristi Ahrens, Linda Froehlich NAMI, Amy Pond (PCHHS) and Jessica Hake (PCHHS) were honored by the WI chapter of the National Alliance on Mental Illness for becoming a certified CPI (Crisis Intervention Partner). A team that works cooperatively to train non-sworn citizen members and business leaders how to spot a mental illness crisis and de-escalate it.
- **6-20-23** – Lt. Uitenbroek successfully completed probationary period and is now permanent status.
- **6-20-23** - Ofc. Radsek and Lt. Johnson gave a tour of the Police Department to 11 kids with the Madison View Boys and Girls Club. The kids got to see the inner workings of the PD, ask questions, get a tour of a police car and meet K9 Willow.
- **6-26-23** – USGA Senior Open event which will run through July 2, 2023.
- **6-29-23** – Officer Alan Raasoch retires after 26+ years of service with the Stevens Point Police Department and to the City of Stevens Point.
- **6-30-23** – Riverfront Rendezvous

Calls of Interest:

06-19-23, One Vehicle Roll Over Church and Centerpoint, The crash vehicle took corner too fast and rolled. Driver and occupants fled the scene. Some of the occupants returned to the scene at which time, a parent of one of the occupants (known to L.E. based on prior contacts) physically challenged officer and was arrested for D.C and resisting. Upon further investigation all occupants were identified and medically treated for injuries sustained in the crash. One of the juvenile occupants was a listed runaway.

06-16-23, Disturbance, 1000 blk of Park St. Officers were called to investigate a domestic disturbance. Upon further investigation, it was discovered the male had busted out several windows while making threats to the female. The male was later contacted and arrested.

06-14-23 Physical Disturbance, 1100 blk of Main St for a domestic between Male and Female residents. Male trashed a light and tossed a computer against the wall. Initially barricaded himself in his room with the couch up against the door. Didn't want to come out at first, but eventually did. Male was not very cooperative like usual. Male was arrested for domestic disorderly conduct and

damage to property, 3 counts of misdemeanor bail jumping and 1 count of felony bail jumping.

06-14-23 Restraining Order Violation, 200 blk of Union, Ex- husband entered the property.

Female called to report the violation. Ex-husband was arrested on TRO violation.

06-13-23, Assist Portage County Sheriff's Office and Division of Criminal Investigations with Arson investigation.

06-13-23 Welfare Check, 400 blk of West St N, Officers investigate report of three young children left home alone. Upon further investigation, three children ages 8, 6, and 3 were left unattended at home by mom. CPS contacted and responded to location. Family is already working with CPS.

06-13-23 Disturbance Elbow room, SPPD Officers responded to report of black female who punched a patron, was kicked out by staff and later urinated on the sidewalk. While Officers were enroute, the female left the area in a vehicle with no lights on at night. A SPPD Officer passed the suspect vehicle which then turn 180 degrees around driving towards the police squad stopping approx.. 3 ft in front. The female suspect exited her vehicle and walked towards officers. The female was contacted by officers at which point the suspect physically resisted officers, grabbing a male officer on the groin causing pain. The female suspect appeared to be under the influence and was arrested for OWI and resisting.

06-13-23, Welfare Check, Officers checked the welfare of a male who became upset after playing video game fortnite. The male reportedly grabbed a knife to cut himself as he lost the game. The knife was put away prior to officer arrival. Safety plan put in place by Green Bay Crisis.

06-13-23 Assault Robbery, Report by a female who was drug out of her vehicle by her hair and had her money, keys, and other items taken. A group of 5-6 suspects participated in the assault. The incident was captured on downtown cameras. Vehicle keys recovered and the investigation is still pending.

06-12-23 Stolen Vehicle, complainant reported his vehicle stole from the area by Pfiffner park. Use of the FLOCK cameras located the vehicle traveling S/B on Post road. Waupaca PD located the vehicle which was driven by 16 year old runaway from Green Bay.

06-11-23 Traffic stop, Male driver was stopped for traffic violation by SPPD Officer. Male driver was later arrested on Marathon Co. Warrant. Vehicle was searched as a strong odor of marijuana was observed. During the search a rifle was located. The male driver had conditions of bond not to possess firearms due to domestic abuse injunction.

06-09-23 Assist DNR, SPPD Officer was able to assist DNR with vehicle lic. Plate from Flock cameras. The suspect vehicle was identified in relation to an arson investigation.

06-08-23, Warrant, Flock camera alert notified SPPD officers of a vehicle with Registered Owner with warrant. SPPD Officers located vehicle and later arrested the male.

06-07-23 Disturbance, 5110 Main after the fact report by female who reported the male boyfriend beat her after an argument. The male was kicked out of the hotel due to the disturbance by staff. Officers later located and arrested the male.

06-01-23, Death Investigation, SPPD Officers responded to Water St. residence at which adult son located father decease of an apparent self-inflicted gun shot

wound. Detectives requested to process the scene and investigate.

Monthly Use of Force Reporting (annual total in parenthesis):

Number of Use of Force Incidents: 4 (16)

June Use of Force Summaries

- **6/13/23** – Officers were called to the area of the square for a suspect who had created a disturbance downtown and then left in a vehicle, striking two other parked vehicles. The vehicle was located and stopped after almost colliding head on with a squad car. The suspect approached Officers yelling at them and ignoring their commands. One SPPD Officer drew their firearm and held it at the low ready while commanding the suspect to the ground. Once on the ground the suspect resisted Officer's attempts to get handcuffs on them and at one point grabbed one Officer's groin, causing that Officer pain. The Officer delivered 3 elbow strikes to the suspect's lower back to get them to stop this, which was successful. The suspect was then handcuffed. Both Officers received scratches and scrapes to their knees, hands and arm, but the injuries were not significant. The suspect was arrested for Operating while impaired along with battery to Law Enforcement Officer and other charges.
- **6/14/23** – SPPD Officers were called to a residence for a domestic disturbance. The suspect had barricaded inside a bedroom. When Officers were able to get the bedroom door ajar, they noticed the suspect with their arms crossed. One Officer removed their taser from the holster and held it at the low-ready position as they issued commands to the suspect. The suspect eventually came out of the room and was handcuffed. No injuries.
- **6/16/23** – SPPD Officers were investigating a domestic abuse incident. Officers located the suspect hiding in a garage and was failing to obey Officer's orders. K9 Barry was present, and the handler gave commands to the suspect, advising if the suspect did not follow the commands, they may be bitten. The suspect then followed the commands and was taken into custody without incident or injury.
- **6/17/23** – Officers from SPPD were investigating a car accident when a parent of one of the involved occupants arrived on scene and became aggressive towards Officers. The parent chest bumped the Officer and squared off to fight them. The Officers were able to grab the suspect, advising the suspect they were under arrest and the suspect continued to pull away. The Officers were forced to put the suspect to the ground, face down. While on the ground the suspect still tried to resist, but Officers were able to get the suspect handcuffed. During the struggle on the ground, two of the Officers that used force were also injured. They received scrapes to their knees and hands. The injuries were minor. The suspect was not injured.

Mental health related incidents: Officers Responded to the following in June:

- Total welfare checks for 2023 = 399
- 70 Welfare checks
- 7 Voluntary
- 2 Chapter 51's
- 1 suicide by firearm

Training:

06/05-09-23	Week 6 Command College	State Patrol Academy	Williams
06-11-14-23	WI Police Executive Group Leadership Conf.	Minnesuing Acers	Rottier
06-11-14-23	WI Police Executive Group Leadership Conf.	Minnesuing Acers	Kussow
06-13-15-23	School Resource Conf.	Appleton	Quisler
06-13-15-23	School Resource Conf.	Appleton	Kramer
06-13-15-23	School Resource Conf.	Appleton	Marchel
06/15/23	Undercover Tactical Operations	Waukesha Tech	Lawryn
06/15/23	Undercover Tactical Operations	Waukesha Tech	Lepinski
06/16/23	Undercover Survival Tactics Cancelled	Waukesha Tech	Lawryn
06/16/23	Undercover Survival Tactics Cancelled	Waukesha Tech	Lepinski
06-21-23-23	LEAP Conf.	Eau Claire	Tork
06-21-23-2023	LEAP Conf.	Eau Claire	Rlong

Field Training (FTO):

- Probationary Officer Will Klismith continues progressing well through step 1.

Auxiliary Unit:

- Jack Stand Matchbox Races
- Auxiliary monthly meeting

School Resource Officers:

SPASH

- SRO Kramer is assigned to the Investigation Bureau for the summer.

PJ Jacobs

- SRO Quisler is assigned to Patrol for the summer.

Ben Franklin

- SRO Marchel and K-9 Willow are assigned to the Investigation Bureau for the summer.

K9 – Barry

- June 6 – Portage and Second St. traffic stop o 3.41grams of marijuana concealed under seat. o Paraphernalia
- June 6 – McDill Ave and School St. traffic stop o .01 grams of meth o Floor board

K9 – Willow

- June 12 – Aging and Disability Resource Center o Met 4th and 5th grade students partnered up with senior citizens •
- June 11 – Iverson Park
- o Next Home Luke Day Community Appreciation

Respectfully submitted,

*Chief Robert Kussow
Stevens Point Police Department*

Commissioner Moore moved, seconded by Commissioner Zenner, to approve the Police Chief's report and place it on file for June 2023.

Ayes, all; nays, none. Motion carried.

7. Discussion, with possible action, on filling new Deputy Fire Marshal/Emergency Management Coordinator position with Justin Malin.

Commissioner Kirschling moved, seconded by Commissioner Zenner, to approve filling new Deputy Fire Marshal/Emergency Management Coordinator position with Justin Malin.

Ayes, all; nays, none. Motion carried.

8. Discussion, with possible action, on moving forward with the employment of entry level Firefighter/Paramedic Jared Higgins.

Commissioner Zenner moved, seconded by Commissioner Kirschling, on moving forward with the employment of entry level Firefighter/Paramedic Jared Higgins.

Ayes, all; nays, none. Motion carried.

9. Fire Chief's Report/EMS Report

Police & Fire Commission

Fire Chief's Report – June 2023

48 Members Approved
46 positions Funded
43 Staffed

Significant Events

- Recruit Academy Graduation and Promotion of Conner Pelot 06/16/2023

- New Water Rescue Boat in-service 06/23/2023
- USGA 43rd Golf Event 06/26/2023

Mutual and Automatic Aid Fire Response: (6)

- 3200 Ellis Street (City) YTD (30)
05/03/2023
- 0 Whiting Ave (City) 06/08/2023
- 1109 Fremont Street (City) 06/12/2023
- 2524 Whiting Ave (City) 06/20/2023
- 401 Michigan Ave (City) 06/23/2023
- 816 Prentice Street (City) 06/25/2023

Fires

- Structure Fires-3 YTD (14)
- Vehicle Fires-0 YTD (2)
- Brush, Grass, Wildland Fires-2 YTD (6)
- Trash/Dumpster Related Fires-1 YTD (3)
- Cooking Incidents-1 YTD (15)
- Chimney Fire -0 YTD (1)
- Excessive Heat, Scorch, No Fire-1 YTD (8)
- Electrical Issues-4 YTD (17)

EMS/Rescue

- EMS Assist Calls-45 YTD (335)
- Assist Invalid-0 YTD (0)
- Vehicle Accidents-2 YTD (15)
- Assist Other Government Agency-0 YTD (1)
- EMS Call, Other-1 YTD (2)

Alarms

- False Alarms Responses-9 YTD (61)

Hazardous Materials

- Carbon Monoxide Detected-0 YTD (4)
- Natural Gas Detected-2 YTD (8)
- Gasoline and Flammable Leak/Spill-1 YTD (2)
- Hazardous Investigation nothing found-0 YTD (12)
- Oil/Combustible Spill included Vehicle Accidents-0 YTD (6)
- Chemical Spills-0 YTD (1)

Other Incidents

• Animal Rescue-1	YTD (4)
• Burning Regulation Issues-8	YTD (39)
• Citizen Complaints-0	YTD (0)
• Water/Steam Leak-0	YTD (0)
• Smoke Scare, Odor of Smoke, Steam Mistaken for smoke-1	YTD (9)
• Ring Removal-0	YTD (1)
• Dispatched and Cancelled Enroute-1	YTD (18)
• Nothing Found on Arrival- 0	YTD (1)
• General Service Call-1	YTD (1)
• EMS or Fire Standby-0	YTD (2)
• Bomb Scare-0	YTD (0)

Technical Rescue

• Water/Ice Incidents-0	YTD (4)
• Rope/High Angle Rescue-0	YTD (0)
• Extrication of Victim from Elevator/Machine-0	YTD (2)
• Extrication of Victim from a Vehicle-1	YTD (2) •
Extrication of Victim from Building-0	YTD (0)

Monthly Total (85)

Year to Date Total (596)

Total Fire Losses City Property-\$176,000

YTD: \$206,100

Total City Property Saved-\$2,034,200

YTD: \$5,754,300

Monthly Training:

- Recruit Academy
- RTF Training Pacelli, SPASH and Rosholt Schools
- Hose Testing
- Pump/Nozzle Training
- EV Car Training
- CPR/Spinal Immobilization and Drownings
- G2 Paging Training
- Water Training
- EM Tracker Training
- EMS Heat Related emergencies, trauma, burns
- EMS Protocols
- USGA Crew briefing
- WI Fire Chiefs Convention

- WI IAAI Fire Investigation Conference

Public Activities:

- Ride on a Fire Truck 06/01/2023
- Pacelli Softball Team Escort 06/10/2023
- Excel Preschool truck and tour
06/13/2023 ○ World Elder Awareness Day
06/15/2023 ○ Fleet Farm Touch a Truck
06/23/2023

**Stevens Point Fire and EMS Department
Activities Report
June 2023**

Public Education: CPR / Spinal Immobilization / Drownings training with Stevens Point Municipal Pool staff.

World Elder Abuse Awareness Day: Participated in World Elder Abuse Awareness Day and Ice Cream Social at the Lincoln Center

Recruit Academy Graduation/Swearing in: Probationary FF/Medics Justin Peppard and Madeline Avery. Graduated from the Academy and were Sworn in as Stevens Point Firefighter/ Paramedics on June 16th.

Field Training Paramedic Appointment: FF/Medic Connor Pelot was appointed Field Training Paramedic on June 16th.

USGA Senior Open: was part of the Joint Operations Center for all 7 days of the USGA Senior Open.

Riverfront Rendezvous: Firefighter/ Paramedic Shane Westphal ran the "Family Fun Safety Day" on Saturday at Riverfront. Each child received a safety passport which was stamped when they completed each safety activity. When the passport was fully stamped, and the passport was turned in, the child received a prize.

Maintained an EMS presence during Riverfront.

Respectfully submitted,

Joseph A. Gemza, Jr.

Joseph A. Gemza, Jr.
Assistant Chief of EMS

Medic 1			
	Month	YTD	2022 YTD
Responses	183	1087	1007
Transport/Treat ALS	126	751	642
Transports BLS	2	13	34
Cancel/Refuse/No Trans	55	323	323
Hosp to Hosp	0	3	11

Medic 2			
	Month	YTD	2022 YTD
Responses	102	628	599
Transport/Treat ALS	68	429	362
Transports BLS	1	5	22
Cancel/Refuse/No Trans	33	194	213
Hosp to Hosp	0	1	2

Medic 3			
	Month	YTD	2022 YTD
Responses	23	169	144
Transport/Treat ALS	15	115	105
Transports BLS	2	9	5
Cancel/Refuse/No Trans	6	45	33
Hosp to Hosp	0	0	1

Medic 4			
	Month	YTD	2022 YTD
Responses	8	67	47
Transport/Treat ALS	2	33	24
Transports BLS	4	9	1
Cancel/Refuse/No Trans	2	25	15
Hosp to Hosp	0	0	0

Medic 5			
	Month	YTD	2022 YTD
Responses	3	15	5
Transport/Treat ALS	2	9	4
Transports BLS	0	0	0
Cancel/Refuse/No Trans	1	4	2
Hosp to Hosp	0	0	0

Fire Department Apparatus			
	Month	YTD	2022 YTD
Responses	0	0	2
Transport/Treat ALS	0	0	0
Transports BLS	0	0	0
Cancel/Refuse/No Trans	0	0	2
Hosp to Hosp	0	0	0

Totals			
	Month	YTD	2021 YTD
Responses	319	3086	3080
Transport/Treat ALS	213	1989	1984
Transports BLS	9	101	95
Cancel/Refuse/No Trans	97	978	966
Hosp to Hosp	0	17	19

Vehicle	Year	Make	Model	Current Vehicle Miles
51Med1-A918	2021	IH	CV	23715
51Med2-A187	2018	Ford	F-350	91414
51Med3-A184	2018	Ford	F-350	84085
51Med4-A211	2013	Ford	F-350	74714
51Med5-A334	2010	IH	4300	162257

Simultaneous Calls			
Units	Month	YTD	2022 YTD
2	56	394	354
3	15	55	35
4	2	6	10
5		3	2

Car 5 Response			
	Month	YTD	2022 YTD
Responses	19	110	103

RRU Response Location			
	Month	YTD	2022 YTD
V Plover	2	11	4
V Almond		0	0
V Amherst		1	1
V Amherst Jct		0	0
V Jct City	1	6	2
V Nelsonville		0	0
V Park Ridge		0	0
V Rosholt	1	4	4
V Whiting	3	13	17

T Alban	1	2	4
T Almond		1	0
T Amherst		0	1
T Belmont		0	0
T Buena Vista		0	0
T Carson	2	12	10
T Dewey	3	10	5
T Eau Claire		4	3
T Grant		0	0
T Hull	2	19	23
T Lanark		1	0
T Linwood	1	3	6
T New Hope		0	0
T Pine Grove		0	1
T Plover	1	5	1
T Sharon	1	6	5
T Stockton	1	10	15
Other		0	0
St Point		2	0

Commissioner Moore moved, seconded by Commissioner Ostrowski, to approve the Fire Chief's report and place it on file for June 2023.

Ayes, all; nays, none. Motion carried.

10. Revisions to Policies and Procedures for the Police and Fire Commission.

City Attorney Beveridge went over sidebar comments regarding possible changes to the existing policies and procedures and asked for policy input from commissioners. Comptroller/Treasurer Ladick was present to give input on the budget policies/procedures.

Next discussion to be added to the agenda for the August 8th, 2023, Police and Fire Commission meeting.

11. Adjournment.

The meeting adjourned at 3:35 p.m.

REPORT OF CITY PLAN COMMISSION

July 6, 2023 – 6:00 PM

In-Person & Zoom Conference Call Meeting

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

ALSO PRESENT: Associate Planner/Zoning Administrator Kuhn, Technician Mohr, Andrea Olson, Fran Makarov, Jack Reed, Emily Xiong, Steve Kinkade, Meredith Hess, Dennis Hess, Anthony Sanfelippo, Greg Knight, Barb Knight, Joe Fox, Laurie Schroeder, LaRue Davison, Linda Thayer, Kevin Hutchinson, Jennifer Hutchinson, Robert Schwarz, Lauren Schwarz, Karen Jakusz, Katie Kopas, Kelsy Hayes, Pam Packard, Maxwell Johnson, Ray Haas, Craig Tesch, Eric Watson, Jim Feigleson, 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 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.
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.
-

Opening Section:

1. Roll call.

Present: Wiza, Kneebone, Arntsen, Cooper, Rice

Excused: Schuler

A moment of silence was held in honor of Commissioner Ilten's recent passing.

Discussion and possible action on the following:

2. Report of the June 5, 2023 meeting of the City Plan Commission.

Motion by Commissioner Cooper to approve the report of the June 5, 2023 meeting of the City Plan Commission; seconded by Commissioner Rice.

Motion carried 5-0.

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).

Associate Planner/Zoning Administrator Kuhn summarized the request for a conditional use permit to permit operating a one-unit residence at the noted property. The property had historically been home to a retail store on the lower level, with a residential dwelling on the upper level. Since a Conditional Use Permit was never granted, records showed it as a legal nonconforming status. That upper dwelling had since been vacant for a period of time which resulted in the loss of that status. The applicant was now interested in occupying the one-unit upper dwelling, and for that to occur a Conditional Use Permit would need to be granted. Staff had no further concerns and recommended approval with conditions outlined in the staff report.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Commissioners had the following comments:

- Information requested as to the abutting properties, to which staff provided business types and uses for the surrounding properties.

Motion by Commissioner Arntsen to approve the 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) with the following:

1. The dwelling unit shall meet minimum occupancy and space requirements as outlined in Chapter 21 of the City's Municipal Code of Ordinances.
2. Staff shall have the ability to approve minor deviations to the project plan.

seconded by Alderperson Kneebone

Motion carried 5-0.

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.

Mayor Wiza noted that while the Public Hearing would be conducted, action would not be taken, and that action would occur at a future meeting (to be posted appropriately at that time).

Neighborhood Planner Klesmith provided a summary of where the current Comprehensive Plan was, specifically for the Goerke-Washington Neighborhood chapter. The neighborhood final draft had been provided to commissioners for review, with that document also being brought forward for a public hearing.

Mayor Wiza declared the public hearing open.

Maxwell Johnson (2345 Jersey St) provided testimony in favor of the Goerke-Washington Neighborhood chapter, citing positive experiences in getting involved with the planning efforts. They were supportive of more walkable businesses, and excited for other neighborhoods to go through the planning process.

Pam Packard (1017 Ridge Rd) provided testimony noting concerns with the Goerke-Washington Neighborhood chapter, adding that it was overdone and questioned why it was even needed.

Ray Haas (3582 Regent St) provided testimony noting concerns with the Goerke-Washington Neighborhood chapter, adding that the area should predominately remain single-family in nature. He asked that the plan be reworked.

Unnamed Resident (Frontenac Ave) mirrored similar concerns about keeping the neighborhood single-family in nature, and inquired on whether CAP Services was driving the plan in any way, as an attempt to create subsidized housing in the area, to which staff stated they were not involved in any way. The resident also indicated that they had not received any prior communications regarding the planning process.

Fran Makarov (2949 Lindbergh Ave) noted that they had not received any prior communications on the planning process. After a bit of back and forth, it was found that the resident was not within the Goerke-Washington Neighborhood, and additional neighborhoods would be forthcoming.

Richard Packard (1017 Ridge Rd) provided testimony mirroring similar concerns about keeping the neighborhood single-family in nature, lack of planning communications, and bicycle lanes. While they liked the plan, it seemed to encompass more ideas rather than actionable items. He asked how much the City was paying to maintain ESRI mapping, to which staff noted those numbers would be provided to Mr. Packard.

Craig Tesch (1100 Frontenac Ave) noted that they had not received any prior communications on the planning process and didn't quite understand the purpose in total of the planning document. He noted concerns for maintaining a separation between residences and businesses, and a lack of proper lighting in the area.

Greg Knight (424 Dearborn Ave) provided testimony in favor of the Goerke-Washington Neighborhood chapter, citing positive experiences in getting involved with the planning efforts, and having the plan chapter focus on the character and community of the area. They also supported a TIF district for Stanley Street to assist in redevelopment.

LaRue Davison (816 Lindbergh Ave) provided testimony in favor of the Goerke-Washington Neighborhood chapter, citing positive experiences in getting involved with the planning efforts, stating that they had attended almost every session. She added that a lot of the concerns being heard had been discussed at those neighborhood meetings and asked folks keep an open mind and respectful outlook.

Eric Watson (700 Mary Ann Ave) stated concerns with the swales at the intersection of Mary Ann Avenue and Jordan Lane. Mr. Watson was looking for a plan for that area due to the flooding and noted the DNR also held concerns for the area.

Dean Shuda (District 8) provided testimony in favor of the Goerke-Washington Neighborhood chapter contents, however he mirrored concerns with what seemed like a good number of people that had not been notified properly about the planning sessions and general happenings, and therefore felt that their concerns or wants had not been heard.

Jim Feigleson (2925 Lindbergh Ave), as a member and representative of Community Church, asked whether land that the church had previously purchased would stay church land, and not be used for multi-housing units.

Andrea Olson (410 Franklin St), non Goerke-Washington Neighborhood resident, provided prepared testimony in having the City establish a planning outreach policy so people are properly notified of new changes. Ms. Olson had additional concerns for creating additional TIF districts and providing incentives for larger developers. She noted a need for more affordable housing.

Meredith Hess (316 Saint Paul St) noted concerns with the types of communications received for the planning process and asked that staff explain what a Comprehensive Plan is. She also noted that the planning document had not been available online at the time of when she looked. She thanked staff for their efforts.

Mayor Wiza declared the public hearing closed.

Mayor Wiza asked staff how many meetings had been held and how they had been advertised, to which Planner Klesmith noted (6) public meeting sessions. Residents had been notified via email from an initial intake, but also (2) major sessions were notified via mailers. Mayor Wiza made brief statements on the importance of public involvement as the goals of the neighborhood were dependent on the residents themselves, and that the planning document was more so for guiding them towards those goals. He further asked Director Kernosky to address several questions posed during the public hearing.

Director Kernosky provided the following:

- RE: Comprehensive Planning definition, history of last City updates, state mandates, and how zoning is implemented.
- RE: Additional traffic – Comprehensive plans try to address traffic concerns prior to implementation.
- RE: Swales – DNR does not allow dry wells anymore. They are being replaced by swales, and Public Works Director Lemke could discuss those with concerned residents.
- RE: Community Church - Future land use is noted as low density residential, mostly single family. The plan would not mandate a specific use of build. The plan would not change the zoning of the property.
- RE: CAP Services – The organization was not involved in any way, but staff encouraged neighborhoods to be diverse as possible.
- RE: Costs – Staff would get numbers to Mr. Packard for ESRI mapping software, and road reconstruction along his property.

Mayor Wiza reiterated that no action would occur at the meeting for the item, with possible action next month. Plan details would be updated and posted to the City's website.

No action was taken.

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.

Associate Planner/Zoning Administrator Kuhn summarized the request for a sign variance to install one wall sign exceeding maximum size restrictions located at the noted property, for a new commercial tenant. The new tenant would be housed in a multi-tenant building. After review, staff recommended denial of the request as presented as they felt there was no practical difficulty or unnecessary hardship to the subject property which is required for a variance.

Commissioners had the following comments:

- There was a back-and-forth discussion on previous variances provided to the same development area.
- General comments that the property in question was set quite a way back from the highway.
- Back-and-forth discussion on what number (sq.ft) would be more acceptable, to which staff explained that they would continue to see variance requests for the development. While the route of pursuing a sign package was available to the developer, that had not been pursued.
- Inquiry as to the sign package process, to which it was explained by staff.
- Noted that deciding on one tenant space without knowing the specifications or sizing for the remaining tenants was difficult. They did not want it to look mix matched.

Kelsy Hayes, applicant, noted that reducing the sign would reduce readability for the tenant, and what had been proposed had already been scaled down to the building fascia.

Mayor Wiza asked for comments from the audience.

Pam Packard (1017 Ridge Rd) provided testimony in support of the request.

Dean Shuda (District 8) provided testimony in support of the request.

Andrea Olson (410 Franklin St) provided testimony opposing the request.

Sam Lang (District 9) provided testimony in support of the request.

Motion by Commissioner Rice to approve the 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; seconded by Commissioner Cooper.

Motion failed 0-5.

No further action was taken. Staff was directed to bring back the request for the following meeting after further discussions with the applicant.

6. Community Development Department Annual Report for 2022.

Director Kernosky noted the report was available to them and staff was available for questioning, otherwise staff recommended approval for the report to be placed on file.

Motion by Commissioner Cooper to approve the Community Development Department Annual Report for 2022 and place it on file; seconded by Commissioner Arntsen.

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. Changes had been made as a result of previous discussions and were now available for further comment.

Commissioners had the following comments:

- Inquiry on how the ordinance would affect ADU's, to which staff noted the clarification would need to be made.
- Noted that items such as limiting welding was a bit concerning, as someone could already do that passively in their garage.
- Regarding restricting animal boarding, it was asked that the timeline for what is considered boarding be clarified.
- Comment that subsection 7 could be further clarified.

Mayor Wiza asked for comments from the audience.

Stephen Klein (Stevens Point) provided testimony outlining concerns for the ordinance, specifically surrounding the use of commercial vehicles by employees, restricting milling/welding, and restricting private ammunition sales.

Andrea Olson (410 Franklin St) provided prepared testimony opposing the ordinance as written, with the overarching message that the City should not be overregulating residents who have home occupations, especially when many of the items can occur passively when residents don't have home occupations.

Unnamed Resident (Stevens Point) noted perceived conflict between subsections 4 and 7 within the ordinance. Specifically, item 7 would place the resident out of business and not allow them to operate.

No action was taken.

8. April and May 2023 Monthly Reports.

Director Kernosky reviewed the reports for April and May 2023, citing business as usual.

Motion by Alderperson Kneebone to approve the April and May 2023 Monthly Reports and place them on file; seconded by Commissioner Arntsen.

Motion carried 5-0.

9. Director's Report. A verbal report will be provided during the meeting.

Director Kernosky provided brief verbal updates, if available, on:

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

Closing Section:

10. Adjourn.

Meeting adjourned at 8:15 PM.

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

**City of Stevens Point
Board of Water and Sewerage Commissioners
July 10, 2023 - 12:00 PM**

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

OR

Zoom Teleconferencing

Meeting ID: | 820 26885705

By Computer: <https://us02web.zoom.us/j/82026885705>

By Phone: (303)-715-8592

MINUTES

I. Discussion and Possible Action on:

1. Roll Call.

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

ALSO PRESENT: Joel Lemke, Mary Klesmith, Shane Kohnen, Chris Lefebvre, Jason Draheim, Alderman Sam Lang and Jaime Zdroik

2. Approval of Minutes

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the May 8, 2023 meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Mae Nachman, seconded by Ray Schmidt to approve the department claims for the months of May and June as audited and read.

Ayes all. Nays none. Motion carried.

4. 2022 Audit Presentation by Baker Tilly

Jodi Dobson of Baker Tilly presented the 2022 audit.

The financial statements did receive an unmodified or clean opinion. This is the highest level of assurance they can give.

WATER:

The rate of return did improve over the prior year, along with the change of the authorized rate of return. With the new rates that were put in place, that helped to increase the revenues. Very strong cash reserves at year end. The Government Finance Officers Association suggests having a minimum of three months worth of operations on hand and the Water Utility has a little over six months. The debt coverage

as it relates to the revenue bonds, requires 1.10 and we are at 3.54. Only about 15% of the utility's capital assets are financed by outstanding debt.

SEWER:

Very consistent margins over the last three years with revenues exceeding expenses.

The Sewer Utility has a little over two months' cash on hand, so a little lower than the recommended benchmark of three months. Required debt coverage is 1.25 and the utility is at 1.70. The Sewer Utility has 41% of the capital assets financed by outstanding debt, largely due to the recent project.

STORM:

The Stormwater Utility has very strong cash on hand 9.67 months. The debt coverage was met. 1.10 is required and the utility is at 1.12 so getting close but implementing the rate increase should help with this moving forward. The utility has only 20% of the capital assets financed by debt.

FIBER:

Fiber is a relatively new utility. Revenues outpaced expenses in 2022. The utility has 12.23 months of cash on hand. The utility has no debt at this point.

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the 2022 Audit completed by Baker Tilly.

Ayes all. Nays none. Motion carried.

5. Addition of Inspection Tech Position - Joel Lemke

Joel explained the need to hire an additional inspector is due to larger annual reconstruction projects and the added responsibility of inspecting the sewer collection system, stormwater collection system and the community area network (fiber). The Inspection Tech also completes more than 400 site inspections every year pertaining to private-site stormwater management compliance.

Paul questioned if Joel expects the volume of the reconstruction projects to continue at this pace. Joel does expect it to and it has to in order to keep the replacement of our infrastructure at one percent yearly.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve hiring an additional Inspection Tech position.

Ayes all. Nays none. Motion carried.

6. Water Supply and Distribution Reports - Eric Southworth

Joel stated they increased pumping at Well 11 within the guidelines of the Well 11 Agreement with the Town of Hull. This was done due to the increased pumpage and to help the other wells recover when cycling on.

7. Sewage Treatment Operations Report - Chris Lefebvre

Chris stated the WWTP met all permit requirements for May and June. The DNR did an inspection/audit of the WWTP. This is done every two to four years. Everything went well and Chris will bring back the written report to the Commission once he receives it.

The dryer is still down. Parts are to ship around August 25th. They come in through customs. This could take anywhere from a few days to a few weeks. Work on the dryer should start the week of August 28th.

Chris explained how the DNR inspection process works to the Commission.

8. Compliance Maintenance Annual Report - Chris Lefebvre

The WWTP received a 4.0 grade on the annual Compliance Maintenance Annual Report.

Motion made by Mae Nachman, seconded by Ray Schmidt approving the 2022 Compliance Maintenance Annual Report.

Ayes all. Nays none. Motion carried.

9. Expenditures related to grit washer repairs - Chris Lefebvre

Paul felt items 9 & 10 could be combined.

Chris stated the grit washer removes organic material from the inorganic grit, which is mostly sand. Chris stated grit needs to be removed from the plant or it will go into the pumps and wear the pumps. The gearbox failed and needs to be replaced. The gearbox was originally installed in 2003. The installed price for the new gearbox is \$7,200.

Due to lead time for the repair parts, a purchase order was sent to Energenecs on 6-12-2023.

Two check valves failed. The valves were originally installed back in 1992. The cost to purchase the check valves is \$6,078.

Joel stated these items were operationally significant so they needed to be ordered right away. Both items are eligible for replacement fund dollars.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve expenditures to repair the grit washer in the amount of \$7,200.00 and expenditures to repair the check valves in the amount of \$6,078.00.

Ayes all. Nays none. Motion carried.

10. Expenditures related to check valve repairs - Chris Lefebvre

Item 10 acted on in Item 9.

11. Construction and Maintenance Report - Shane Kohnen

Joel introduced Shane as the interim Construction and Maintenance Superintendent.

Shane stated the construction crews have been working on a few projects including Ridge Rd, adjusting manholes and relocating fire hydrants, and installed/extended conduit for future fiber on Ridge Rd. They have also been working on replacing lead services on Spruce St. which included installing a new 2" water main. They helped with moving some fiber optic lines for the Willet Arena Project. They are currently repairing manholes and catch basins on Business Park Drive in preparation for the resurfacing project.

The Collections Crew are continuing televising/inspecting the new sanitary and storm mains installed on Washington Avenue and Third Street as part of the left over project from last year. They are cleaning and televising the sanitary and storm lines for next years projects.

12. Directors Report - Joel Lemke

****Brilowski Property***

****CCR***

Joel thanked Mary and her staff on the effort put forth for the audit and to Chris and staff for effort on the CMAR.

The annual CCR report is out and available online.

We are working with UWSP on the Brilowski property regarding a forestry and recreation plan.

13. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting adjourned: 12:47PM

**City of Stevens Point
Airport Commission
July 10, 2023 - 12:47 PM**

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

OR

Zoom Teleconferencing

Meeting ID: | 820 26885705

By Computer: <https://us02web.zoom.us/j/82026885705>

By Phone: (303) 715-8592

MINUTES

I. Discussion and Possible Action on:

1. Roll Call.

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

ALSO PRESENT: Joel Lemke, Mary Klesmith, Shane Kohnen, Chris Lefebvre, Jason Draheim, Alderman Sam Lang and Jaime Zdroik

2. Approval of Minutes

Motion made by Mae Nachman, seconded by Carl Rasmussen to approve the May 8, 2023 meeting minutes of the Airport Commission as audited and read.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the claims for months of May and June as audited and read.

Ayes all. Nays none. Motion carried.

4. 2022 Audit Presentation by Baker Tilly

Jodi Dobson of Baker Tilly presented the 2022 Audit to the Commission.

Jodi stated the revenues are very consistent over the last two years. The O&M expenses have been consistent as well. Depreciation increased due to the result of some new assets that replaced items fully depreciated. Cash reserves are very strong with six months cash on hand.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the 2022 Audit completed by Baker Tilly.

Ayes all. Nays none. Motion carried.

5. Written/Verbal Report - Jason Draheim

Jason stated the taxiway marking was completed in May. Runway 03/21 rehabilitation progress report - lighting project is complete. Remaining work is landscape/restoration related.

6. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:52PM

PERSONNEL COMMITTEE

July 10, 2023 - 6:00 PM

**Community Room
933 Michigan Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting ID: 872 6047 0779 | Passcode: 667466

By Computer: **

URL **<https://us02web.zoom.us/j/87260470779?pwd=M2dXQlZaV2ZRS3ZVT3psTlI3RWlHdz09>

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

MINUTES

I. Discussion and Possible Action on:

1. Roll Call.

PRESENT Ald. Zarazua, Shorr, Lang, Plaisance, Birr

OTHERS PRESENT Mayor Wiza, Clerk Yenter; Alderpersons; Kneebone, Morrow, Shuda, Kiefer, Christianson; Chief Kussow; Directors: Kernosky, Beduhn, Kremer; HR Manager Frasch; Deputy C/T Freeberg, C/T Ladick; Attorney Beveridge.

2. Scott Beduhn, Director of Public Works, request to create an Engineering Tech position.

Ald. Birr **moved**, Ald. Shorr seconded, to the request to create an Engineering Tech position.

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

3. Joel Lemke, Director of Public Utilities, requests to hire an additional Inspection Technician position.

Ald. Lang **moved**, Ald. Birr seconded, to the request to hire an additional Inspection Technician position.

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

4. Adjournment.

Adjourned at 6:17 pm.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

July 10, 2023 - 7:28 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

PRESENT Chairperson Mayor Wiza, Vice-Chairperson Ald. Ginger Keymer, Chris Tiffany, Ald. Keely Fishler, Ald. Mary Kneebone, Ald. Shaun Morrow, Ald. Dean Shuda.

OTHERS PRESENT **Directors:** Scott Beduhn, Joel Lemke, Dan Kremer and Ryan Kernosky.
Other City Staff Members: City Clerk Kari Yenter.
Alderpersons: Marc Christianson, Mykeerah Zarazua, Alison Birr, David Shorr, Sam Lang and David Plaisance.
Others Present: Jeff Sandberg and William Schilling with AECOM, Trevor Roark - 601 Washington Avenue, Neil Prendergast - 1924 Plover Street, Andrea Olson - 410 Franklin Street, Kevin Flatoff - 2151 Ellis Street, Bill Cooper and Keith Kedrowski.

Informational

1. Director's Report

Ald. Morrow **moved**, Ald. Fishler **seconded**, to accept the Director's Report and place it on file.

Call for the Vote: Ayes: **All**
Nays: **None**, Motion **carried**

2. Presentation by AECOM on Business 51/Church Street 4-3-4 design alternative options.

Please see the City's website to view the presentation given by AECOM.

Discussion and Possible Action

3. Consideration of design changes to the approved alternative for Business 51/Church Street reconstruction project.

It was decided not to take action on this item at this time. Please see the City's website for discussions with AECOM and the public regarding Business 51 possible alternatives.

Adjourn

Adjourned at 8:56 p.m.

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
July 10, 2023 - 6:18 PM**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**OR
Zoom Teleconferencing**

Discussion and Possible Action on:

1. Roll Call.

Present: Ald. Fishler, Keymer, Plaisance, Kneebone, Lang.

Others

Present: Mayor Wiza, Clerk Yenter, C/T Ladick, Attorney Beveridge, H/R Manager Frasch, Chief Kussow, Director Kernosky, Director Lemke, Deputy C/T Freeberg, Director Kremer, Director Beduhn, Administrative Assistant Church, Chief Moody, Ald. Christianson, Ald. Shorr, Ald. Zarazua, Ald. Birr, Ald. Shuda, Ald. Morrow.

2. License List:

- A. “Class A” Liquor License Renewal: Honey Bee Good Meadery at 2041 Madison Street, Stevens Point for license period beginning July 18, 2023.**
- B. Class “B” Beer License: Mama Mai’s Noodle LLC at 2824 Stanley Street, Suite A, Stevens Point for license period beginning July 18, 2023.**
- C. “Class B” Beer & Liquor License Renewal: Steve-O’s of Stevens Point LLC at 1327 Second Street, Stevens Point for license period beginning July 18, 2023.**
- D. Temporary Class “B” Beer/Class “B” Wine License: North Central Conservancy Trust, Inc, 301 W Cedar Street, Stevens Point for North Central Conservancy Trust Annual Dinner on September 28, 2023 at 100 Bukolt Avenue, Stevens Point, WI 54481.**

Ald. Keymer moved, Ald. Lang seconded, to approve licenses A through D.

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

- E. Commercial Animal Establishment License Renewal: The Dog Groomers LLC, 1432 West Pearl Street, Stevens Point; Andrew Yonke & Mariah Shidell, 1432 West Pearl Street, owner.**

Ald. Kneebone moved, Ald. Plaisance seconded, to approve the license.

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

F. Taxicab Driver License: Andrew Prokudowicz for Northwoods Cab LLC, 4226 East Jelinek Avenue, Schofield, WI 54476.

Ald. Keymer moved, Ald. Kneebone seconded, to approve the license.

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

3. Hearing on appeal of rejected operator license for James Conrady.

Ald. Keymer moved, Ald. Plaisance seconded, to deny the appeal.

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

4. Request to Hold Event/Street Closing:

A. UCLCC 50th Anniversary Celebration on July 26, 2023 (New Event).

Ald. Keymer moved, Ald. Kneebone seconded, to approve the event.

No concerns from law enforcement.

Kevin Flatoff, 2151 Ellis Street, recommended adding extra garbage cans to Emerson Park.

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

B. Stevens Point Brewery Pointoberfest and Blubber Run 5K on September 16, 2023 (Recurring Event).

C. Pink Game for Charity on September 27, 2023 (Recurring Event).

D. UWSP Homecoming: Bed Races on October 20, 2023 (Recurring Event).

Ald. Plaisance moved, Ald. Lang seconded, to approve events B, C, and D.

No concerns from law enforcement.

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

5. Adjournment.

Adjourned at 6:31 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

July 10, 2023 - 6:33 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 872 6047 0779 | Passcode: 667466

By Computer: [Zoom Link](#)

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

MINUTES

I. Non-Action Items:

1. Roll Call.

PRESENT Ald. Christianson, Morrow, Shorr, Zarazua, and Shuda

OTHERS PRESENT Mayor Wiza; C/T Ladick; Attorney Beveridge; Clerk Yenter; Deputy C/T Freeberg; Ald. Kneebone, Keymer, Plaisance, Fishler, Lang, Birr; Directors Lemke, Beduhn, Kremer, Kernosky; Police Chief Kussow; Fire Chief Moody; Carla Goggin; Jodi Dobson; Taylor Voegeli; Mary McComb; Kevin Flatoff; Bill Cooper; Trevor Roark; Keith Kedrowski; Dave Eiden; Chris Tiffany; John Knoke; Neil Prendergast; Fred Kalkofen

2. Presentation of the 2022 Audit Report by Baker Tilly.

Carla Goggin, Partner at Baker Tilley, gave a presentation on the 2022 Audit and overall financial condition of the City.

3. Update on the 2024 budget.

C/T Ladick gave an update on the 2024 budget.

II. Discussion and Possible Action on:

4. Approval of updated Resolution Designating Public Depository and Authorizing Withdrawal of City Moneys.

Ald. Zarazua stated that Central City Credit Union has changed names to Simplicity Credit Union.

Ald. Morrow **moved**, Ald. Shuda seconded, to approve the updated Resolution Designating Public Depository and Authorizing Withdrawal of City Monies with the change of name from Central City Credit Union to Simplicity Credit Union.

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

5. Consideration of Claim-Mitchell Martin-Injury due to fall from a swing.

Ald. Shorr **moved**, Ald. Zarazua seconded, to deny the consideration of claim for Mitchell Martin for an injury due to a fall from a swing.

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

6. Consideration of Claim-Brian Schweitzer-Vehicle damage due to parking block.

Ald. Shorr **moved**, Ald. Morrow seconded, to deny the consideration of claim for Brian Schweitzer for damage to his vehicle from hitting a parking block at Mead Park.

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

7. Approval of Claims Paid.

Ald. Morrow **moved**, Ald. Zarazua seconded, to approve the claims paid in the amount of \$1,692,637.43.

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

III. Closing Items:

8. Adjournment

Adjournment at 7:28 p.m.

COMPTROLLER-TREASURER REPORT
for the period ending May 31, 2023

	Bal May 1, 2023	Receipts	Disbursements	Bal May 31, 2023
GENERAL OPERATING CASH	\$3,469,554.81	\$8,117,734.91	\$9,924,125.25	\$1,663,164.47
UTILITIES & TRANSPORTATION (Cash and Investments)	\$21,527,054.33	\$762,159.06	\$1,194,001.81	\$21,095,211.58

INVESTMENTS	Bal May 1, 2023	TRANSFER IN	TRANSFER OUT	Bal May 31, 2023
GENERAL	\$34,159,689.73	\$2,000,000.00	\$3,000,000.00	\$33,159,689.73
SPECIAL REVENUE	\$753,577.86	\$0.00	\$0.00	\$753,577.86
DEBT SERVICE	\$231,832.20	\$0.00	\$209,178.52	\$22,653.68
CAPITAL PROJECTS	\$9,225,443.47	\$0.00	\$750,000.00	\$8,475,443.47
INTERNAL SERVICE	\$2,080,425.33	\$0.00	\$0.00	\$2,080,425.33
TRUST	\$4,018,991.87	\$0.00	\$0.00	\$4,018,991.87
TOTALS	<u>\$50,469,960.46</u>	<u>\$2,000,000.00</u>	<u>\$3,959,178.52</u>	<u>\$48,510,781.94</u>

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$4,182,374.00	\$1,973,785.00	47.19%
POLICE	\$6,221,666.00	\$2,547,766.00	40.95%
FIRE	\$5,695,911.00	\$2,394,103.00	42.03%
PUBLIC WORKS	\$6,327,205.00	\$2,289,108.00	36.18%
PARK & REC	\$2,257,650.00	\$733,727.00	32.50%
CAPITAL PROJECTS	\$9,388,250.00	\$6,306,063.00	67.17%
DEBT SERVICE	\$8,927,825.00	\$7,545,761.00	84.52%
YTD TARGET	41.66%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$27,066,706.00	\$16,455,648.71	60.80%

Mike Beacom

Experience

2022-Present National Association of State Conservation Agencies
Executive Director

Serve a membership of 50 state offices and more than 250 members nationwide.

2008-Present Central Wisconsin Apartment Association
Board Member

Help to represent the needs of a membership that provides roughly 50% of available housing in the Stevens Point/Plover area.

2008-Present Point Housing
Co-Owner

Manage a portfolio of single-family, multi-family, mixed-use and commercial real estate throughout Central Wisconsin.

2006-2022 National Association of Conservation Districts
Forestry Specialist

Staffed the association's forestry committee; coordinated communication and policy efforts with state and federal partners.

2002-2016 University of Wisconsin-Stevens Point
Associate Lecturer, Journalism

Taught a 200-level and 300-level writing course.

Education

1994-1999 University of Wisconsin-Stevens Point
Communication & Political Science



PROFILE

Charismatic, inspirational Small business owner of a wonderful coffeehouse focusing on community, sustainability and community.

CONTACT ME

1009 Firsts st.
Stevens Point WI
54481

HANA CUTLER

Owner of Emy J's CoffeeHouse

➤ PROFESSIONAL SUMMARY

Experienced local leader. Passionate about strengthening my community. With excellent people skills and understanding customer service. Continuously working toward stronger connections with other small businesses to build a thriving community.

➤ HIGHLIGHTS

- Creative and inspirational member of several community groups.
- Strong knowledge of organic fair trade coffee as well as farm to table food.
- Experienced with developing young people in work ethic and customer service.

➤ WORK EXPERIENCE

EMT at St. Michael Hospital
Massage Therapist
Stevens Point school EMT
CoffeeHouse Barista/Manager/Owner

➤ EDUCATION

UWSP

Health promotion and Wellness

MIDSTATE TECHNICAL COLLEGE

Emergency medical Technician

Continuing education on Marketing.

FINAL RESOLUTION

WHEREAS, the Common Council of the City of Stevens Point, Wisconsin, held a public hearing at the Community Room at the Stevens Point Police Department at 7:00 P.M. on the 17th day of July, 2023, for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the proposed public improvement consisting of the following:

A. FOR INSTALLATION OF STORM SEWER LATERALS - PROJECT # 22-01.

- 1) All property fronting upon both sides of **Washington Avenue** from its intersection with Second Street to its intersection with Pulaski Place.
- 2) All property fronting upon both sides of **Portage Street** from its intersection with First Street to its intersection with Smith Street.
- 3) All property fronting upon both sides of **Third Street** from its intersection with Centerpoint Drive to its intersection with Fourth Avenue.
- 4) All property fronting upon both sides of **Meadow Street** from its intersection with Portage Street to its intersection with Fourth Avenue.
- 5) All property fronting upon both sides of **Smith Street** from its intersection with Centerpoint Drive to its intersection with Fourth Avenue.

; and proposed assessments against benefitted property, and heard all persons who desired to speak at the hearing.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Stevens Point, Wisconsin, determines as follows:

1. The report of the Board of Public Works, pertaining to installation of the above described public improvements, including plans and specifications and assessments set forth therein, is adopted and approved.
2. That the Board of Public Works has advertised for bids and has provided for the supervision of construction of the improvements in accordance with the report of the Director of Public Works.
3. That payment of the improvements be made by assessing the entire cost to the property benefitted as indicated in the report.
4. That the assessments shown on the report, representing an exercise of the police power, have been determined on a reasonable basis and are hereby confirmed.
5. That the assessments for all projects included in the report are hereby combined as a single assessment but any and all interested property owner may object to each assessment separately or all assessments jointly for any purpose.

6. That the assessments may be paid in cash or in five (5) annual installments at an interest rate of 4.5% per annum on the unpaid balance. Ten (10) annual installments is available at an interest rate of 5.5% per annum upon written request. A property owner shall have not more than 30 days in which to pay the balance in whole to avoid interest charges.
7. That the City Clerk shall publish this resolution as a Class I notice in the assessment district and mail a copy of this resolution and a statement of the final proposed assessment against the benefitted property to every property owner whose name appears on the assessment roll whose post office address is known or can with reasonable diligence be ascertained.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: June 22, 2023
Approved: July 17, 2023
Published: July 21, 2023

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



Public Works

Engineering Department:
Phone: 715-346-1561
Fax: 715-346-1650

Streets Department:
Phone: 715-346-1537
Fax: 715-346-1687

July 5, 2023

To: Board of Public Works

From: Scott Beduhn, Director of Public Works

Re: Consideration of possible design changes to the Approved Alternative
Business 51 Planning Study

Following the August 9, 2022 election which included the direct legislation referendum pertaining to transportation projects, the Business 51 project was essentially put on hold. While some work has progressed, work has been limited. The predominate reason for slowing the work was to allow the city to hold an additional Public Informational Meeting (PIM) and accept further public comments. An additional PIM was held on October 6, 2022 and additional comments were accepted well into the fall.

Since the beginning of the year staff has been working with AECOM to resurrect the Business 51 planning study as we look toward funding availability and the potential impacts of further delays. Currently there is increment in TID 5 that could be used to cover the cost of the improvements within that TID and STP-Urban grant funding for improvements between the south city limits and Michigan Avenue. I am told that the expenditure period for TID 5 expires in May 2027 and the STP-Urban grant funding is earmarked for use in State Fiscal Year 2026. In the context of road planning, design and construction, these dates are rapidly approaching.

For context, completion of a 30 percent design will likely take until near the end of the year. Therefore, final design is unlikely to begin before 2024. A reasonable estimate to complete final design and real estate acquisition on any one project segment is 12 to 18 months. If authorized to begin today, it will likely be between January and June of 2025 before we are able to bid our first project. This schedule provides very little cushion to ensure we can capitalize on our funding based upon the TID 5 expenditure period and the STP-Urban grant funding.

Staff is therefore looking to resume the 30 percent design for the entirety of the corridor so that we may work towards the funding schedules above. Before proceeding, however, staff needs final direction on the basis of design. Although the city held the additional PIM and extended the public comment period, no official action has taken place since September 2021. At that time the council approved the recommended alternative from AECOM. (The alternative is illustrated in the attachment.) Therefore, this still remains the basis of the proposed improvements.

For consideration, attached is a memo from AECOM that summarizes the current recommended alternative as well as an alternative concept that incorporates a combination of four-lane and three-lane sections and eliminates the roundabout at Fourth Avenue. This "4-3-4" concept is based upon public comments received including those at the

October 6, 2022 PIM. This concept is not the recommendation of AECOM but is presented to illustrate other potential options. Similarly, AECOM has included a third option incorporating elements from both the Council Approved Alternative and the "4-3-4" option as an illustration that we are not limited to just one option or the other. The alternative taken to 30 percent design could be one of the alternatives as presented or a combination of the alternatives. Ultimately, if there are changes to be made to the approved recommended alternative, staff would need to know this before proceeding to 30 percent design.

Thank you for your consideration and please do not hesitate to contact me if you should have any questions.

Z:\90 - MEETINGS\2023 - MEETINGS\07 - July\Memo - Bus 51 AECOM 30 Percent Design.docx

July 5, 2023

Mr. Scott Beduhn
Director of Public Works
Engineering Department
1515 Strong's Avenue
Stevens Point, WI 54481

RE: Business 51 Alternative Comparison Updates

For reference, below is a summary of three Business 51 corridor alternatives currently being considered.

Recommended Alternative (Approved by the Common Council September 2021)

(See Attachment A for a detailed breakdown of impacts and costs)

Three major rounds of public involvement were conducted prior to Common Council approval of the recommended alternative. (September 2020, March 2021, July 2021)

- South Segment
 - 2-lane TWLTL from the South City Limit to Patch Street
 - Realign Rice Street with Whiting Avenue
 - Realign Patch Street and Francis Street
 - Total Construction Cost \$18.9M (2025 dollars)
- Central Segment
 - 2-lane TWLTL from Patch Street to Ellis Street
 - 2-lane Raised Median from Ellis Street to College Avenue
 - 2-lane TWLTL from College Avenue to Fourth Avenue
 - Total Construction Cost \$19.2M (2025 dollars)
- North Segment
 - 2-lane Raised Median from Fourth Avenue to Scholfield Avenue
 - Convert to a 4-lane Raised Median north of Scholfield Avenue to match into the existing roundabout configuration at North Point Drive
 - Roundabout proposed at the Fourth Avenue intersection
 - Total Construction Cost \$10.2M (2025 dollars)
- **Total Corridor Construction Cost \$48.3M (2025 dollars)**

An additional Public Information Meeting was held in October, 2022 along with two rounds of individual property owner meetings within the South Segment. Based on feedback from the public and from the City of Stevens Point, two additional corridor concepts were developed.

Potential Alternative 1 "4-3-4" (June of 2023)

(See Attachment B for a detailed breakdown of impacts and costs)

- South Segment
 - 4-lane Raised Median from the South City Limit to Heffron Street
 - 4-lane Undivided (no median) from Heffron Street to Patch Street
 - Realign Rice Street with Whiting Avenue
 - Realign Patch Street and Francis Street
 - Total Construction Cost \$22.8M (2025 dollars)

- Central Segment
 - No change from council approved alternative
 - 2-lane TWLTL from Patch Street to Ellis Street
 - 2-lane Raised Median from Ellis Street to College Avenue
 - 2-lane TWLTL from College Avenue to Fourth Avenue
 - Total Construction Cost \$19.2M (2025 dollars)
- North Segment
 - 4-lane Raised Median from Fourth Avenue to North Point Drive
 - Signalized Intersection at Fourth Avenue
 - Total Construction Cost \$10.8M (2025 dollars)
- **Total Corridor Construction Cost \$52.8M (2025 dollars)**

Potential Alternative 2 (June of 2023)

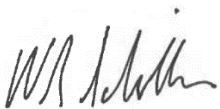
(See Attachment C for a breakdown of impacts and costs)

- South Segment
 - 4-lane Raised Median from the South City Limit to Michigan Avenue
 - 2-lane TWLTL from Michigan Avenue to Patch Street
 - Realign Rice Street with Whiting Avenue
 - Realign Patch Street and Francis Street
 - Total Construction Cost \$22.0M (2025 dollars)
- Central Segment
 - No change from council approved alternative
 - 2-lane TWLTL from Patch Street to Ellis Street
 - 2-lane Raised Median from Ellis Street to College Avenue
 - 2-lane TWLTL from College Avenue to Fourth Avenue
 - Total Construction Cost \$19.2M (2025 dollars)
- North Segment
 - No change from council approved alternative
 - 2-lane Raised Median from Fourth Avenue to Scholfield Avenue
 - Convert to a 4-lane Raised Median north of Scholfield Avenue to match into the existing roundabout configuration at North Point Drive
 - Signalized Intersection at Fourth Avenue
 - Total Construction Cost \$10.1M (2025 dollars)
- **Total Corridor Construction Cost \$51.3M (2025 dollars)**

We look forward to continuing to work with the City of Stevens Point on the Business 51 corridor reconstruction project, and if we can provide further information to help aid in the decision-making process, please let me know.

Thank you,

AECOM

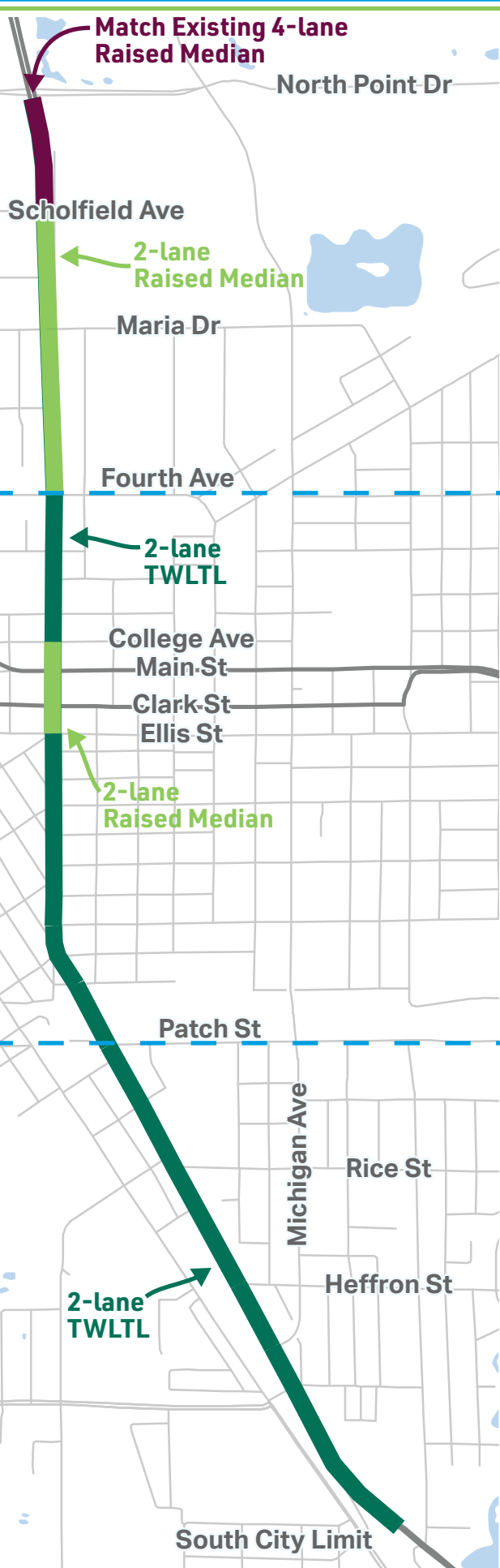


Bill Schilling, P.E.
Project Manager

Enclosure

Attachment A

Council Approved Alternative September 2021



	Right-of-Way Needed	0.2 acres
	Total Buildings Required	0
	Access Points Removed	18
	Hazardous Material Sites Impacted	2
	Estimated Cost (2025)	\$10.2 million
Note: Roundabout at Fourth Ave.		

North Segment

Central Segment

	Right-of-Way Needed	1.3 acres
	Total Buildings Required	4
	Access Points Removed	3
	Existing/Proposed Historic District Properties Impacted	9
	Hazardous Material Sites Impacted	3
	Estimated Cost (2025)	\$19.2 million

Central Segment

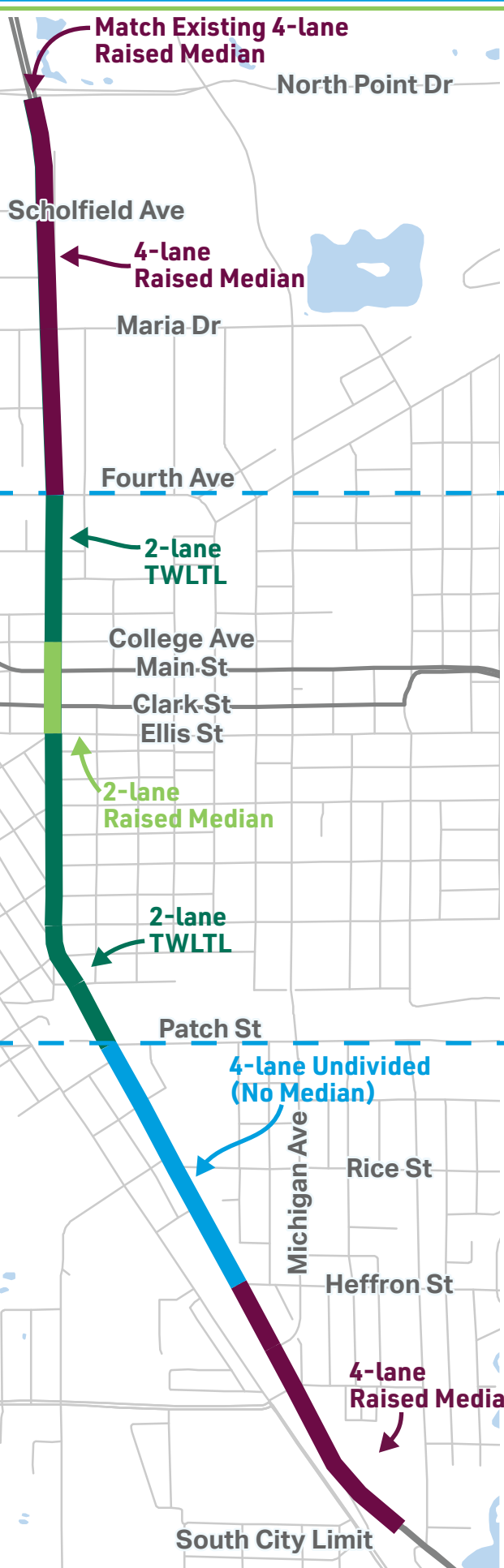
South Segment

	Right-of-Way Needed	2.3 acres
	Total Buildings Required	3
	Access Points Removed	29
	Hazardous Material Sites Impacted	6
	Estimated Cost (2025)	\$18.9 million

Attachment B

Potential Alternative 1 - "4-3-4"

June 2023



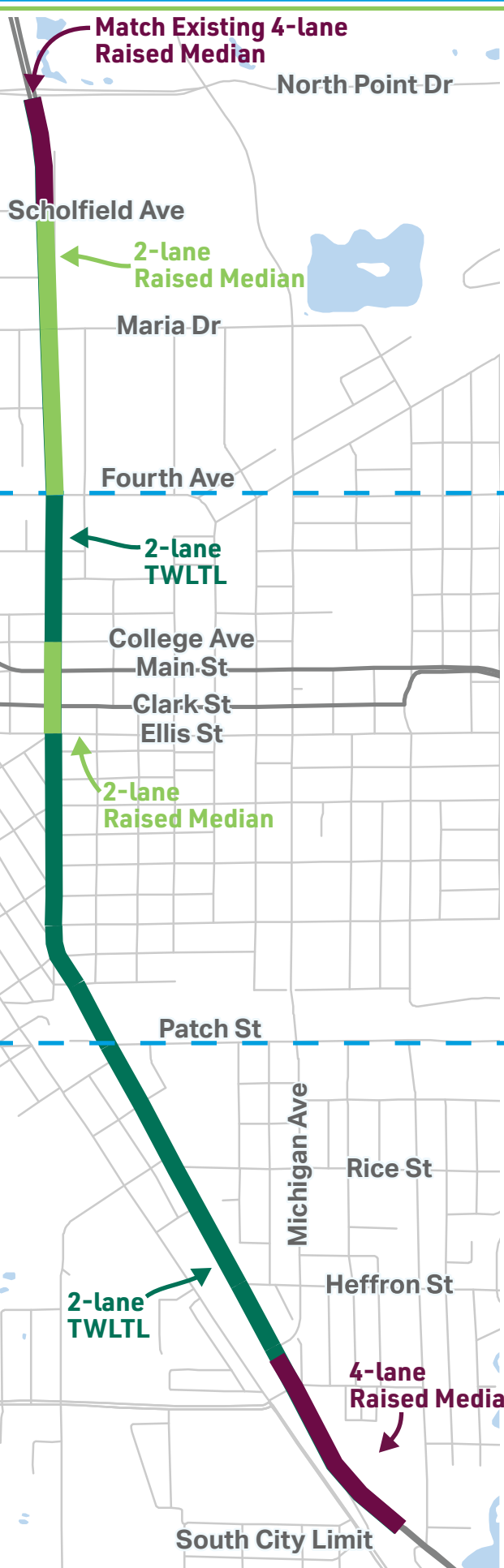
		4-lane Raised Median
	Right-of-Way Needed	0.2 acres
	Total Buildings Required	0
	Access Points Removed	18
	Hazardous Material Sites Impacted	2
	Estimated Cost (2025)	\$10.8 million
Note: Signalized Intersection at Fourth Ave.		
North Segment		
Central Segment		2-lane Raised Median & TWLTL
	Right-of-Way Needed	1.3 acres
	Total Buildings Required	4
	Access Points Removed	3
	Existing/Proposed Historic District Properties Impacted	9
	Hazardous Material Sites Impacted	3
	Estimated Cost (2025)	\$19.2 million
Central Segment		
South Segment		4-lane Raised Median & Undivided
	Right-of-Way Needed	4.0 acres
	Total Buildings Required	5
	Access Points Removed	28
	Hazardous Material Sites Impacted	10
	Estimated Cost (2025)	\$22.8 million
Corridor Total		\$52.8 million

Page 53 of 147

Attachment C

Potential Alternative 2

June 2023



	Right-of-Way Needed	0.2 acres
	Total Buildings Required	0
	Access Points Removed	18
	Hazardous Material Sites Impacted	2
	Estimated Cost (2025)	\$10.1 million
Note: Signalized Intersection at Fourth Ave.		
North Segment Central Segment		
	Right-of-Way Needed	1.3 acres
	Total Buildings Required	4
	Access Points Removed	3
	Existing/Proposed Historic District Properties Impacted	9
	Hazardous Material Sites Impacted	3
	Estimated Cost (2025)	\$19.2 million
Central Segment South Segment		
	Right-of-Way Needed	3.8 acres
	Total Buildings Required	5
	Access Points Removed	28
	Hazardous Material Sites Impacted	7
	Estimated Cost (2025)	\$22.0 million
Corridor Total		\$51.3 million

RESOLUTION

[CONDITIONAL USE PERMIT – 2400 CHURCH STREET – OCCUPY A ONE-UNIT RESIDENCE]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at 2400 Church Street (**Parcel ID 281240832402902**) and described as LOT A CSM#2809-10- 67 BNG PRT LOTS 8 9 &10 BLK 11 HELM ADD & PRT OF WYATT AVE VAC 434/9 SEWER ESMT 439/390 554323 731575, City of Stevens Point, Portage County, Wisconsin, is hereby granted a conditional use permit to occupy a one-unit residence on the subject property, subject to the following conditions:

1. The dwelling unit shall meet minimum occupancy and space requirements as outlined in Chapter 21 of the City's Municipal Code of Ordinances.
2. Staff shall have the ability to approve minor deviations to the project plan.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: July 6, 2023
Adopted: July 17, 2023

Drafted by: Adam Kuhn
Return to: City Clerk

RESOLUTION

[SIGN VARIANCE – 5601 U.S. HIGHWAY 10 EAST – INSTALL ONE WALL SIGN EXCEEDING MAXIMUM SIZE RESTRICTIONS

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, the Common Council determines that all conditions required have been met, the property located at 5601 U.S. Highway 10 East **(Parcel ID 281240836230019)** and described as LOT 3 CSM#011716 DOC-893357 BNG PRT SWNW S36 T24 R8;ACC ESMTS 510369&512207; DRNG ESMT 884245 10.271A 892218;892219;892220, City of Stevens Point, Portage County, Wisconsin, is hereby granted a sign variance to install one wall sign exceeding maximum size restrictions for the planned tenant on the subject property.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: July 6, 2023
Adopted: July 17, 2023

Drafted by: Adam Kuhn
Return to: City Clerk

Administrative Staff Report

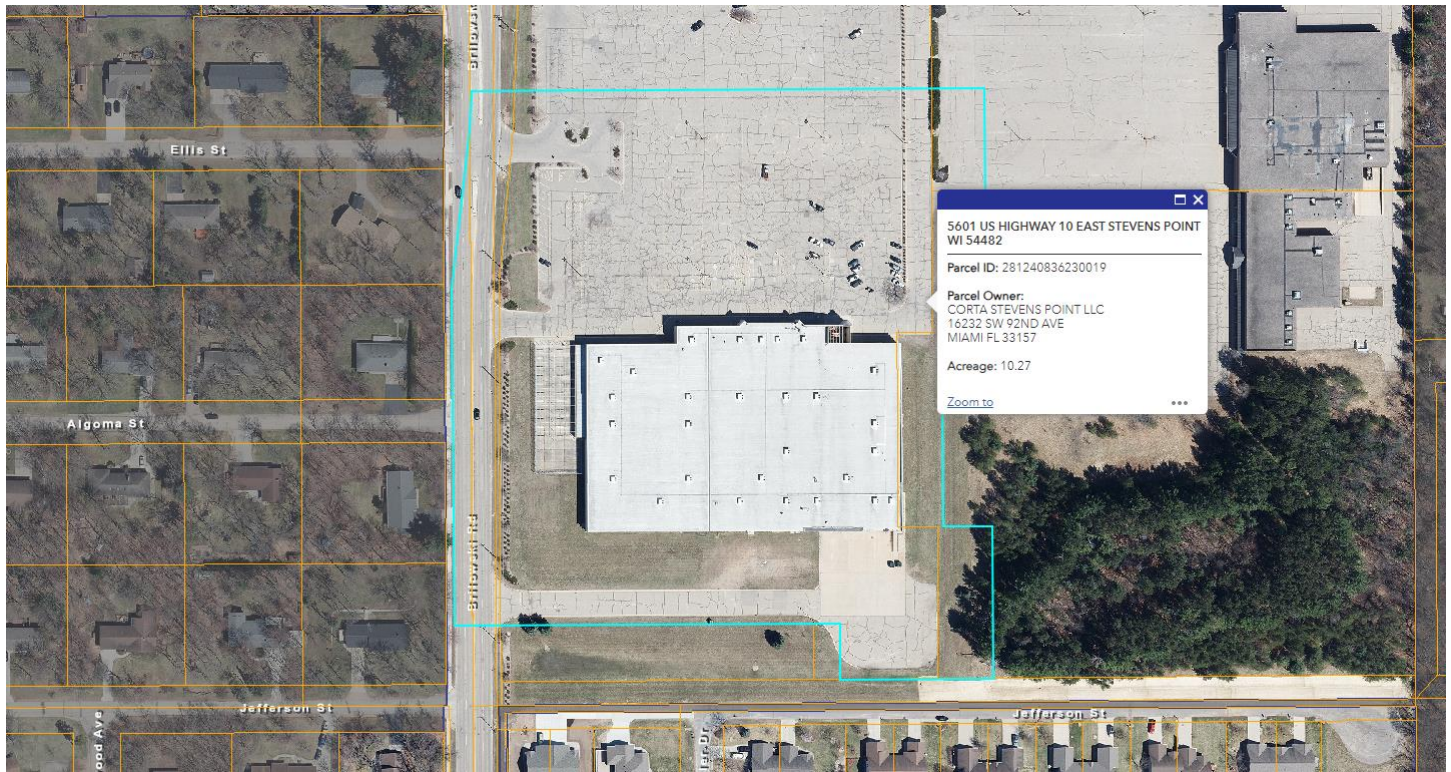
Sign Variance
Ross Dress for Less
5601 U.S. Highway 10 East
July 6, 2023



**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.

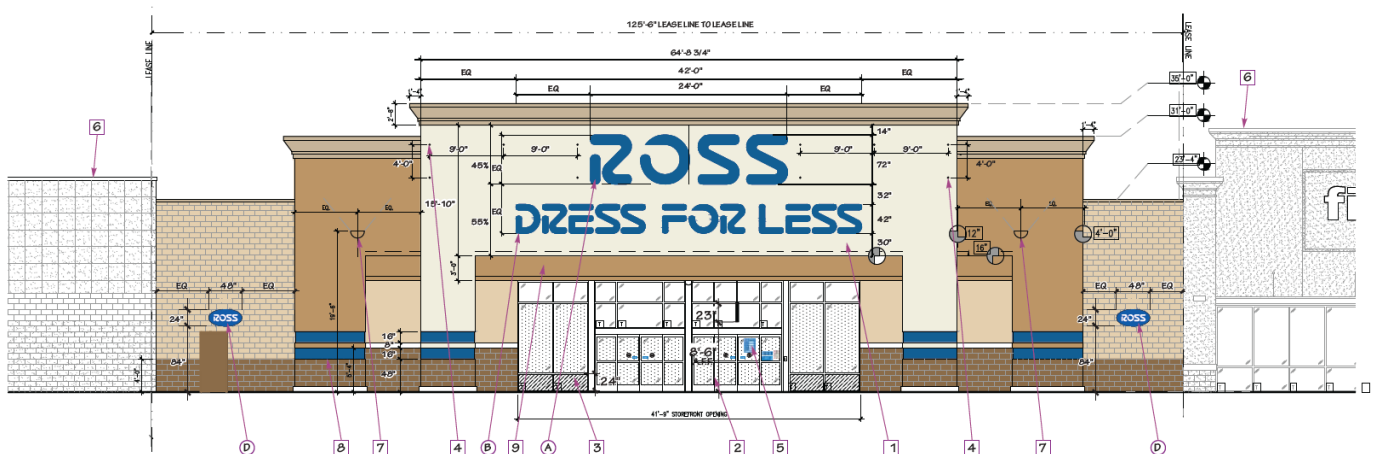
The City's Sign Code places modified signage restrictions for shopping centers (i.e., a standalone building having more than one tenant space located within) versus that of a standalone building housing one tenant. For the latter, wall signage is based on the amount of street frontage that the property 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 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





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:

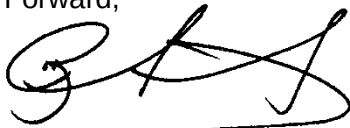
1. Economic Development
2. Permits and Inspections
3. Historic Preservation
4. Neighborhood Improvement
5. Planning and Zoning
6. Property Assessment

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.



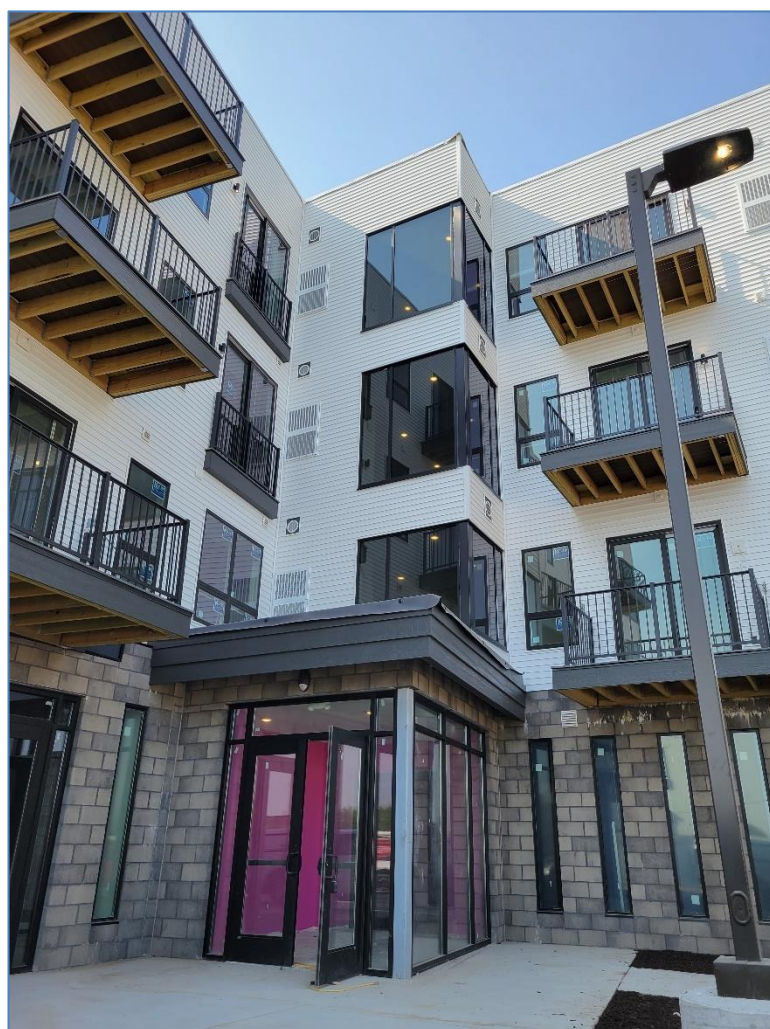
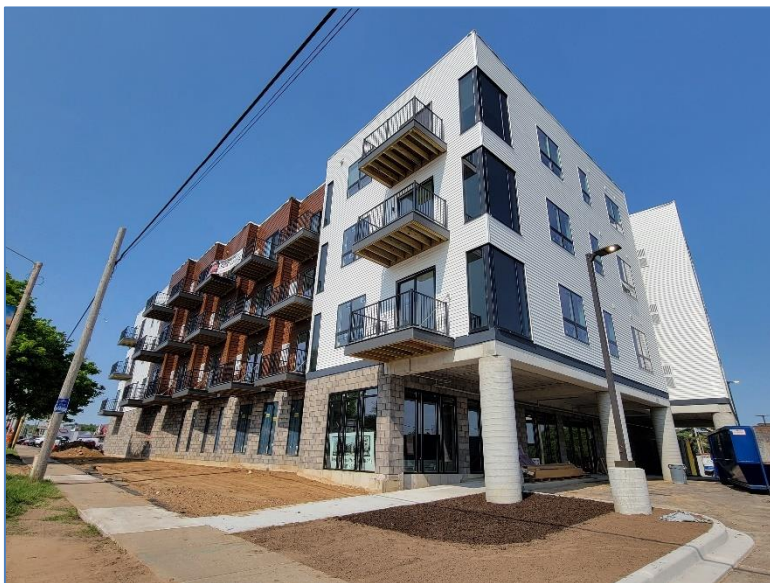
Stevens Point BANTR Apartments – 209 Division St

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.



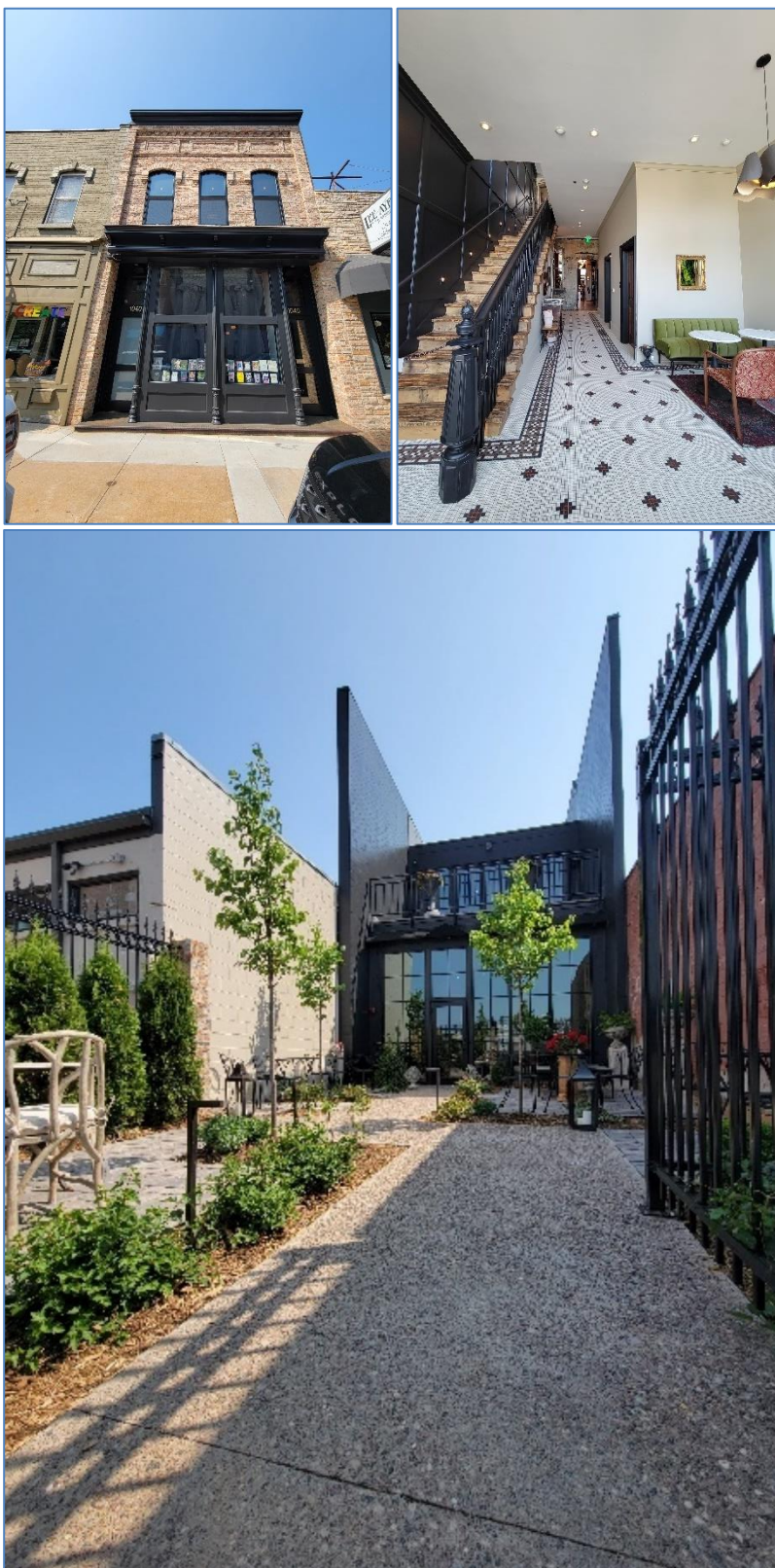
Guild Design – 1011 Second St

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 Inlusa & 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
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	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

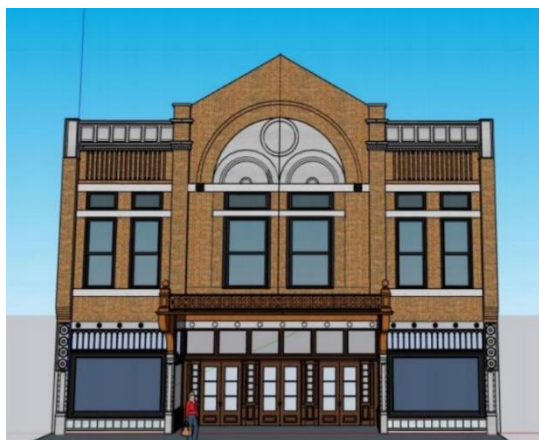
The Community Development & Inspection Department does not collect citation fees.

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.

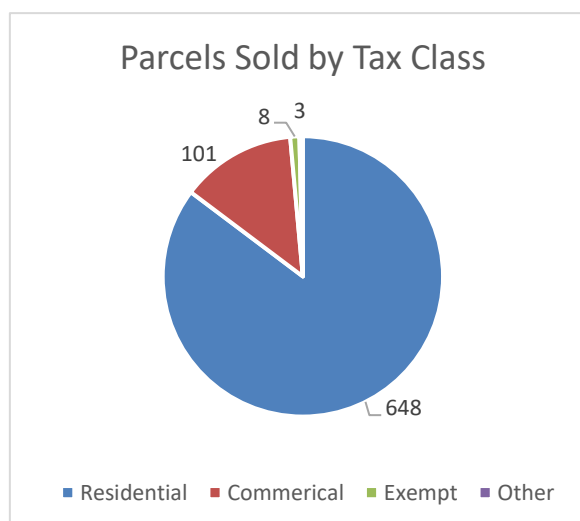
All property transfer returns recorded in the year are reviewed by our office. The data is downloaded and imported into our software program so we can review and validate all the information regarding the sale as well as update owner information. Our office is responsible for determining if each sale 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.

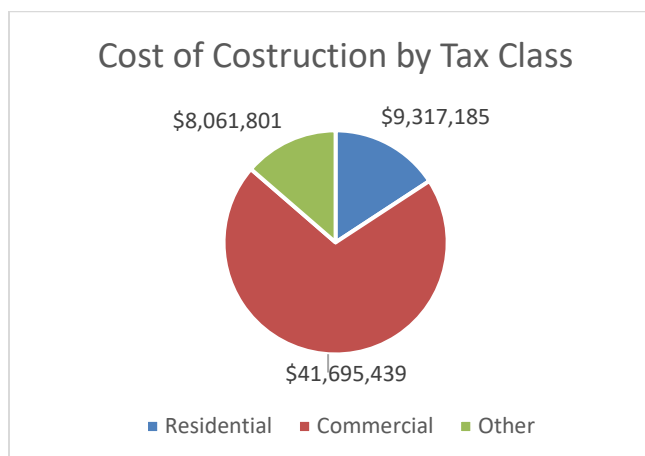
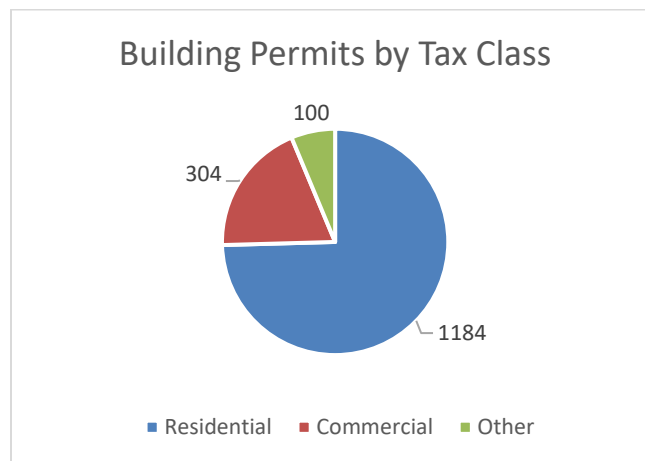
Other statistical metrics, such as the coefficient of dispersion and coefficient of concentration, are within acceptable limits. They are both measures of how well the sales data is grouped around the mean overall ratio.

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

Page 1

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 ASSESSMENT (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
-----------------------------------	--------------------------------	---	--------	---

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		
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 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	93,500 44,774,100 44,867,600	Property physically destroyed or removed	Land Improvement Total	0 391,600 391,600
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 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	693,900 443,500 1,137,400	Property formerly assessed as Real Estate and now exempt, and/or Real Estate now assessed as Personal Property	Land Improvement Total	138,100 105,600 243,700
Comments			Comments		
Increase due to Revaluation	Land Improvement Total	154,100 623,400 777,500	Decrease due to Revaluation	Land Improvement Total	0 159,300 159,300
Comments			Comments		
Shift FROM Manufacturing to Commercial	Land Improvement Total	0 0	Shift TO Manufacturing from Commercial	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 Commercial (exclude manufacturing)	(+/-) Land Improvement Total	Net Value of Shift 104,300 615,500 719,800	Comments - Net Value of shifts to or from Commercial		

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	
Acres		Total Assessed Value	OPTIONAL Information (Optional acres listed below must also be included in the required Class 4 Acres)		
			Acres	Total 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
	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
Residual forest	0	0	Total Class 6 Acres		
Conservation easement	0	0	Specialty type(s) description:.....		
Frac sand forest	0	0			

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		
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%	

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



Corey D. Ladick
Comptroller-Treasurer

Phone: 715-346-1574
Fax: 715-346-1683

July 12, 2023

To: Common Council

Subject: Updated Depository Resolution

An updated depository resolution is attached. The purpose of this document is to specify which financial institutions the City is authorized to do business with, and also specify the positions that are authorized to transact business on City accounts.

The changes that are proposed relate to the authorized financial institutions. Investors Community Bank was bought out by Nicolet National Bank, and Central City Credit Union has changed to Simplicity Credit Union, so both of those names have now been updated on this resolution. I am also proposing to add Summit Credit Union and First Business Bank since they both have attractive deposit rates, and we are always shopping around for the best deal.

**RESOLUTION DESIGNATING PUBLIC DEPOSITORY AND
AUTHORIZING WITHDRAWAL OF CITY MONEYS**

RESOLVED, that

BMO Harris Bank
J P Morgan Chase Bank, NA - Chase
Associated Banc, N.A.
Community First Bank
State of Wisconsin Local Government Investment Pool
Huntington Bank
The Pineries Bank
Prevail Bank
WoodTrust Bank NA
US Bank - US Bancorp
Robert W. Baird and Co.
Peoples State Bank
Old National Bank
Nicolet National Bank
CCF Bank
The Portage County Bank
First State Bank
Central Wisconsin Credit Union
Valley Communities Credit Union
CoVantage Credit Union
American Deposit Management Co.
Charles Schwab and Co.
River Valley Bank
Simplicity Credit Union
Connexus Credit Union
Summit Credit Union
First Business Bank

(the "Bank") qualified as a public depository under Ch. 34, Wi. Stats, is hereby designated as a depository in which the funds of this Municipality may from time to time be deposited; that the following described account(s) be opened and maintained in the name of this Municipality with the Bank subject to the rules and regulations of the Bank from time to time in effect; that the person(s) and the number thereof designated by title opposite the following designation of account(s) as hereby authorized, for and on behalf of this Municipality, to sign order checks as provided in s. 66.0607 WI. Stats., for payment or withdrawal of money from said account(s) and to issue instructions regarding the same, and to endorse for deposit, negotiations, collection or discount by Bank any and all checks, drafts, notes, bills, certificates of deposit or other instruments or orders for the payment of money owned or held by said Municipality; that the endorsement for deposit may be in writing, by stamp, or otherwise, with or without designation or signature of the person so endorsing; and that any officer, agent or employee of this Municipality is hereby authorized to make oral or written request of the Bank for the transfer of funds or money between accounts maintained by this Municipality at the Bank.

All accounts except for accounts held by the Department of Public Utilities and Transportation:

Name or Type of Account	Number of Signatures Required	Type or Print Titles of Authorized Persons
1. All Checking Accounts (see above list)	2	City Clerk, Treasurer, and Finance Office Manager
2. All Certificates of Deposit (see above list)	1	Treasurer and Finance Office Manager
3. All Savings and Money Market Accounts & Other Authorized Investments	1	Treasurer and Finance Office Manager

Accounts held by the Department of Public Utilities and Transportation (Water, Wastewater, Stormwater, Transit, and Airport):

Name or Type of Account	Number of Signatures Required	Type or Print Titles of Authorized Persons
1. All Checking Accounts (see above list)	2	City Clerk and Treasurer
2. All Certificates of Deposit (see above list)	1	Director of Public Utilities and Administrative Services Manager of Utilities and Transportation Dept.
3. All Savings and Money Market Accounts & Other Authorized Investments	1	Director of Public Utilities and Administrative Services Manager of Utilities and Transportation Dept.

FURTHER RESOLVED, that the Bank be and is hereby authorized and directed to honor, certify, pay and charge to any of the accounts of this Municipality, all order checks for the payment, withdrawal or transfer of funds or money deposited in these accounts or the credit of this Municipality for whatever purpose or to whomever payable, including requests for conversion of such instruments into cash as well as for deduction from and payment of cash out of any deposit, and whether or not payable to, endorsed or negotiated by or for the credit of any persons signing such instrument or payable to or for the credit of any other officer, agent or employee of this Municipality, when signed, accepted, endorsed or approved as evidenced by original or facsimile signature by the person(s) and the number thereof, designated by title opposite the designation of the accounts described in the foregoing resolution, and to honor any request(s) made in accordance with the foregoing resolution, whether written or oral, and including but not limited to, request(s) made by telephone or other electronic means, for the transfer of funds or money between accounts maintained by this Municipality at the Bank, and the Bank shall not be required or under any duty to inquire as to the circumstances of the issuance or use of any such instrument or request or the application or use of proceeds thereof.

FURTHER RESOLVED, that any one of the persons holding the offices of this Municipality designated above is hereby authorized (1) to receive for and on behalf of this Municipality, securities, currency or any other property of whatever nature held by, sent to, consigned to or delivered to the Bank for the account of or for delivery to this Municipality, and to give receipt therefore, and the Bank

is hereby authorized to make delivery of such property in accordance herewith, (2) to sell, transfer, endorse for sale or otherwise authorize the sale or transfer of securities or any other property of whatever nature held by, sent to, consigned to or delivered to the Bank for the account of or for delivery to this Municipality, and to receive and/or apply the proceeds of any such sale to the credit of this Municipality in any such manner as he/she/they deem(s) proper, and the Bank is hereby authorized to make a sale or transfer of any of the aforementioned property in accordance herewith, and (3) pursuant to s. 34.07, WI. Stats., to accept such security and to execute such documents as said officer deems proper and necessary to secure the funds of this Municipality and to issue instructions regarding the same.

FURTHER RESOLVED, that this Municipality assumes full responsibility for any and all payments made or any other actions taken by the Bank in reliance upon the signatures, including facsimiles thereof, of any person or persons holding the offices of this Municipality designated above regardless of whether or not the use of a facsimile signature was unlawful or unauthorized and regardless of by whom or by what means the purported signature or facsimile signature may have been affixed to any instrument if such signatures resemble the specimen or facsimile signatures provided to the Bank, for refusing to honor any signatures not provided to the Bank, for honoring any requests for the transfer of funds or money between accounts or for the instructions from the persons designated in the foregoing resolutions regarding security for the accounts notwithstanding any inconsistent requirements of this Municipality not expressed in the foregoing resolutions, and that this Municipality agrees to indemnify and hold harmless the Bank against any and all claims, demands, losses, costs, damages or expenses suffered or incurred by the Bank resulting from or arising out of any such payment or other action.

FURTHER RESOLVED, that the undersigned officer of this Municipality be and hereby is authorized and directed to certify to the Bank the foregoing resolutions, that the provisions thereof are in conformity with law, the names, incumbencies and specimen or facsimile signature(s) on signature cards of the officer or officers named therein, and that the foregoing resolutions and signature cards and the authority thereby conferred shall remain in full force and effect until this Municipality notifies the Cashier of Bank to the contrary in writing; and the Bank may conclusively presume that such resolutions and signature cards are in effect and that the persons identified therein from time to time as officers of the Municipality have been duly elected or appointed to and continue to hold such offices.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: 7/5/2023
Adopted: 7/17/2023

From: [Allison C. De Franze](#)
To: [Corey Ladick](#)
Subject: [External] Martin v City of Stevens Point
Date: Friday, June 16, 2023 2:59:19 PM

Hi Corey,

I am in receipt of the above claim that has been filed against the City of Stevens Point in the amount of \$10,000. Mr. Martin has alleged injuries as a result of falling off a swing at a city park.

As you are aware, the City is self-insured for this loss and should the City decide to settle this matter, the settlement would come from City funds.

After reviewing attached materials, I believe this claim should be denied for the following reasons: Wis. Stat. 895.52 provides immunity to municipalities for injuries that occur on city property as a result of a recreational activity. Swinging on a swing set at a city park would fall under this statute. In addition, it should be noted that Wis. Stat. 895.52(2) provides that there is no duty to keep the property safe for recreational activity, no duty to inspect and no duty to give warning of an unsafe condition.

It is also my opinion that the City has immunity under Wis. Stat. 893.80 (4), which provides immunity for discretionary actions. How often and when the City performs its inspections/maintenance on playground equipment is a discretionary action.

Again, my recommendation would be that this claim be formally denied.

Should you have questions regarding this matter, please feel free to contact me.

Thank you,

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

CITY OF
STEVENS POINT
NOTICE OF CLAIM

RECEIVED
JUN 14 2023
CITY CLERKS
OFFICE

Name: Mitchell Martin

Incident/Accident Information

Address: 2201 Main St Apt 1

Date: 4-18-23

Time: 4:00pm

Phone: 715 35 3599

Location: Iverson Park

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary) For auto damage, attach a copy of the policy report (if any), a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was sought along with the name of medical care provider. Also identify any witnesses to the accident/incident.

Was on swings by bench at Iverson when one of the swings broke and
I hit the ground but foot was immediately brought to hospital have a few fractured
vertebrae. Went to Aspirus ER on Illinois ave. Stevens Point. Have a back brace
now, cane and will be having physical therapy as well. Clerk told me to wait till I
witness: Anna Rockman Sean Hosking, Afton Mortenson will be talking to attorney had medical
Bills

Signed: [Signature]

Date: 4-20-23

CLAIM

(NOTE: you are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of \$ 10,000.

To process this claim it is necessary to detail all damages being sought.

Signed: [Signature]

Date: 4-6-14-23

Address: 2201 Main St Apt 1

CITY OF
STEVENS POINT
NOTICE OF CLAIM

RECEIVED
JUN 19 2023
BY

Name: Brian Schweitzer
Address: 3210 44th St. S
Wisconsin Rapids WI
Phone: 715-937-7740

Incident/Accident Information

Date: June 3 2023
Time: 1:35 pm
Location: Mead Park
Stevens Point WI

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary) For auto damage, attach a copy of the police report if any, a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was sought along with the name of medical care provider. Also identify any witnesses to the claim and incident.

Attached Report

Signed: Brian Schweitzer Date: June 19, 2023

CLAIM

(NOTE: you are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.)

\$2557.48

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of \$

to process this claim it is necessary to attach all damages being sought.

Signed: Brian Schweitzer Date: June 19, 2023
Address:

6-19-23

On June 03 2023 at 1:35 pm my car was damaged at Mead Park in Stevens Point WI. I pulled into the park and noticed it was "back in only" parking. Cars were behind me so I pulled into the last parking spot to turn around to park and my front bumper caught on the metal anchors attached to the concrete slab. It nearly ripped my bumper off my car and tore a hole in my radiator. I had to have the car towed. Enclosed with my statement are pictures of the concrete slab and damage to my car. I still do not have my car. This damage will happen again. Please repair concrete slab.

Brian E. Schweitzer

Any Questions? 7159377740





