



AGENDA

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Members

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

Date and Time: October 14, 2024
2:00 PM

Location: Stevens Point Police Department,
Community Room
933 Michigan Avenue, Stevens
Point, WI 54481

OR

[Zoom Teleconferencing](#)

Meeting ID: 815 7245 8732 |
Passcode: 856104
By Phone: +1-312-626-6799 (US
Chicago)

Opening Section:

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

Discussion and Possible Action on the Following:

1. Approval of Minutes from the July 16, 2024 meeting of the Redevelopment Authority.
2. Approval of modifications to the Housing Modernization Loan Program.
3. Consideration of transferring Parcel 281240832202969 to the City of Stevens Point for purposes of environmental cleanup.
4. Adjournment.

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

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

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



MINUTES
REDEVELOPMENT AUTHORITY
OF THE CITY OF STEVENS POINT

Members

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

Date and Time:	July 16, 2024 3:00 PM	Location:	City Hall Conference Room 1515 Strongs Avenue Stevens Point, WI 54481
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Opening Section:

1. Roll Call
 - A. Called to order: 3:11PM
 - B. Present: Kneebone, Cooper, Schlice, Gardner, Kemmeter, Barrett
 - C. Excused: Ladick
2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson.
 - A. None.
3. Public comment for pre-registered individuals for matters appearing on the agenda.
 - A. None. Members of the public in the meeting are either applicants or affected by agenda items and would be requested to speak at that time.
4. Presentation by City Staff on Community Land Trust Update
 - A. Presentation given by Director Kernosky about the status of the Community Land Trust.

Discussion and Possible Action on the Following:

1. Approval of Minutes from the April 30, 2024 meeting of the Redevelopment Authority.
 - A. Discussion: None.
 - B. Motion: Kemmeter moves approval of the minutes as presented.
 - C. Second: Barrett seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

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2. Approval of Housing Trust Fund Financials - April, May 2024
 - A. Discussion: Director Kernosky presents the Housing Trust Fund financials.
 - B. Motion: Cooper moves approval of the Housing Trust Fund financials as presented.
 - C. Second: Kemmeter seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

3. Approval of Housing Modernization Loan Program Financials - April, May 2024
 - A. Discussion: Director Kernosky presents the Housing Modernization Loan Program financials.
 - B. Motion: Kemmeter moves approval of the financial statements as presented.
 - C. Second: Kneebone seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

4. Retroactive Residential Infill Program Request - 140 Fourth Avenue
 - A. Discussion: Klesmith presents background information about the applicant's project and application.
 - B. Motion: Kemmeter moves approval of the request.
 - C. Second: Cooper seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

5. Residential Infill Program Update
 - A. Discussion: Klesmith presents frequently asked questions, recommended answers, and suggested changes to the program application.
 - B. Motion: Cooper moves approval of the recommended answers and changes with the addition that R1 properties are no longer eligible.
 - C. Second: Gardner seconds.
 - D. Discussion: None.
 - E. Vote: Unanimous approval.

6. Land Lease for Food Sales Purposes at 3049 Church Street
 - A. Discussion: Klesmith provides background information regarding the site and request. Gardner questions soil quality of the site; Schlice questions requirement of insurance. Gardner questions the approval of adjacent businesses.
 - B. Motion: Cooper moves approval of the request under the condition that all vendors possess liability insurance and list the Redevelopment Authority as additionally insured.
 - C. Second: Kemmeter seconds.
 - D. Discussion: Barrett suggests including an escape clause; Kernosky recommends a 30- or 60-day notice. Schlice reaffirms that the lease require approval from the Redevelopment Authority.
 - E. Vote: Unanimous approval.

7. Consideration of Claim-Garrett Katerzynske-Damage to private sewer line.
 - A. Discussion: Director Kernosky presents background information regarding the site and replacement of the private sewer line.
 - B. Motion: Gardner moves denial of the claim and direct staff to negotiate with the claimant outside of the claim.
 - C. Second: Barrett seconds.
 - D. Discussion: None.

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

E. Vote: Unanimous approval.

8. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, relating to the following:
- Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10, Municipal Parking Lot #8 and RDA-owned properties adjacent (PID 281240832200420, 281240832200421, 281240832200425).
 - Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10 (PID 281240832202969, AKA Shopko Parking Lot).
 - Discussion on possible sale of the property at 217 Second Street and 1700 Strongs Avenue.

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

- Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10, Municipal Parking Lot #8 and RDA-owned properties adjacent (PID 281240832200420, 281240832200421, 281240832200425).
- Discussion and update on possible development agreement for a property located within Tax Increment Finance District #10 (PID 281240832202969, AKA Shopko Parking Lot).
- Discussion on possible sale of the property at 217 Second Street and 1700 Strongs Avenue.

B. Kemmeter seconds.

C. Roll:

- Yeas: Schlice, Gardner, Kneebone, Cooper, Kemmeter, Barrett
- Nays:
- Motion carried 6-0.

9. Adjournment (Note: Commission will take no action in Open Session and will adjourn the meeting in Closed Session).

A. Adjourned at 4:52PM

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Housing Modernization Loan Program

Please read and fill out the application in its entirety, ensuring all relevant attachments are included upon submittal. Question about the application process and pre-application meeting requests may be sent via email to cklesmith@stevenspoint.com or by calling the office at (715) 341-4171 any time M-F, 7:30am-4:00pm. Completed applications and attachments may be sent to cklesmith@stevenspoint.com or mailed to **Community Development Department, 1515 Strongs Avenue, Stevens Point, WI 54481.**

Program Overview

This program is designed to provide property owners with a financial mechanism to update major components of their properties to ensure they stay in good condition and increase their utility efficiency. Loans are provided to applicants as funding becomes available. Loans have a fixed rate for 5-year or 10-year term. Loans are made available city-wide at a 2% interest rate, and to Neighborhood Improvement Zones for a 1% interest rate.¹

Eligible Program Participants

The Housing Modernization Loan Program is available to owner-occupied households who earn between 80% and 120% of the county median income and have a total debt-to-income ratio of .45 or less. The following table summarizes the range of eligible incomes. Residents who earn between 60-80% of the county median income qualify for the Housing Modernization Loan if 1) the applicant(s) have a total debt-to-income ratio of .35 or less, or 2) the City of Stevens Point would be the first mortgage on the home. Residents earning less than 80% of the county median income also qualify for other sources of funding, such as the Neighbor Helping Neighbor grant and CDBG loans through CAP Services and the Central Housing Region Community Development Block Grant administered by the Juneau County Housing Authority. These programs may be reviewed at stevenspoint.com/595/Homeowner-Help.

Household size	1	2	3	4	5	6	7	8
80-120% Income Range	\$55,550 - \$83,350	\$63,450 - \$95,200	\$71,400 - \$107,100	\$79,300 - \$118,950	\$85,650 - \$128,500	\$92,000 - \$138,000	\$98,350 - \$147,550	\$104,700 - \$157,050
60% Income Limit	\$41,640	\$47,580	\$53,520	\$59,460	\$64,260	\$69,000	\$73,740	\$78,540

In addition, the applicant must be current on municipal taxes, charges, and utility payments.

¹ Neighborhood Improvement Zones are identified by staff as regions with frequent property reports and oldest housing stock.



Eligible Properties

Any owner-occupied residential property within the City of Stevens Point built 30 or more years ago with a current assessed value of all structures on the parcel of less than 150% the median value (\$252,225).

Eligible Improvements

- Any exterior improvements to the primary residential structure, such as roofing, siding, gutters, and windows.
 - Luxury improvements such as patios, hot tubs, swimming pools, and decorative landscaping unrelated to resolving drainage issues **do not qualify**.
- Reconstruction, repair, or expansion of an existing garage.
- Driveways and fencing.
- Major interior renovations and foundation repair.
- Improvements to the building efficiency, such as insulation.
- Replacement or upgrade to more efficient HVAC systems and water heaters.
- Electrical and plumbing system upgrades.
- Installation of renewable energy production and/or storage systems.

Terms

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

- **One loan between \$10,000 and \$30,000 may be in repayment for each property.** Following successful inspection of completed work, funds will be distributed directly to the identified contractor(s). A mortgage for the total amount disbursed will be recorded on the property.
 - \$5,000 above the loan value of each project shall be kept in reserves if additional work is required to complete a project. If additional funds are required exceeding this \$5,000, the owner will be required to make a special request to the Redevelopment Authority or secure other financing.
 - The City of Stevens Point has established a maximum debt factor (110%) for this residential loan program and shall not loan funds to a property owner that would cause them to exceed this debt factor.
- Recipient shall be responsible for paying loan preparation fees which will be included in the loan amount. These fees include:
 - Mortgage Recording (\$30) paid to Portage County Register of Deeds.
 - Title Review (\$100 for single lots, \$50 for each adjacent lot).
- **Change orders to complete projects specified in the application shall be initiated by the contractor and communicated to the both the City and resident in writing prior to the completion of the work. Applicants shall include all desired projects in the initial application, and the contractor requesting the change order should include all necessary changes to complete the project in one change order.**
 - **Each change order requested that results in a change to the loan amount or building permit will result in an additional \$100 fee added to the total loan amount.**
- Recipient must pay the loan back to the City of Stevens Point on a monthly payment schedule. Payment will be collected on the 1st day of each month. A 10-day grace period on payments will be granted.
 - The City of Stevens Point will establish a recurring ACH withdrawal from the recipients account of choice. If recipient is unable to establish ACH payments, payments may be made online at “site” or checks may be made to “City of Stevens Point” with the memo “Housing Modernization Loan”. Checks can be delivered to 1515 Strongs Ave, Stevens Point, WI 54481, ATTN: City of Stevens Point Treasury.
 - If recipient will become unable to fulfill payments, it is the responsibility of the recipient to inform Community and Economic Development staff as soon as possible.



- If a payment is delinquent by at least 10 days, a late fee of \$30 will be assessed.
- Non-sufficient fund fees (\$30) and disputed transaction fees (\$30) are passed to the applicant.
- Payments may be deferred one time for up to a total of 6 consecutive months.
- Applicants are **strongly encouraged** to reach out to Community and Economic Development staff to be connected with financial planning assistance to recorrect loan payments.
- Loan payments begin after all project components are complete, all funds have been distributed to the contractor(s), and loan adjustments are made.
- Loan must be repaid in full before sale of the property or if the property is no longer owner-occupied.

Additional Requirements

- Applicants shall submit all required wage, mortgage, and property information to the Community and Economic Development Department prior to a pre-application meeting.
- If an applicant’s property lies within a 1% or higher flood plain (as determined by [FEMA](#)), the applicant must carry an amount of insurance equal to or greater than the value of the first mortgage and loan to be awarded.
- A pre-application meeting to review eligibility requirements, loan amount and terms, and project specifics is required with City staff prior to applying.
- Funds cannot be applied to improvements that have already been started or completed.
- All change orders must be approved by the City.
- All work requiring a contractor must be performed by licensed and insured contractors, with the applicant having acquired a minimum of two cost estimates from two different contractors. If work is being performed by the homeowner, cost estimates from two suppliers are required.
- If applicable, permits must be obtained prior to starting any work.
- Owners or owners’ direct relatives cannot be compensated for their labor or time on the project.
- After the loan is approved, applicant must add the City of Stevens Point as a mortgagee to their home insurance policy.

Project Selection

- Applications will be accepted on a first-come, first-served basis. Loan funds are limited, and funding is not guaranteed even for projects that otherwise qualify.
- If an applicant is approved before funds are available, they will be added to a queue. As funds are replenished, applicants will be notified in order of project need based on position in the queue and project cost.
- The City of Stevens Point reserves the right to apply scoring methods at any point in the life of this program. Projects will be ranked by:
 - Immediacy of project need based on risk to resident health or property damage.
 - Evidence of owner’s ability to finance and complete the project.
 - Impact to the neighborhood.
 - Whether or not the property is in a Neighborhood Improvement Zone.
 - Increase in assessed value of the property.
 - Projected increase in energy efficiency.

Application & Loan Process

- Applicant completes the “Eligibility Verification and Loan Preparation” form and delivers to the Community & Economic Development Department at City Hall, 1515 Strongs Ave, Stevens Point WI 54481.
- Community & Economic Development Department reviews eligibility information and calls applicant to arrange a pre-application meeting. Pre-application meeting held on site and photos taken.



- Applicant prepares:
 - Two cost estimates from licensed contractors or approved suppliers.
 - Proof of current homeowners' insurance.
 - Any outstanding mortgages and/or liens on the property.
 - City of Stevens Point ACH Payment Form.
 - Proof of no outstanding municipal taxes or charges, or utility payments.
- Applicant prepares application and submits it with all necessary documents.
- Applicant signs Borrower Certification and Mortgage Note, and agreement.
- Contractor(s) sign agreement and provide a W-9 to the City of Stevens Point.
- Staff submits financial request to City Treasury after loan approval.
- Staff records Mortgage Note at Register of Deeds.
- Applicant and/or contractor files permit applications for all work to be performed.
- Applicant may request payment to contractors after permitted work is complete and passes inspection.
- Once all permitted work passes inspection, loan adjustments are made if necessary.
- Loan repayment begins.

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



Application Number (Office Use Only)

Eligibility Verification and Loan Preparation

Applicant Information

Name of Applicant:

Social Security Number

Contact Phone

Email

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Name of Co-Applicant(s)

Social Security Number

Contact Phone

Email

<input type="text"/>	<input type="text"/>	<input type="text"/>
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Property Address

Build Date and Assessed Value (City-provided)

Liability Information

List all financial obligations that are recorded against the property, such as mortgages, liens, and delinquent taxes, as well as additional outstanding financial obligations. **Attach the most recent mortgage or loan summary.**

Lienholder / Bank Name	Debt Purpose	Current Balance	Monthly Payment	Date Closed	Interest Rate (%)	Loan Type
Totals						

Is the most recent mortgage or loan summary attached?

Is the title review attached?

Do you Escrow for Property Taxes?



Sources of Income

Please provide the following information for any amount of income household members 18+ years old can reasonably expect to receive during the next 12 months. Attach previous two (2) tax returns and four (4) pay stubs.

Applicant Current Employment Income:

Employer/Business Name: _____

Gross Monthly Income:

Start Date: ___ / ___ / ___ Phone: _____

Are you the business owner / Self-Employed?

Co-Applicant Current Employment Income:

Employer/Business Name: _____

Gross Monthly Income:

Start Date: ___ / ___ / ___ Phone: _____

Are you the business owner / Self-Employed?

Household Member Age 18+ Current Employment Income:

Employer/Business Name: _____

Gross Monthly Income:

Start Date: ___ / ___ / ___ Phone: _____

Are you the business owner / Self-Employed?

Household Member Age 18+ Current Employment Income:

Employer/Business Name: _____

Gross Monthly Income:

Start Date: ___ / ___ / ___ Phone: _____

Are you the business owner / Self-Employed?

Tax Returns and Pay Stubs Attached?

Income from Other Sources

If you receive additional income from one the sources below, please provide the annual income source and amount.

- Alimony
- Capital Gains
- Child Support
- Disability
- Foster Care
- Interest & Dividends
- Public Assistance
- Retirement (Pension, IRA)
- Royalty Payments
- Separate Maintenance
- Social Security
- Trust
- Unemployment Benefits
- VA Compensation
- Other

Income Source	Monthly Income
	\$
	\$
	\$
Total	\$



Application & Loan Terms

Date of Application: _____

Date of Pre-Application Meeting/Call: _____

Application Number: _____

Pre-Application Meeting By: _____

The applicant must provide the following information

Requirements:

Yes No N/A

Proof of Homeowners Insurance
(Attach homeowners insurance policy)

Is the home situated within a flood plain?
(City attach FEMA verification)

Proof of Property Ownership / Offer to Purchase
(Attach valid & signed commitment or Offer to Purchase)

Verified No Municipal Taxes or Utility Fees
(Attach signed utility release)

Two cost estimates from contractors/suppliers
(Attach estimates with clearly identified contractors/suppliers)

Preferred Payment Account
(Provide bank account for automatic ACH transactions and email for reminders)

After Approval and/or Construction:

Mortgage Recorded

Final Inspection & Occupancy Approval

Updated Home Insurance Policy



Loan Payment & Terms

Loan payments will be collected on the 1st of each month following final inspection. Please provide account information to set up automatic withdrawals. For a detailed account of the payment terms, see the attached [Mortgage Note and Borrower Certification](#).

Eligible property is located within a Neighborhood Improvement Zone: Yes No

Monthly Payment Amount:

Estimated Length of Loan

Payment Information

Complete and attach City of Stevens Point ACH form:

I will elect to pay in-person or mail, by check:

Applicant Signature Date

Co-Applicant Signature Date

Print Name

Print Name



Memo

Chris Klesmith
**Neighborhood Planner / Economic
Development Specialist**

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

(715) 341-4171 | cklesmith@stevenspoint.com

To: Redevelopment Authority
From: Christopher Klesmith
CC: John Schlice
Date: October 14, 2024
Subject: Request to amend the Housing Modernization Loan Program

Committee members,

Over the lifetime of the Housing Modernization Loan program, staff have encountered few projects that have resulted in a significant addition to staff time and labor. Seven loans have been produced, which has matched staff availability to administer the program. To prevent future scenarios that result in unnecessary staff time spent administering the program, staff are recommending the following changes to the program:

- Establishing a minimum loan value of \$10,000 to incentivize higher value projects. Since inception of the program, three out of seven loans were valued less than \$10,000 and are most likely to receive advanced payments.
- Establishing rules for change orders and an associated fee for change orders that result in a change in the loan amount or building permit to incentivize thorough preparation from the applicant.

Staff would recommend accepting these changes as written.

Sincerely,

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point



Memo

Chris Klesmith
**Neighborhood Planner / Economic
Development Specialist**

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

(715) 341-4171 | cklesmith@stevenspoint.com

To: Redevelopment Authority
From: Christopher Klesmith
CC: Corey Ladick, John Schlice
Date: October 14, 2024
Subject: Request to Transfer Parcels 281240832202969 (Shopko Parking Lot) and 281240832201937 (Edgewater Manor) between the Redevelopment Authority and the City of Stevens Point

Committee members,

The City of Stevens Point (City) has contracted with Stantec to prepare an application for the Environmental Protection Agency's FY2025 Brownfield Cleanup Grant to move forward Shopko concept plan from the recently adopted Downtown Targeted Area Master Plan. An application this year will assist with the costs of addressing environmental contamination under the anticipated public roads, utilities, and project being prepared the building labeled "B/C" in the plan.

Currently, the Shopko parcel and the Shopko parking lot parcel are owned by the City and the Redevelopment Authority (RA), respectively. Due to logistical constraints of federal grant application procedures, the City must be the applicant for this grant period and the parcels must be under the same ownership by the application submittal, due November 14th. The EPA historically considers municipalities and their redevelopment authorities to be separate entities.

In order to secure eligibility for the financial assistance from the EPA, Staff recommends transferring the Shopko parking lot parcel to the City as soon as possible. Given that it is within the duties of this body to oversee the redevelopment of the City, several conditions might be applied to this transfer, such as:

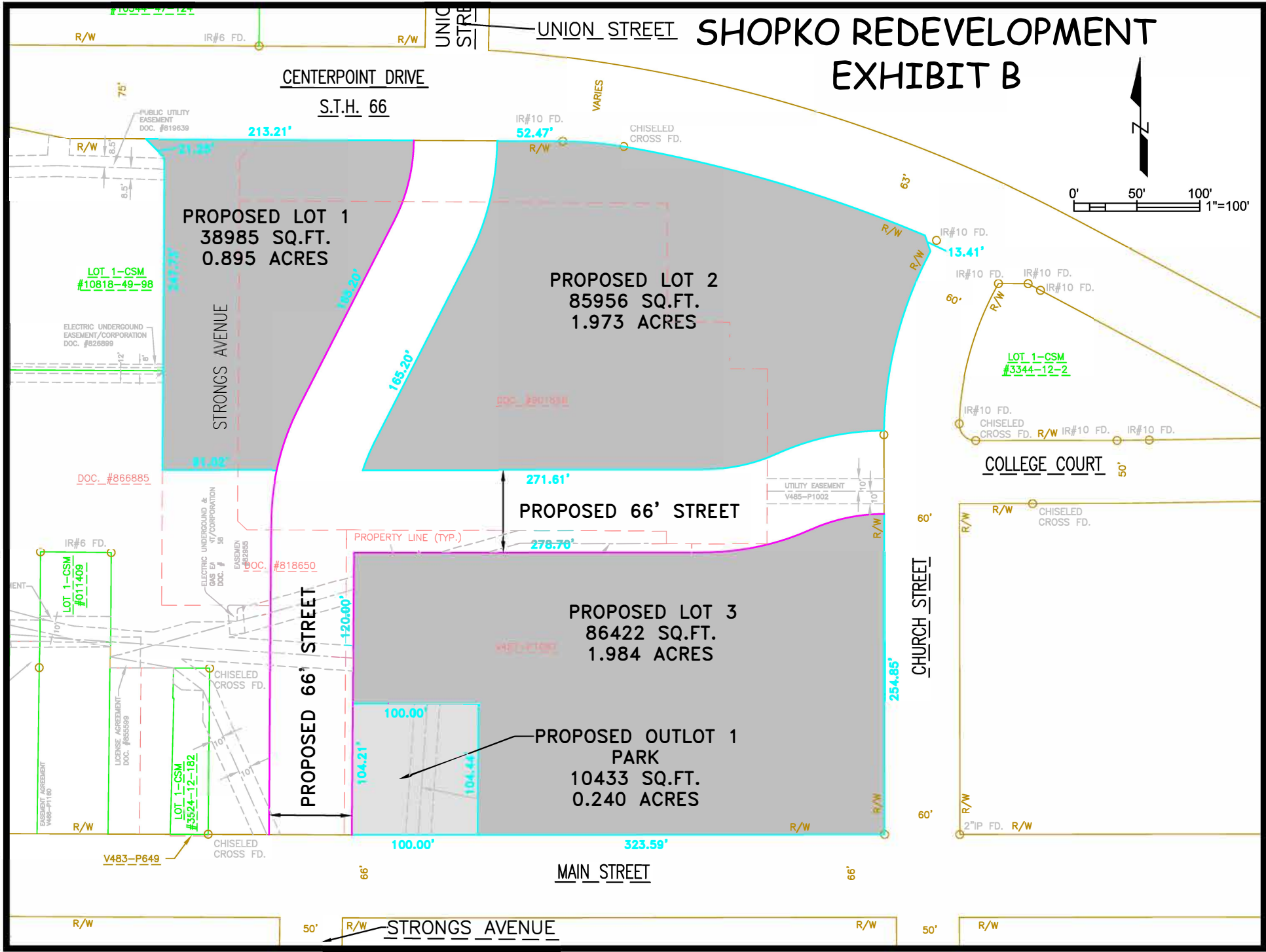
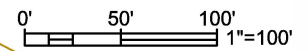
1. The RA will transfer the Shopko parking lot (Parcel ID 281240832202969) to the City for the duration of the environmental cleanup for the right of way and Proposed Lot 2. As a part of this process, the City will reconfigure the parcels and return Proposed Lot 3 to the RA following cleanup. Changes to the site plan, if any occur during environmental cleanup, shall be reviewed and approved by the RA. If the development is not successful on Proposed Lot 2, the City will return this parcel to the RA. If the Brownfield Cleanup Grant is not awarded to the City, the Shopko Parking Lot will be returned to the RA.
2. The City will transfer the Edgewater Manor site (Parcel ID 281240832201937) to the RA, as well as the adjacent parcel (Parcel ID 281240832201938) when the leases in the building expire.

Staff would recommend executing a transfer without the final condition in first bullet to allow for the parcel boundaries to be redrawn under single ownership, regardless of the success of the grant.

Sincerely,

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point

SHOPKO REDEVELOPMENT EXHIBIT B



PROPOSED LOT 1
38985 SQ.FT.
0.895 ACRES

PROPOSED LOT 2
85956 SQ.FT.
1.973 ACRES

PROPOSED LOT 3
86422 SQ.FT.
1.984 ACRES

**PROPOSED OUTLOT 1
PARK**
10433 SQ.FT.
0.240 ACRES

CENTERPOINT DRIVE
S.T.H. 66

UNION STREET

STRONGS AVENUE

PROPOSED 66' STREET

PROPOSED 66' STREET

MAIN STREET

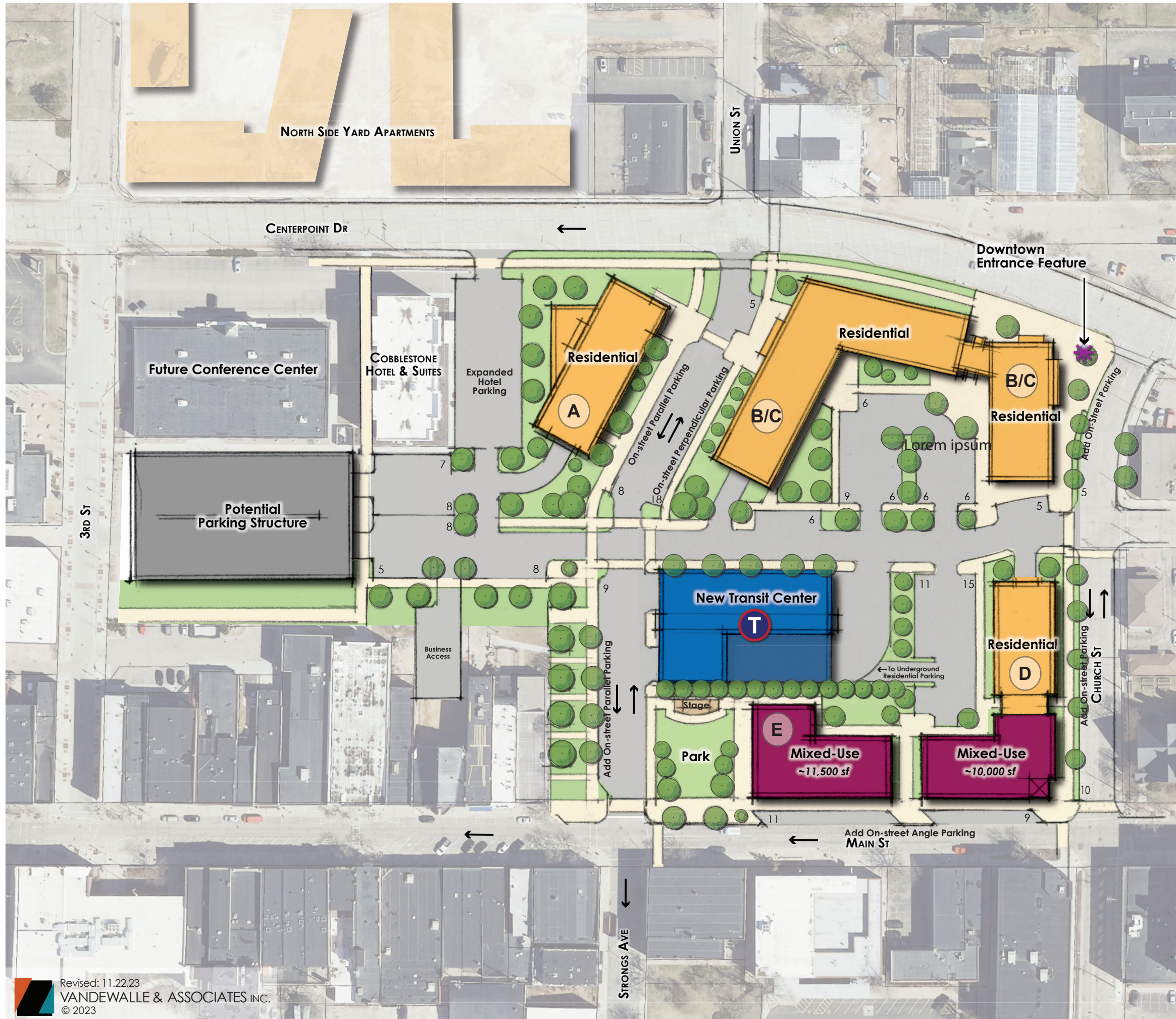
CHURCH STREET

COLLEGE COURT

STRONGS AVENUE

SHOPKO SITE REDEVELOPMENT CONCEPT PLAN

Stevens Point, Wisconsin



Building A

3 Story
20-30 Residential units
Potential flex/commercial first floor
Underground parking

Building B/C

3-4 Story
50-75 Residential units
Potential flex/commercial first floor along
Strong/Union Street
Underground parking

Building D

3 Story along Church Street
3 Story along Main Street
20-40 Residential units
Retail first floor along Main Street
10,000 sq. ft.
Underground Parking

Building E



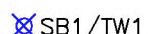






2 Story
15-20 Residential Units
Retail first floor along Main Street
11,500 sq. ft.

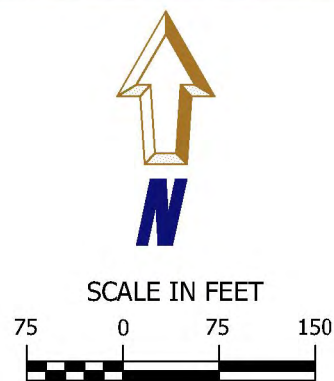
Transit Center/Residential


3-4 Story
First Floor Transit Center
6-8 Bus capacity
Restrooms/Shelter
Underground Parking
2-3 Residential Stories
20-30 Units




LEGEND

-  APPROXIMATE PROPERTY LINE (FORMER SHOPKO PARKING LOT PARCEL)
-  SB3 SOIL BORING LOCATION
-  SB1/TW1 SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
-  VP-1 VAPOR MONITORING POINT
-  FORMER FUEL TANKS
-  FORMER SERVICE STATION
-  FORMER DRY CLEANER
-  FORMER PRINT SHOP
-  FORMER EXCAVATION




		SITE LAYOUT WITH SOIL BORING AND TEMPORARY MONITORING WELL LOCATIONS	
1165 Scheuring Road, Green Bay, Wisconsin 54115 Phone: 920-592-8400 Fax: 920-592-8444		ADJACENT PARKING LOT 0 MAIN STREET STEVENS POINT, WISCONSIN	
<i>This drawing and all information contained thereon is the property of Stantec. Stantec will not be held liable for improper or incorrect usage. Professional seals and signatures do not apply to electronic drawing files. The user assumes all responsibility and risk for the accuracy and verification of information contained in electronic files.</i>			
DATE: 08/14/24	DRAWN BY: JRB	PROJECT MANAGER: LPC	PROJECT NUMBER: 193707942
			FIGURE 2





SCALE IN FEET



LEGEND

- - - - - APPROXIMATE PROPERTY LINE
- - - - - ESTIMATED EXTENT OF RCRA METALS IN SOIL EXCEEDING WDNR RCL FOR PROTECTION OF GROUNDWATER AND/OR BTV
- SB3 SOIL BORING LOCATION
- ⊗ SB1/TW1 SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
- SB32 SOIL BORING LOCATION (SHOPKO BUILDING INVESTIGATION)
- ⊗ SB34/TW12 SOIL BORING AND TEMPORARY MONITORING WELL LOCATION (SHOPKO BUILDING INVESTIGATION)
- ▼ VP-1 VAPOR MONITORING POINT (SHOPKO BUILDING INVESTIGATION)



1165 Scheuring Road, Green Bay, Wisconsin 54115
 Phone: 920-592-8400 Fax: 920-592-8444

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ESTIMATED EXTENT OF RCRA METAL CONTAMINATION IN SOIL

ADJACENT PARKING LOT
 0 MAIN STREET
 STEVENS POINT, WISCONSIN

PROJECT NUMBER: 193707942	FIGURE 4a
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LEGEND

- APPROXIMATE PROPERTY LINE
- ESTIMATED EXTENT OF PAHs IN SOIL EXCEEDING WDNR INDUSTRIAL AND/OR NON-INDUSTRIAL DIRECT CONTACT RCL
- ESTIMATED EXTENT OF PAHs IN SOIL EXCEEDING WDNR RCL FOR PROTECTION OF GROUNDWATER
- SB3 SOIL BORING LOCATION
- SB1/TW1 SOIL BORING AND TEMPORARY MONITORING WELL LOCATION
- SB32 SOIL BORING LOCATION (SHOPKO BUILDING INVESTIGATION)
- SB34/TW12 SOIL BORING AND TEMPORARY MONITORING WELL LOCATION (SHOPKO BUILDING INVESTIGATION)
- VP-1 VAPOR MONITORING POINT (SHOPKO BUILDING INVESTIGATION)



SCALE IN FEET



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DATE: 04/02/24 DRAWN BY: JRB PROJECT MANAGER: LPC PROJECT NUMBER: 193707942 FIGURE 4b

ESTIMATED EXTENT OF PAH CONTAMINATION IN SOIL

ADJACENT PARKING LOT
 0 MAIN STREET
 STEVENS POINT, WISCONSIN

