



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

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

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

AGENDA

CITY PLAN COMMISSION

Date and Time:	November 4, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 873 0541 9639
			Passcode: 979424
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87305419639?pwd=ryMCXT0jiT7vyNFVnl
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the October 7, 2024 meeting of the City Plan Commission.
3. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request renames Lost Creek Road to Forest Creek Road within Lots 1-60 (Parcel ID 281240826400501-281240826400562) of Forest Creek Subdivision.
4. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.04(2) for the purposes of repealing the 'Household Entity Plus' definition and amending the definition of 'Household Entity' as follows:

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.

HOUSEHOLD ENTITY – is an individual, or two or more persons related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus two individuals and their dependents, not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of Household Entity shall not apply to a Tourist Rooming House.

5. Discussion and possible action on a Clear Zone and Avigation Easement for an unaddressed parcel bounded by State Highway 66 (Parcel ID 281240823230002) and an unaddressed parcel closest to Wellfield Road North (Parcel ID 281240826210001).
6. A request to execute a Quit Claim Deed between the City of Stevens Point and the City of Stevens Point Airport for the property located at 4401 State Highway 66 (Parcel ID 281240823230001).
7. Discussion only: petition document from the Stevens Point Municipal Airport for state and federal aid.
8. Director's Report.

Closing Section:

9. Adjourn



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Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Arntsen
- Commissioner Beacom
- Commissioner Miskowiak
- Commissioner Rice
- Commissioner Schuler

MINUTES

CITY PLAN COMMISSION

Date and Time:	October 7, 2024 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 851 7047 7864 Passcode: 455434 <u>By Computer:</u> https://us02web.zoom.us/j/85170477864?pwd=GcrTTBqF3ZErCZGPfKXmLuii <u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Meeting called to order at 6:01PM.
- Members Present: Alder Kneebone, Commissioners Arntsen, Miskowiak, Rice
- Members Excused: Mayor Wiza, Commissioners Beacom, Schuler

Discussion and Possible Action on:

2. Selection of a temporary chairperson for the October 7, 2024 meeting of the City Plan Commission.
 - Nomination: Arntsen nominates Kneebone. No other nominations.
 - Vote: Unanimous approval.
3. Report of the September 3, 2024 meeting of the City Plan Commission.
 - Motion: Arntsen moves approval of the report of the September 3, 2024 meeting of the City Plan Commission.

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

- Second: Miskowiak seconds.
 - Discussion: No discussion.
 - Vote: Unanimous approval.
4. Report of the September 5, 2024 meeting of the City Plan Commission.
- Motion: Miskowiak moves approval of the report of the September 5, 2024 meeting of the City Plan Commission.
 - Second: Arntsen seconds.
 - Discussion: No discussion.
 - Vote: Unanimous approval.
5. Public Hearing and action on a request from the City of Stevens Point to establish a Business Park Business Improvement District and its initial operating plan, consistent with Wis. Stats. 66.1109(2)(c).
- Background: Zoning Administrator Adam Kuhn provides background information regarding the petition to establish the Business Improvement District (BID) for the Portage County Business Park. Background information includes the purpose of business improvement districts, boundaries of the district, and total assessed value of the district. The initial operating plan outlines initial Business Improvement District activities, the special assessment attributed to each parcel, total assessment income, and the window of opportunity for dissent. Following approval from the City Plan Commission, a 30-day window will begin for impacted property owners to object to the request to establish the business improvement district.
 - Miskowiak inquires if the special assessment is applied to all taxable parcels in the city or just parcels within the BID boundaries. Kuhn answers that only parcels in the district have the special assessment.
 - Public Hearing: No comments from the public.
 - Arntsen inquires about the current status of the Downtown BID and if there are any lessons learned.
 - Downtown Manager C. Kreuser answers the question citing the different purposes of the districts. While the Portage County Business Park BID is focused more on stormwater and snowfall management whereas the Downtown BID provides more support for economic vitality of Downtown Stevens Point. Downtown Stevens Point's BID has reported success since creation.
 - Kuhn adds that the operating plan of the new BID is reviewed and approved annually.
 - Rice asks who started the process to form the BID and what additional services might be provided beyond standard City services.
 - Kuhn answers that a group of business owners in the business park petitioned the city and formed the BID planning committee.
 - Jeff Ramlow, representing Skyward, adds context that once all parcels were sold from the County that the operations of the business park would revert to the owners of the business park. Ramlow adds that the responsibilities of managing the district were ample enough to require additional help and sought assistance from Director Kernosky. The members of the business park acknowledged an opportunity to work alongside the City to meet mutual goals to manage the business park. Additional similarities between the business park and Downtown Stevens Point were noticed, and members of the business park did want to ensure their voices are included in the management of the business park. Establishing the district also allows for the

business park to plan for the future as well, in alignment with the City and members of the park.

- Motion: Miskowiak moves approval of the request to establish a Business Park Business Improvement District and its initial operating plan, consistent with Wis. Stats. 66.1109(2)(c).
 - Second: Arntsen seconds.
 - Discussion: No additional comments.
 - Vote: Unanimous approval.
6. Public Hearing and action on a request from the City of Stevens Point to amend Section 23.02(4)(d), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends the Wireless Communication Towers Ordinance to achieve compliance with Wis. Stats. 66.0404.
- Background: A. Kuhn provides background on the request, including the City's ability to regulate new and existing cell towers, application requirements, height and setback requirements, and examples of special regulations. Requests made since 2013 have been reviewed pursuant to State law.
 - Public Hearing: No comments from the public.
 - Arntsen asks if there was any additional regulations included in the ordinance language. Kuhn answers that the purpose and intent was made to reflect the city, but the rest of the language is based on state statute.
 - Motion: Miskowiak moves approval of the request from the City of Stevens Point to amend Section 23.02(4)(d), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point. Said request amends the Wireless Communication Towers Ordinance to achieve compliance with Wis. Stats. 66.0404.
 - Second: Arntsen seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
7. A request from PJ Thieren, representing UW Credit Union, for a site plan review to construct a principal structure on the property located at 5605 U.S. Highway 10 East (Parcel ID 281240836230003), consistent with Ch. 23.02(2)(e)(5).
- Background: A. Kuhn provides background information on the request, the site, and site plan provided by UW Credit Union. Renderings and site plan were included in the agenda packet. Kuhn describes that the proposed project is allowable by right, but a site plan review is necessary. Kuhn explains the site plan; adequate site access is provided; parking is appropriate given the traffic impact of the proposal. Kuhn explains conditions that staff would recommend for an approval of the plan.
 - Motion: Arntsen moves approval of the site plan presented.
 - Second: Miskowiak seconds.
 - Discussion: Kneebone suggests that given the amount of glass on the exterior, that the applicant consider a preventative measure to minimize the amount of bird strikes.
 - Vote: Unanimous approval.
8. A request from Brian Sharon, representing ENT Holdings LLC, for a site plan review to exceed the maximum allowance of on-site parking spaces on the property located at 5509 Vern Holmes Drive (Parcel ID 281230802400410), consistent with Ch. 23.01(17)(c)(4).
- Background: A. Kuhn provides background information regarding the request. The

proposed use of the site is a permitted use within the zoning classification of the site, and plan set meets applicable provisions of the Business Park's deed restrictions and protective covenants. The only exception requested is to exceed the maximum allowance of on-site parking spaces. Kuhn further explains the minimum parking required by ordinance for the site for phase I (32). 54 spaces are proposed for Phase I, and 63 are proposed for Phase II. Applicants may not exceed 150% of the minimum, unless Council approval is received. Kuhn explains that this exception had been granted to another member of the Portage County Business Park recently.

- Arntsen inquires about the severity of reason required to deny the request. Kuhn answers that precedent had been set to approve the request, but it is up to the body to approve or deny the request.
- Rice asks if the applicant expressed the need for the additional parking (users, clients) or if the applicant is simply using the maximum allowable space.
- The applicant's builder answers the question, that the request is based on the patient flow and number of patients served by the applicant, not that the exception is needed to fully utilize the space. Applicant further explains that the design is cognizant of the environmental deed restrictions and exceeds the minimum.
- Motion: Arntsen moves approval of the site plan.
- Second: Miskowiak seconds.
- Discussion: None.
- Vote: Unanimous approval.

9. Presentation and discussion on the draft historic preservation plan.

- Background: A. Kuhn provides background information on the draft historic preservation plan produced by Kuhn and the Historic Preservation and Design Review Commission. Kuhn explains the purpose of the planning document as a guide for local staff and officials to address local needs and opportunities. Local ordinance requires the formation of a historic preservation plan, and preservation administration is a relatively new practice within municipal planning; state comprehensive planning law does outline some of this requirement. Full context of the plan can be reviewed from the recording of the most recent meeting of the Historic Preservation and Design Review Commission. Kuhn emphasizes the Zoning & Development section of the plan, as this section is directly related to the powers and purpose of the City Plan Commission. This section outlines five (5) policies to be implemented (Policies 4.1 – 4.5).
- Discussion: Arntsen and Miskowiak comment on the document. Miskowiak asks how this document relates to the City's comprehensive plan. Kuhn answers that the plan is meant to provide additional value to the Agricultural, Natural, and Cultural Resources element of the City's comprehensive plan.
- Kuhn explains that Monday, October 28th, will be the last open house for the City's Historic Preservation Plan and will expect to host a public hearing at December's City Plan Commission and to review the document for approval.
- Kneebone expresses gratitude for the staff and community for developing a robust plan that will help the community move forward.

10. Discussion only: petition document from the Stevens Point Municipal Airport for state and federal aid.

- Background: Director Lemke provides background information regarding the petition documents. A public hearing will be held at Common Council this month to petition

for state and federal funds for improvements for runway lighting, hangar improvements, and clearing of approaches. The petition is a part of routine business for the airport.

- Discussion: No discussion.

Closing Section:

11. Adjourn.

- City Plan Commission is adjourned at 7:06PM.



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: November 4, 2024

RE: Official Street Map Amendment – Forest Creek Road

Background: Earlier this year, the Commission acted on amending the City's Official Street Map to account for Forest Creek Subdivision. The planned subdivision included extensions of Evelyn Court, Joe Street and Leonard Street, and the addition of a new street named Lost Creek Road. Please see the attached report for the Official Street Map amendment from earlier this year.

As members may be aware, there is a science behind how properties are addressed and how streets are named – it is more than just assigning a letter or name. Careful consideration needs to be given to ensure that a safe and efficient emergency response is provided based, in part, on how streets are named. One such method is ensuring that no two streets within Portage County are named similarly. As shown below, a road named Lost Creek Lane already exists within the Town of Hull, a mere 0.68 miles from the planned subdivision. This close proximity between Lost Creek Lane and Lost Creek Road is too close for comfort, and as such, this request seeks to rename Lost Creek Road to Forest Creek Road. No other features of the road are proposed to be changed as part of this Official Street Map amendment.

Staff Recommendation: Staff recommends **APPROVAL** as presented.

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**ORDINANCE AMENDING THE REVISED MUNICIPAL CODE
OF THE CITY OF STEVENS POINT**

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

SECTION I: That the Official Street Map and Extraterritorial
Street Map of the City of Stevens Point be amended by
renaming the following described street to **Forest Creek Road**:

Lost Creek Road

A 66 foot wide street from its intersection with Evelyn Court to its intersection with
Brilowski Road, described as follows and depicted on attached Exhibit 'A':

*Being part of Forest Creek Subdivision, located in the Northwest Quarter of the
Southeast Quarter and the Northeast Quarter of the Southeast Quarter of Section
26, Township 24 North, Range 8 East, City of Stevens Point, Portage County,
Wisconsin:*

SECTION II: The City Clerk shall file a copy of the ordinance with the Register of Deeds
of Portage County, Wisconsin.

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

Approved: _____
Mike Wiza, Mayor

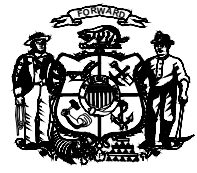
Attest: _____
Kari Yenter, City Clerk

Dated: October 14, 2024
Approved: November 18, 2024
Published: November 27, 2024

RETURN TO: Stevens Point City Clerk
Drafted by P. Fuehrer, City Engineering

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



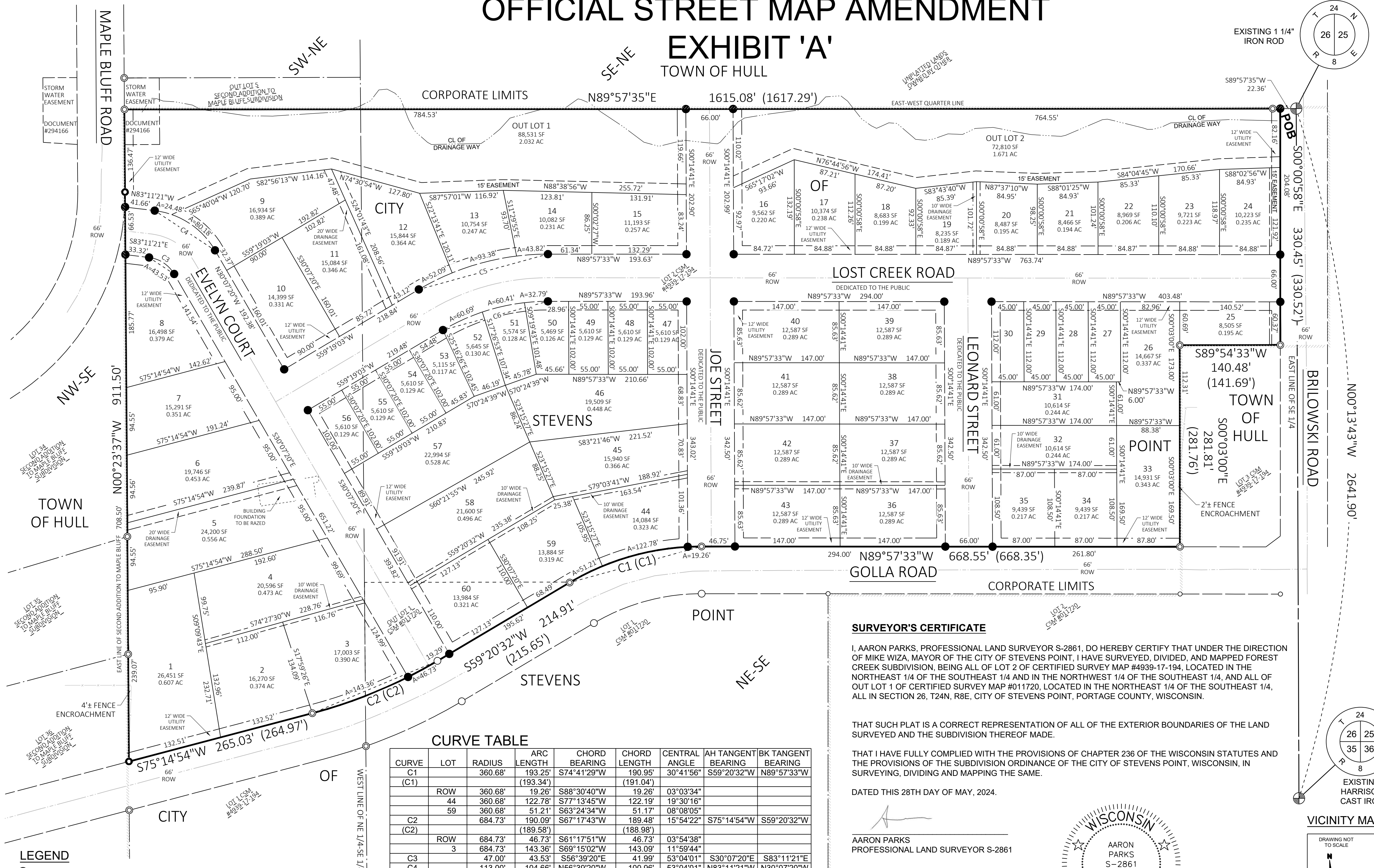
Department of Administration

FOREST CREEK SUBDIVISION

A SUBDIVISION PLAT OF FOREST CREEK SUBDIVISION, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP #4939-17-194, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND ALL OF OUT LOT 1 OF CERTIFIED SURVEY MAP #011720, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 26, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

OFFICIAL STREET MAP AMENDMENT

EXHIBIT 'A' TOWN OF HULL



UTILITY EASEMENTS
NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF s. 236.32 OF THE REVISED WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE OR PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

THE UTILITY EASEMENTS INCLUDE THE RIGHT OF THE UTILITY TO TRIM OR REMOVE ANY OR ALL TREES WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF THE UTILITY.

UTILITY EASEMENT NOTES
TYPICAL 12' UTILITY EASEMENT. SIDES OF EASEMENT ARE PARALLEL TO ROW LINES AND THEY SHALL LENGTHEN OR SHORTEN TO PROVIDE CONTINUITY. NOT TO SCALE

DRAINAGE EASEMENT NOTES
TYPICAL DRAINAGE EASEMENT WIDTH AS NOTED. SIDES OF EASEMENT ARE PARALLEL TO LOT LINES AND THEY SHALL LENGTHEN OR SHORTEN TO PROVIDE CONTINUITY. NOT TO SCALE

BIKE/PEDESTRIAN EASEMENT
15' WIDE EASEMENT FOR BIKE/PEDESTRIAN USE ALONG SOUTHERLY SIDE OF OUT LOT 1 AND OUT LOT 2, AND EAST SIDE OF LOT 24 AND LOT 25. SIDES OF EASEMENT ARE PARALLEL TO LOT LINES AND THEY SHALL LENGTHEN OR SHORTEN TO PROVIDE CONTINUITY.

LOT SIZE		
LOT #	SQ. FT.	ACRES
27	5,040	0.116
28	5,040	0.116
29	5,040	0.116
30	5,040	0.116

DEVELOPER/OWNER:
CITY OF STEVENS POINT
1515 STRONGS AVENUE
STEVENS POINT, WI 54481

BASE FOR BEARING
BEARINGS REFERENCED TO THE EAST LINE OF THE SE1/4 OF SECTION 26, T24N, R8E, HAVING A GRID BEARING OF N 00°13'43" W, PER THE WISCONSIN COUNTY COORDINATE SYSTEM, PORTAGE COUNTY, NAD83(2011).

SURVEYOR'S CERTIFICATE

I, AARON PARKS, PROFESSIONAL LAND SURVEYOR S-2861, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF MIKE WIZA, MAYOR OF THE CITY OF STEVENS POINT, I HAVE SURVEYED, DIVIDED, AND MAPPED FOREST CREEK SUBDIVISION, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP #4939-17-194, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND ALL OF OUT LOT 1 OF CERTIFIED SURVEY MAP #011720, LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 26, T24N, R8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

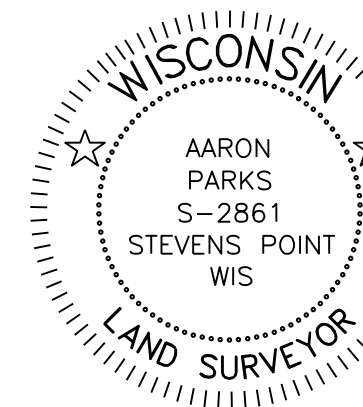
THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE CITY OF STEVENS POINT, WISCONSIN, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

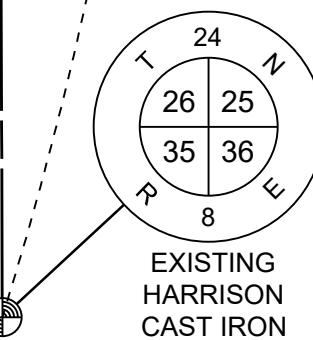
DATED THIS 28TH DAY OF MAY, 2024.

AARON PARKS
PROFESSIONAL LAND SURVEYOR S-2861

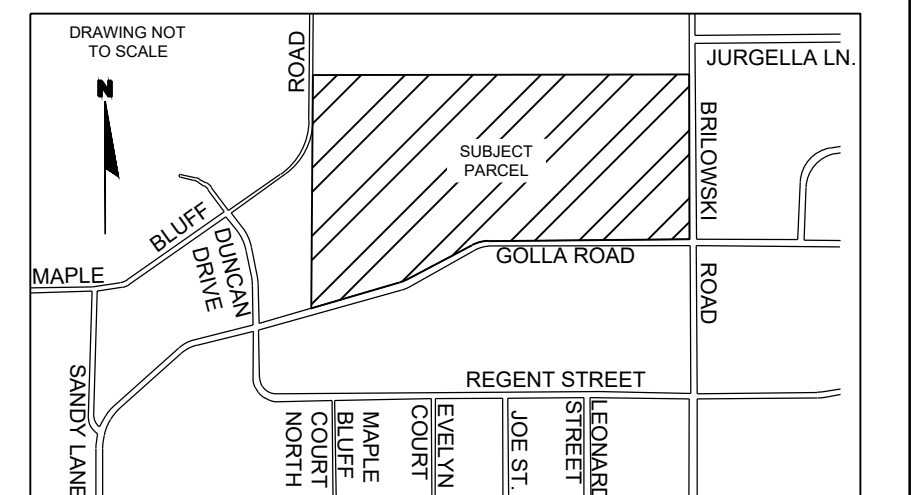
REVISED THIS 13TH DAY OF JUNE, 2024



PREPARED BY:
AARON PARKS, PLS #2861
GREMMER & ASSOCIATES, INC.
120 WILSHIRE BLVD. NORTH
STEVENS POINT, WI 54481
PHONE (715)341-4363



VICINITY MAP



SHEET 1 OF 2 SHEETS

LEGEND

- FOUND GOVERNMENT MONUMENT AS NOTED
- EXISTING 3/4" REBAR
- EXISTING 1 1/4" REBAR
- EXISTING 1 1/4" O.D. IRON PIPE
- EXISTING 2 1/4" O.D. IRON PIPE
- SET 1 1/4" X 18" REBAR, WEIGHING 4.30 LBS/LIN FT
- ALL OTHER LOT CORNERS SET WITH A 1 1/4" OD X 18" IRON PIPE WEIGHING 1.68 LBS/LIN FT
- () RECORDED DISTANCE FROM PREVIOUS INSTRUMENT



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: August 5, 2024

RE: Official Street Map Amendment – Forest Creek Subdivision

Background: Earlier this year, the Common Council formally approved the final plat for Forest Creek Subdivision. As Commissioners recall, the approved subdivision would be serviced both by existing and new roads – the new roads being an extension of Evelyn Court, Joe Street and Leonard Street, and a new road named Lost Creek Road.

Section 3.5 [pages 59-62] of the [City's 2005 Comprehensive Plan](#) outlines the creation of "an Official Street Map which establishes appropriate street connections and extensions to adequately serve future Stevens Point development." As the City's Official Street Map is a policy of the Comprehensive Plan to be implemented, any amendment or revision thereof would be subject to the standards and considerations for plan amendments as outlined in Section 9.3(B)(4) [pages 181-183] of the City's Comprehensive Plan. Such standards and considerations are outlined below.

1. Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.

Analysis: In June 2024, the Common Council approved the final subdivision plat for Forest Creek Subdivision. The subdivision plat acknowledged Evelyn Court, Joe Street, Leonard Street and Lost Creek Road as the planned streets to provide access to the 60 lots.

Findings: Although the Official Street Map is one of the most important pieces in outlining where planned future streets are to be located, other factors within the Comprehensive Plan need to be taken into consideration. By amending the Official Street Map, it is providing additional areas of street access to

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accommodate the approved subdivision. As such, the proposed amendment is not only fulfilling the goals, objective and policies of Chapter Three of the City's Comprehensive Plan, but is also accommodating other components of the Comprehensive Plan (e.g., Chapter Six: Economic Development).

Lastly, Chapter Three of the Comprehensive Plan states that future policies should "discourage roadways from becoming barriers to movement." With the proposed streets, it is allowing for greater mobility of residents coming to and from Forest Creek Subdivision to other areas in the region.

2. Granting Special Privileges or Placing Limitations Not Permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.

Analysis: The proposed amendment to the Official Street Map is to provide access to the 60 lots as part of the approved subdivision.

Findings: The amendment is consistent with the Transportation Element of the City's Comprehensive Plan. According to the transportation vision statement, "streets are designed and maintained to create a sense of place for residential and commercial neighborhoods and for the City. The use of parks, tree-lined boulevards, neighborhood signs or statutes, and the location of parking lots to the rear or sides of buildings all add to the positive visual experience of the community." As shown is the approved subdivision plat, the streets are near Outlots 1 & 2, which is meant to preserve the drainage areas from development.

3. The amendment shall not create an adverse impact on adjacent land/land uses.

Analysis: The Evelyn Court, Joe Street, Leonard Street and Lost Creek Road Right-of-Ways are each 66 feet in width and is intended to provide access to each of the 60 residential lots.

Findings: With Forest Creek Subdivision providing single- and two-family residential land uses, having a 66-foot right-of-way is of sufficient size to handle the anticipated traffic generation from adjacent lots. As stated earlier, these streets were designed intentionally to provide greater connectivity within this area of the city and revert to a similar grid-style street pattern that exists elsewhere in the city. Having a grid-style street pattern should improve traffic flow with the region and, as such, would not have an adverse impact on adjacent parcels.

4. The amendment shall not create an adverse impact on public facilities and serves.

Analysis: Utility infrastructure is planned within the platted right-of-ways to enable utility connections to the residential lots.

Findings: The proposed amendment should not create an adverse impact on public facilities and services. Given the planned public infrastructure associated with this street project, along with the City's protective services divisions (e.g., Police Department & Fire Department) being involved in the development of the subdivision plat, staff believes that this standard is met.



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: November 4, 2024

RE: **Amendment to the Definition of 'Household Entity'**

Background: In May 2023, the Common Council approved an amendment to the City's Zoning Ordinance as it relates to the number of unrelated persons permitted to reside within one housing unit. Prior to 2023, the City's Zoning Ordinance allowed a maximum of two unrelated persons – persons not related by blood, marriage, adoption, foster care arrangement, or another legal relationship as recognized through the court system – to reside within one housing unit. As part of the 2023 amendment, the definition of 'family' was amended to reflect the following:

HOUSEHOLD ENTITY – is an individual, or two or more persons related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus one individual and their dependents, not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of Household Entity shall not apply to a Tourist Rooming House.

HOUSEHOLD ENTITY PLUS – is an individual, or two or more persons related by blood, marriage, adoption, foster child arrangement, or similar legal relationship and functioning as a single housekeeping entity, or such individual or person plus two individuals and their dependents, not having such similar legal relationship but functioning as a part of the single housekeeping entity. The definition of Household Entity Plus shall only apply to Owner-Occupied Dwellings. The definition of Household Entity Plus shall not apply to a Tourist Rooming House.

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The above definitions, currently a part of the Zoning Ordinance, allows a maximum of two unrelated persons to reside in a housing unit that is not occupied by the property owner. If the property owner resides in the housing unit in question, the number of unrelated persons permitted to reside there increases from two to three.

As part of the conversations to amend occupancy restrictions in 2022 and 2023, several options were presented and, as such, several concerns were presented relating to the impact an ordinance amendment would have on the dynamics of a neighborhood. Examples of concerns ranged from parking, noise generation, and the speculation that the ratio of owner- and non-owner-occupied housing in Stevens Point would shift towards non-owner-occupied housing. Given these concerns, the Commission and Council elected to take an incremental approach to amending occupancy restrictions. The ordinance amendment from 2023 was approved and allowed City staff to monitor if some of the aforementioned concerns became reality.

Over the last year and a half, the concerns expressed have not been manifested to the point where code enforcement action was taken. As such, now is a reasonable time for the Commission to reassess if any further changes are warranted to the City's occupancy restrictions.

As part of this agenda item, a request has been submitted to the Community Development Department to allow up to three unrelated persons to reside per housing unit. This three unrelated persons threshold would apply to both owner-occupied and non-owner-occupied housing units. For discussion on November 4th, the Commission should consider the following:

1. Does the Commission believe that a change to the definition of 'Household Entity' should occur?
2. If yes to the above, should it be a uniform number for both owner- and non-owner-occupied housing, or should there still be a similar incentive for owner-occupied living arrangements. Should the Commission favor the latter approach, note that a new public hearing would be required.

From a staff perspective, my one recommendation is that an incremental approach should continue to be taken if the Commission believe that a change is necessary. If a significant change is approved (e.g., changing the unrelated threshold from three to six) and is found to pose significant problems, housing units that implement this change in ordinance would not be required to comply back to the original law. Such housing units would be classified as legal nonconforming and would be permitted to continue such occupancy characteristic.

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

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

**[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Household Entity
Definition]**

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do
ordain as follows:

SECTION I: That Section 23.04(2), Zoning Ordinance of the Revised Municipal Code of
the City of Stevens Point, shall be amended as follows:

HOUSEHOLD ENTITY – is an individual, or two or more persons related by blood,
marriage, adoption, foster child arrangement, or similar legal relationship and
functioning as a single housekeeping entity, or such individual or person plus ~~one~~
two individuals and their dependents, not having such similar legal relationship
but functioning as a part of the single housekeeping entity. The definition of
Household Entity shall not apply to a Tourist Rooming House.

~~HOUSEHOLD ENTITY PLUS – is an individual, or two or more persons related by
blood, marriage, adoption, foster child arrangement, or similar legal relationship
and functioning as a single housekeeping entity, or such individual or person plus
two individuals and their dependents, not having such similar legal relationship
but functioning as a part of the single housekeeping entity. The definition of
Household Entity Plus shall only apply to Owner Occupied Dwellings. The
definition of Household Entity Plus shall not apply to a Tourist Rooming House.~~

SECTION II: That this ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: November 4, 2024
Adopted:

Drafted by: Adam Kuhn
Return to: City Clerk



October 31, 2024

Plan Commission and Airport Commission:

Several years ago, we completed a multi-year process of requesting and being awarded a release from land covenants on airport lands in order to clean up the boundaries of the airport and make use of the new airport fence to secure the municipal wells along with the airport. This release also allowed us to accommodate the existing relationships we had with both the Green Circle Trail and the Izaak Walton League organizations. This release was finalized in 2016.

With upcoming tree clearing efforts related to the cross-wind runway approaches, the Bureau of Aeronautics (BOA) of WisDOT noticed that we didn't have proper conveyance documentation for the release that was completed. To correct that issue, the following documents were prepared and are in front of you for action.

Clear Zone and Avigation Easement – This is keeping an avigation easement over the land that was released from the Airport land covenants. The land was and is owned by the City, but the covenants have been released subject to the Airport maintaining this easement and clear zone. This easement is over Lots 2 & 3 of the attached CSM #10340.

Quit Claim Deed – This is specifying the land the remains "Airport" by way of quit claim deed. This is a naming convention that the BOA is requiring to specify which lands have covenants on them and which don't. Lot 1 of CSM 10340 gets named "City of Stevens Point Airport," which results in Lots 2 & 3 remaining "City of Stevens Point."

Staff respectfully requests approval of both documents as presented. Please contact me or Jason Draheim, Airport Manager, with any questions or concerns on this matter.

Best Regards,

A handwritten signature in black ink that reads "Joel Lemke". The signature is written in a cursive, flowing style.

Joel Lemke
Director of Public Utilities and Transportation

cc: Jason Draheim – Airport Manager

CLEAR ZONE & AVIGATION EASEMENT

Wisconsin Department of Transportation - Aeronautics
Exempt from fee: s.77.25(12) Wis. Stats.
BOA 3/2024 Ch. 114 Wis. Stats.

THIS EASEMENT, made by City of Stevens Point, GRANTOR, conveys a perpetual easement as described in "Addendum 'A'" to the City of Stevens Point, on behalf of the City of Stevens Point Airport, GRANTEE, for good and valuable consideration for the purpose of obtaining and preserving for the use and benefit of the public, a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about the said airport.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on this deed shall be treated as the award, and the date this deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: none

This is not homestead property.

Property Description:

Being Lots 2 & 3 (Parcel Numbers 281-24-0823230002 & 281-24-0826210001), Portage County Certified Survey Map No. 10340, recorded in volume 46, Page 70, Document No. 781619.

THE CONDITIONS OF SAID CLEAR ZONE & AVIGATION EASEMENT OVER THE ABOVE DESCRIBED PARCELS ARE AS STIPULATED IN THE ATTACHED "ADDENDUM A". ADDENDUM A IS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE.

This space is reserved for recording data

Return to:

Wisconsin Department of Transportation
Bureau of Aeronautics - Real Estate
4822 Madison Yards Way, 5th Floor, South
PO Box 7914
Madison, WI 53705-7914

Parcel Identification Number/Tax Key Number

This property is an easement. This easement is acquired on behalf of the City of Stevens Point Airport. The airport owner is obligated to preserve airport property in accordance with state and federal grant assurances. Obligated airport property interests may not be sold or used for non-aeronautical purposes without prior written release approval by WisDOT Bureau of Aeronautics and the Federal Aviation Administration.

(Signature)

(Print Name)

(Signature)

(Print Name)

(Date)

State of Wisconsin)
County) ss.
On the above date, this instrument was acknowledged before me by
the above-named person(s) or officers.

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

ADDENDUM A
CLEAR ZONE & AVIGATION EASEMENT CONDITIONS

The **GRANTEE** is the owner and operator of the City of Stevens Point Airport, situated in the said County of Portage, State of Wisconsin, and in close proximity to the land of the **GRANTOR**, and the **GRANTEE** desires to obtain and preserve for the use and benefit of the public a right of free and unobstructed flight for aircraft landing upon, taking off from, or maneuvering about the said airport. For the protection of aircraft landing and taking off it is deemed necessary that the land in the immediate approach to the runways of the said airport be and remain clear of any buildings, structures, objects, growths, or assemblies of persons, other than air navigation facilities.

1. The City of Stevens Point, hereinafter called the **GRANTOR**, for themselves, their heirs, successors and assigns, does hereby give and grant to the **GRANTEE** for the use and benefit of the public, a perpetual easement and right-of-way for the free and unobstructed passage of aircraft, and the right to cause such sound, noise, vibration, and dust as may be inherent in the operation of such aircraft, at such altitude or height above the surface of the ground in, through and across the airspace over and above those parts of the **GRANTOR'S** lands which are bounded and described in the legal description made a part of this agreement.

2. The **GRANTOR**, for themselves, their heirs, successors and assigns, does hereby covenant and agree that they shall not erect, maintain, or allow any buildings, structures or objects to remain or be placed on said land; will not build, maintain or allow ponds or retention basins or other areas that hold water; will not permit any growths thereon; provided, however, that the **GRANTOR** reserve unto themselves, their heirs, successors and assigns the right to use said land for farming purposes, excluding pasturage, and may erect fences, temporarily store and grow low growth farm crops and bring farm machinery on the land temporarily as necessary to carry out farming operations; and provided further that the **GRANTOR** does further reserve unto themselves, their heirs, successors and assigns the right to retain, use and maintain in their present form and location the following:

3. The **GRANTOR**, for themselves, their heirs, successors and assigns, does hereby further covenant and agree that they will not use or suffer said land to be used by any assembly of persons or in such manner as might attract or bring together an assembly of persons thereon.

4. The **GRANTOR**, for themselves, their heirs, successors and assigns, does hereby further give and grant to the **GRANTEE** a continuing right of entry upon said land for the purpose of removing and preventing the construction or erection of any buildings, structures, or facilities, and the clearing of trees or other growths or objects on the land, other than those herein expressly excepted.

5. The **GRANTOR**, for themselves, their heirs, successors and assigns, shall not hereafter use or permit or suffer the use of said land in such a manner as to interfere with or be a hazard to the flight of aircraft over the land or to and from the airport or interfere with navigation or communication facilities serving the airport or create radio or electromagnetic interference with radio communications between the airport and aircraft.

6. The **GRANTOR**, for themselves, their heirs, successors and assigns, shall not permit lights, lighted signs, and other lighted objects as to make it difficult for pilots to distinguish between airport lights and others, or as to result in glare in the eyes of pilots using the airport, or as to impair visibility in the vicinity of the airport, or otherwise to endanger the landing, taking off or maneuvering of aircraft.

7. The **GRANTOR**, for themselves, their heirs, successors and assigns, shall not develop or permit land uses that have the potential to attract hazardous wildlife on or near public-use airports as detailed in FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants on or Near Airports, or subsequent updates as may be published by FAA.

8. Whereas the **GRANTOR** has been advised that the subject property is located in a noise-impacted area; that these present and future noise impacts might be annoying to the users of the land for its lawfully permitted purpose and might interfere with the unrestricted use and enjoyment of the property in its intended use; that these noise impacts might change over time by virtue of greater numbers of aircraft, louder aircraft, seasonal variations, and time-of-day variations; that changes in airport, aircraft, and air traffic control operating procedures or in airport layout could result in increased noise impact; and that the grantor's and user's own personal perceptions of the noise exposure could change and that his or her sensitivity to aircraft could increase.

9. It is understood and agreed that these covenants and agreements shall be binding upon the heirs, administrators, executors and assigns of the parties, that these covenants and agreements shall run with the land, and that for the purposes of this instrument, the real estate described in this easement and owned by the **GRANTOR** shall be the servient tenement, and the **GRANTEE** shall be dominant tenement.

QUIT CLAIM DEED

Wisconsin Department of Transportation - Aeronautics
Exempt from fee: s.77.25(12) Wis. Stats.
BOA 8/2017

THIS DEED, made by the City of Stevens Point, **GRANTOR**, quit claims the property described below to the City of Stevens Point on behalf of the City of Stevens Point Airport, **GRANTEE**, for good and valuable consideration.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: none

This is not homestead property.

Property Description:

Being Lot 1 (Parcel ID 281-24-0823230001), Portage County Certified Survey Map No. 10340, recorded in volume 46 of Certified Survey Maps, Page 70, Document No. 781619.

This property is acquired on behalf of the City of Stevens Point Airport. The airport owner is obligated to preserve airport property in accordance with state and federal grant assurances. Obligated airport property interests may not be sold or used for non-aeronautical purposes without prior written release approval by WisDOT Bureau of Aeronautics and the Federal Aviation Administration.

This space is reserved for recording data

Return to:

Wisconsin Department of Transportation
Bureau of Aeronautics - Real Estate
4822 Madison Yards Way, 5th Floor, South
PO Box 7914
Madison, WI 53705-7914

Parcel Identification Number/Tax Key Number

(Signature)

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

(Signature)

(Print Name)

(Date)

State of Wisconsin

County } ss.

On the above date, this instrument was acknowledged before me by the above-named person(s) or officers.

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

781619

FORM BBC-101

CSM # 10340-46-70

CERTIFIED SURVEY MAP NUMBER

BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, AND PART OF THE SE-NW OF SECTION 27, T24N, R8E, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

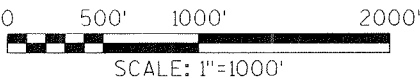
OVERVIEW MAP

ACREAGE TABLE

LOT 1	676.963 AC± (29,488,517 SQ FT±)
LOT 2	26.862 AC± (1,170,098 SQ FT±)
LOT 3	20.772 AC± (904,819 SQ FT±)
TO MEANDER LINE OF THE PLOVER RIVER	
LOT 3	22.435 AC± (977,261 SQ FT±)
TO THE THREAD OF THE PLOVER RIVER	

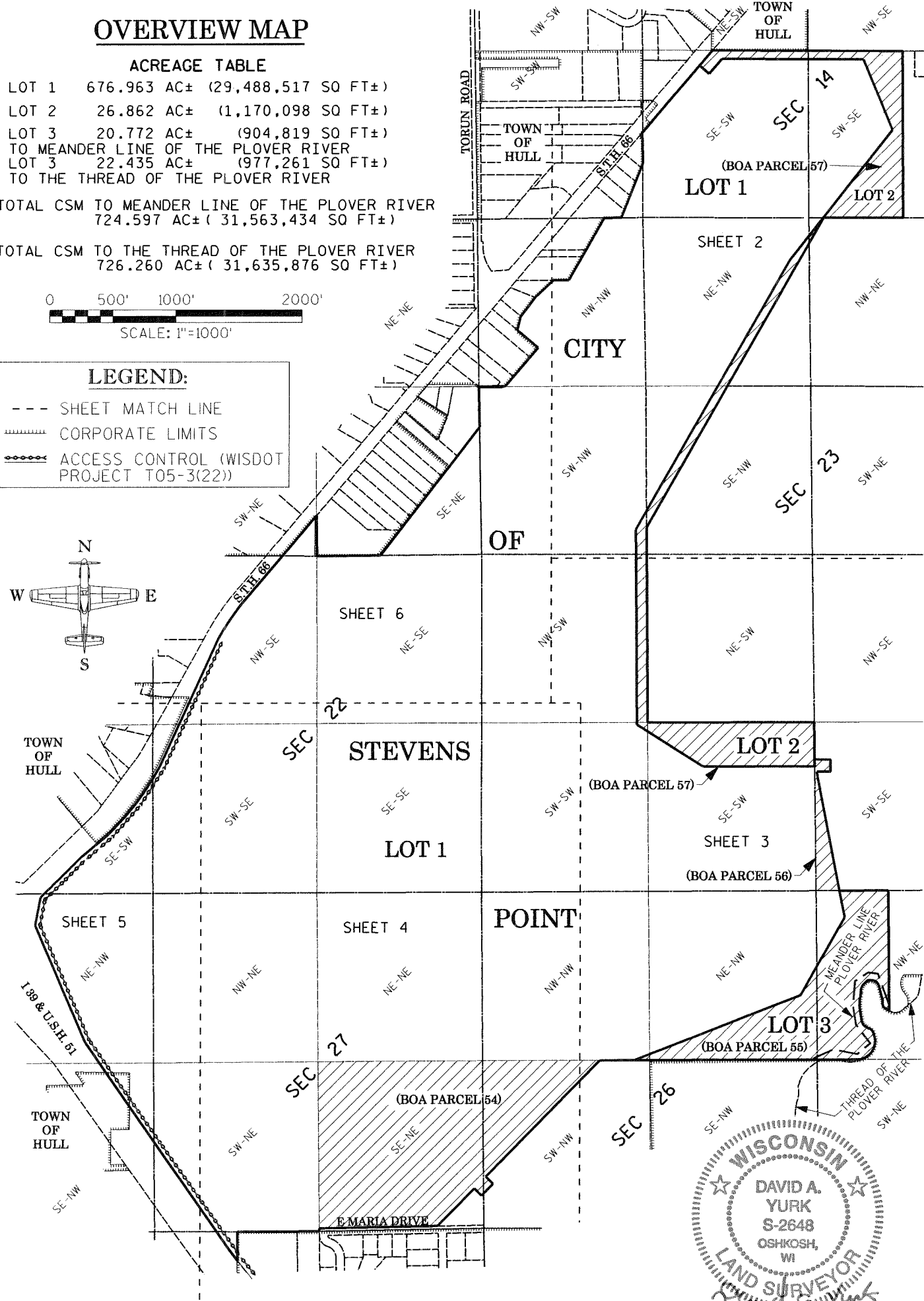
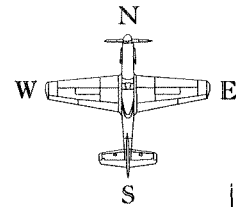
TOTAL CSM TO MEANDER LINE OF THE PLOVER RIVER
724.597 AC± (31,563,434 SQ FT±)

TOTAL CSM TO THE THREAD OF THE PLOVER RIVER
726.260 AC± (31,635,876 SQ FT±)



LEGEND:

- SHEET MATCH LINE
- ===== CORPORATE LIMITS
- ===== ACCESS CONTROL (WISDOT PROJECT T05-3(22))



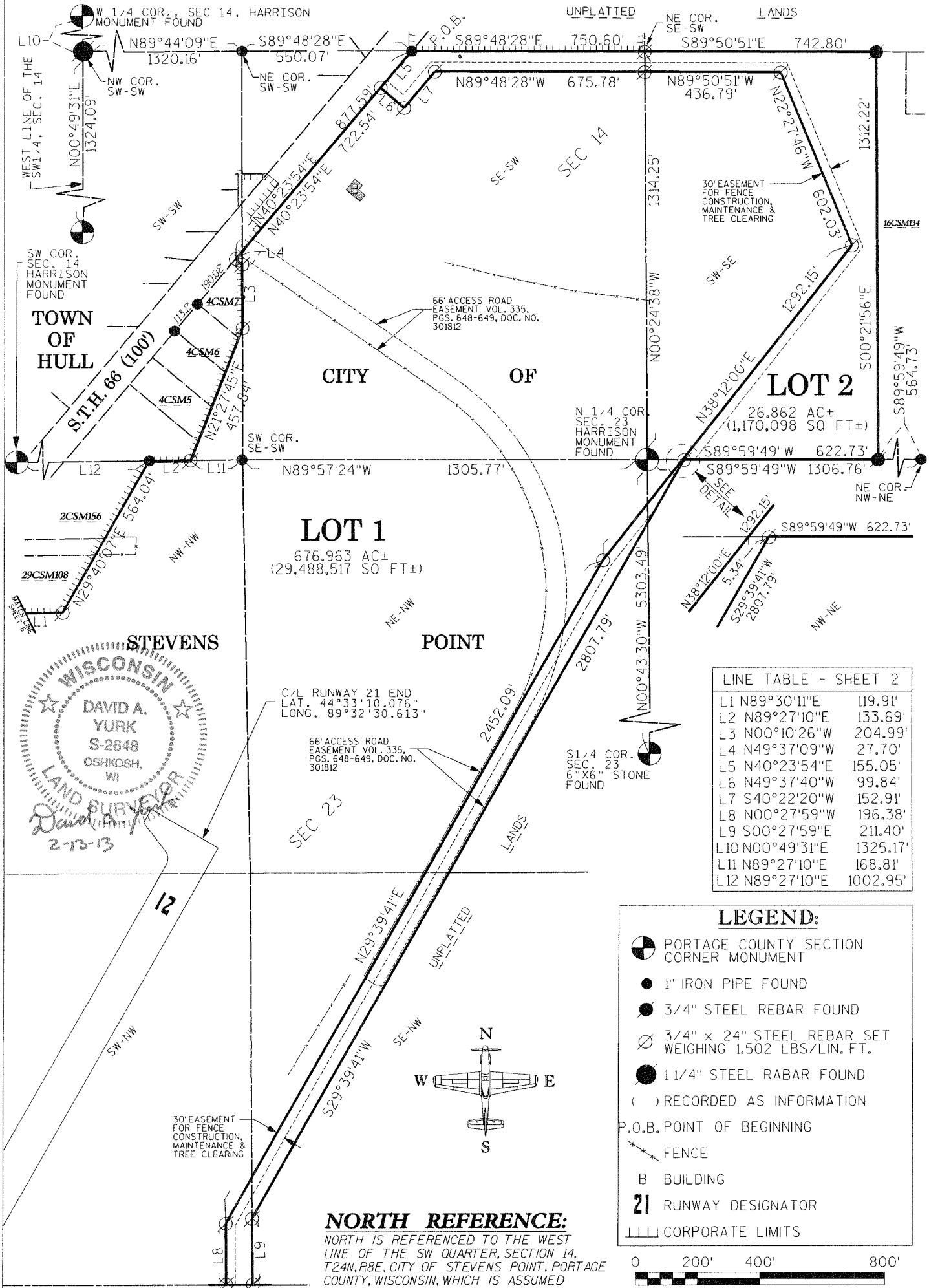
DATE 10/19/2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 1 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR: BUREAU OF AERONAUTICS
STEVENS POINT AIRPORT
4802 SHEBOYGAN AVE., ROOM 701
MADISON, WI 53707-7914

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

CERTIFIED SURVEY MAP NUMBER

BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, AND PART OF THE SE-NW OF SECTION 27, T24N, R8E, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.



WISCONSIN
DAVID A. YURK
S-2648
OSHKOSH, WI
LAND SURVEYOR
2-13-13

DATE 10-19-2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 2 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR: BUREAU OF AERONAUTICS
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4802 SHEBOYGAN AVE., ROOM 701
MADISON, WI 53707-7914

Omni ASSOCIATES
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BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, AND PART OF THE SE-NW OF SECTION 27, T24N, R8E, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

L1	S00°43'30"E	350.02'
L2	S00°43'30"E	295.91'
L3	N90°00'00"E	125.23'
L4	S00°00'00"W	96.50'
L5	N90°00'00"W	107.29'
L6	N19°51'36"W	258.46'
L7	N81°41'34"W	76.79'
L8	S57°31'48"W	124.20'
L9	S04°05'03"W	199.86'
L10	S09°18'13"E	143.29'
L11	S37°47'20"E	184.32'
L12	S49°30'10"W	132.66'
L13	N78°43'24"W	191.79'
L14	S65°35'27"W	194.50'
L15	S89°50'32"W	274.22'
L16	S44°18'50"W	1282.76'

 PORTAGE COUNTY SECTION
 CORNER MONUMENT
 ● 1" IRON PIPE FOUND
 3/4" STEEL REBAR FOUND
 3/4" x 24" STEEL REBAR SET
 WEIGHING 1.502 LBS/LIN. FT.
 () RECORDED AS INFORMATION
 FENCE
 B BUILDING
30 RUNWAY DESIGNATOR
 ||| CORPORATE LIMITS

0 200' 400' 800'

SCALE: 1"=400'

LOT 3
22.435 AC±
(977,261 SQ FT±)
TO THE THREAD OF
THE PLOVER RIVER

NORTH IS REFERENCED TO THE WEST LINE OF THE SW QUARTER, SECTION 14, T24N,R8E,CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR $N00^{\circ}49'31''E$.

LOT 1

LOT 2

SW COR.
SEC. 23
HARRISON
MONUMENT
FOUND

STEVENS

POINT

DAVID A.
YURK
S-2648
OSHKOSH,
WI

AND SURVEYOR
David A. Jenkins

61313

14

ATCH. 1
SHEET

LINE 4

E	DIREC
2012	E19

FIG. NO.	DRAWN BY
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A10	
ET	DRAWN

9	DRAWN E1972
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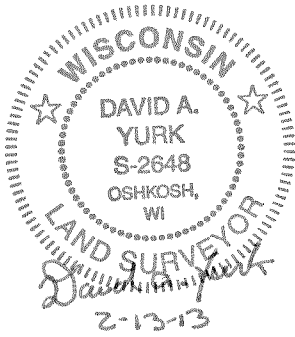
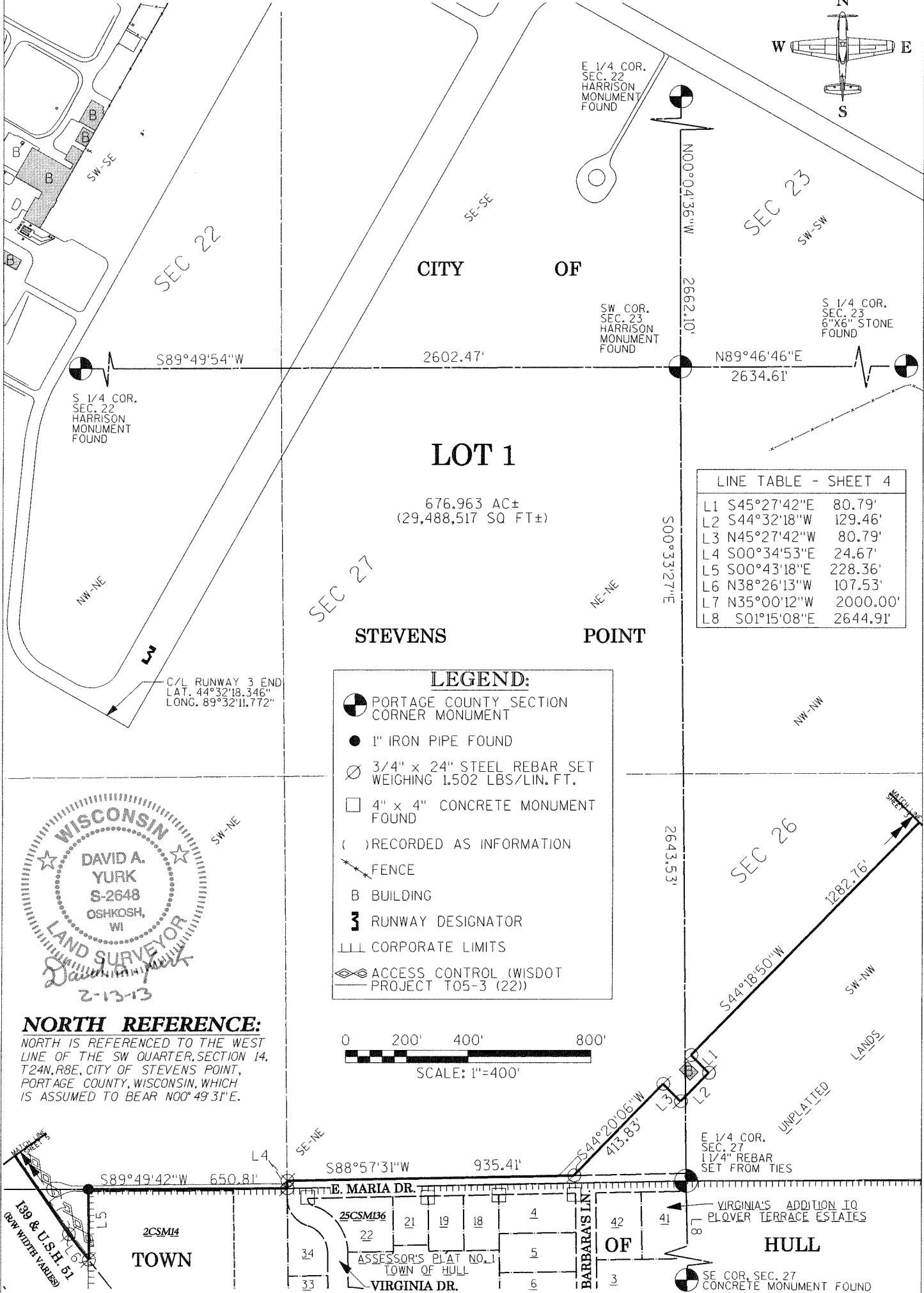
SURVEY FOR: **BUREAU OF AERONAUTICS**
STEVENS POINT AIRPORT
4802 SHEBOYGAN AVE., ROOM 701
MADISON, WI 53707-7914

OMNI
ASSOCIATES

OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

CERTIFIED SURVEY MAP NUMBER

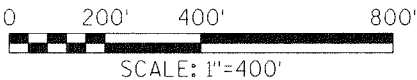
BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, AND PART OF THE SE-NW OF SECTION 27, T24N, R8E, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.



NORTH REFERENCE:
NORTH IS REFERENCED TO THE WEST LINE OF THE SW QUARTER, SECTION 14, T24N, R8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N00°49'31\"/>

LEGEND:

- PORTAGE COUNTY SECTION CORNER MONUMENT
- 1\"/>



DATE 10-19-2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 4 OF 9	DRAWING NAME E1972CSM.DGN

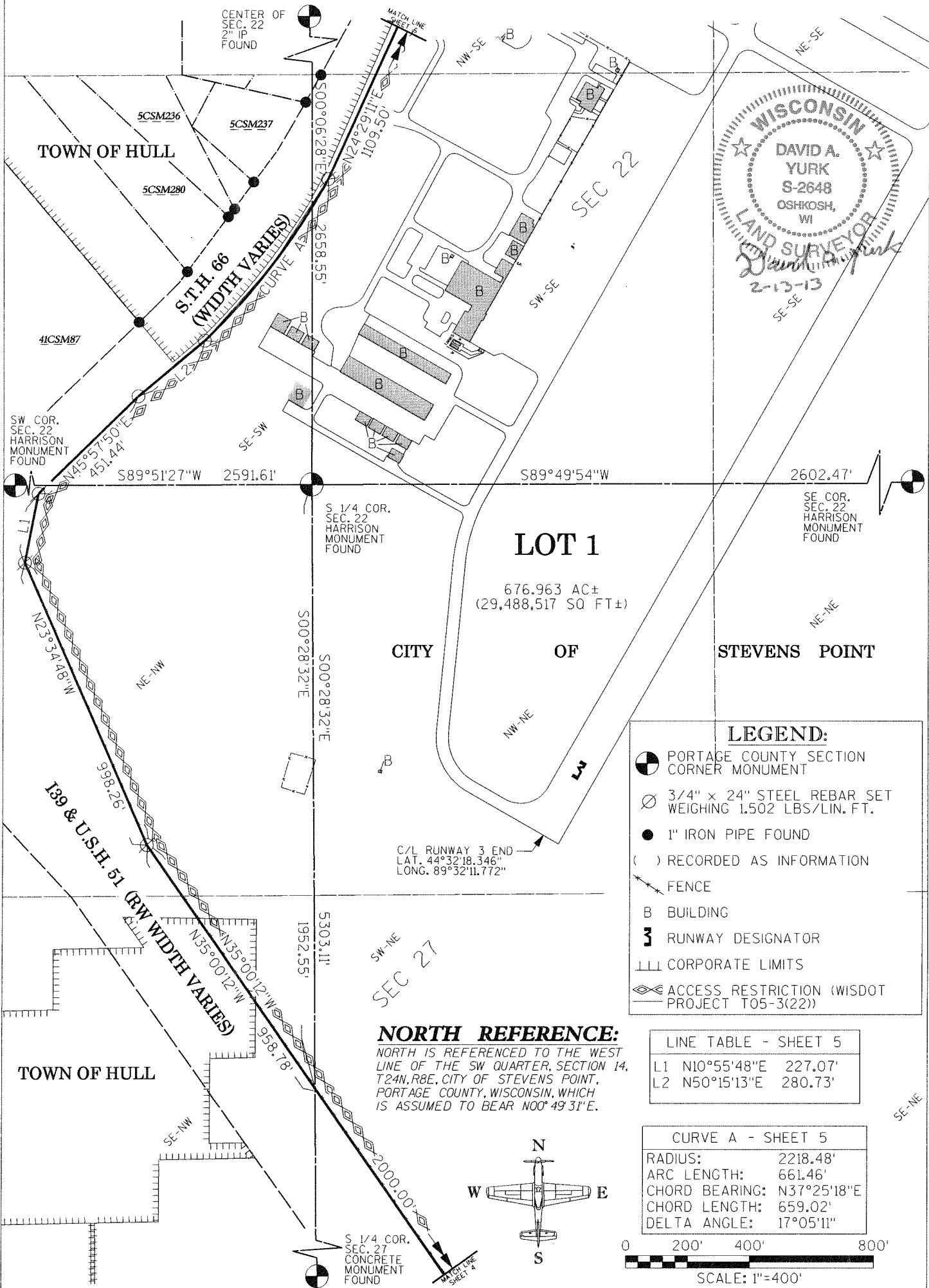
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DATE	DIRECTORY NO.
10-19-2012	E1972A10
PROJECT NO.	DRAFTED BY
E1972A10	BAW
SHEET	DRAWING NAME
5 OF 9	E1972CSM.DGN

SURVEY FOR: **BUREAU OF AERONAUTICS
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LEGEND:

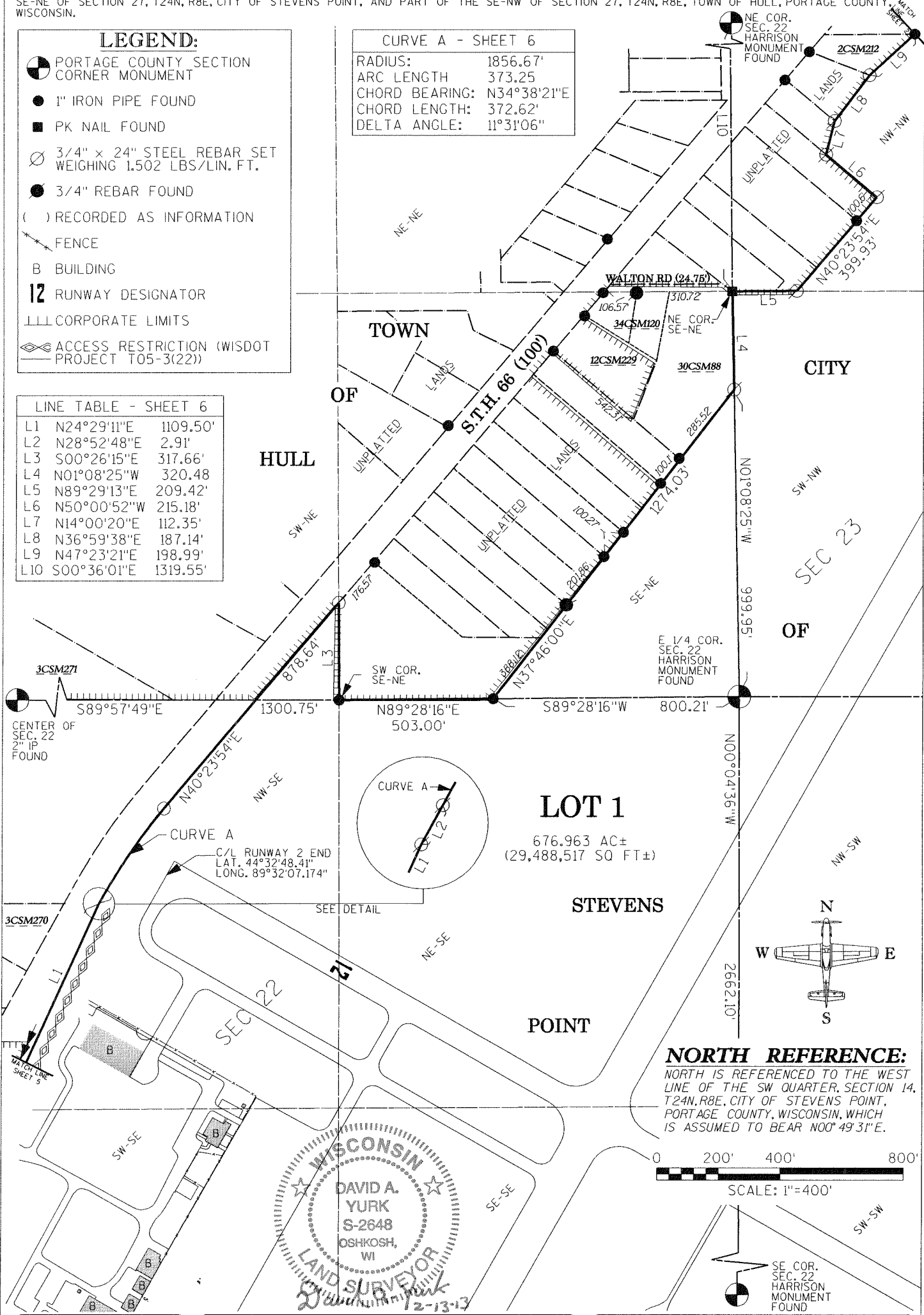
- PORTAGE COUNTY SECTION CORNER MONUMENT
- 1" IRON PIPE FOUND
- PK NAIL FOUND
- 3/4" x 24" STEEL REBAR SET WEIGHING 1.502 LBS/LIN. FT.
- 3/4" REBAR FOUND
- () RECORDED AS INFORMATION
- FENCE
- B BUILDING
- 12 RUNWAY DESIGNATOR
- LL CORPORATE LIMITS
- ACCESS RESTRICTION (WISDOT PROJECT T05-3(22))

LINE TABLE - SHEET 6

L1	N24°29'11"E	1109.50'
L2	N28°52'48"E	2.91'
L3	S00°26'15"E	317.66'
L4	N01°08'25"W	320.48'
L5	N89°29'13"E	209.42'
L6	N50°00'52"W	215.18'
L7	N14°00'20"E	112.35'
L8	N36°59'38"E	187.14'
L9	N47°23'21"E	198.99'
L10	S00°36'01"E	1319.55'

CURVE A - SHEET 6

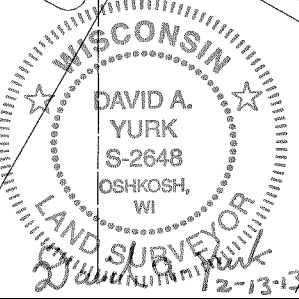
RADIUS:	1856.67'
ARC LENGTH	373.25'
CHORD BEARING:	N34°38'21"E
CHORD LENGTH:	372.62'
DELTA ANGLE:	11°31'06"



NORTH REFERENCE:

NORTH IS REFERENCED TO THE WEST LINE OF THE SW QUARTER, SECTION 14, T24N, R8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN, WHICH IS ASSUMED TO BEAR N00°49'31"E.

0 200' 400' 800'
SCALE: 1"=400'



DATE	DIRECTORY NO.
10-19-2012	E1972A10
PROJECT NO.	DRAFTED BY
E1972A10	BAW
SHEET	DRAWING NAME
6 OF 9	E1972CSM.DGN

SURVEY FOR: BUREAU OF AERONAUTICS
STEVENS POINT AIRPORT
4802 SHEBOYGAN AVE., ROOM 701
MADISON, WI 53707-7914

OMNI ASSOCIATES
OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

CERTIFIED SURVEY MAP NUMBER

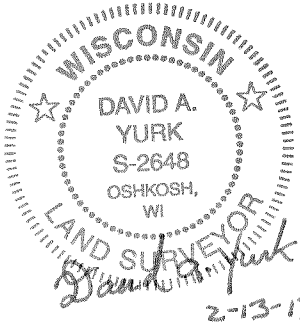
BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, AND PART OF THE SE-NW OF SECTION 27, T24N, R8E, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I DAVID A. YURK, STATE OF WISCONSIN REGISTERED LAND SURVEYOR S-2648, DO HEREBY CERTIFY THAT BY THE ORDERS OF THE OWNER, I HAVE MADE A SURVEY OF A PARCEL OF LAND BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, AND PART OF THE SE-NW OF SECTION 27, T24N, R8E, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14
THENCE N00°49'31"E COINCIDENT WITH THE WEST LINE OF THE SW QUARTER OF SECTION 14 A DISTANCE OF 1324.09 FEET TO THE NW CORNER OF THE SW-SW OF SECTION 14; THENCE N89°44'09"E COINCIDENT WITH THE NORTH LINE OF THE SW-SW TO THE NE CORNER OF THE SW-SW OF SECTION 14; THENCE S89°48'28"E COINCIDENT WITH THE NORTH LINE OF THE SE-SW A DISTANCE OF 550.07 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING S89°48'28"E COINCIDENT WITH SAID NORTH LINE A DISTANCE OF 750.60 FEET TO THE NE CORNER OF THE SE-SW QUARTER OF SECTION 14; THENCE S89°50'51"E COINCIDENT WITH NORTH LINE OF THE SE-SW OF SECTION 14 A DISTANCE OF 742.80 FEET; THENCE S00°21'56"E A DISTANCE OF 1312.22 FEET TO THE SOUTH LINE OF THE SW-SE OF SECTION 14; THENCE S89°59'49"W COINCIDENT WITH SAID SOUTH LINE A DISTANCE OF 622.73 FEET; THENCE S29°39'41"W A DISTANCE OF 2807.79 FEET TO THE EAST LINE OF THE SW-NW OF SECTION 23; THENCE S00°27'59"E COINCIDENT WITH SAID EAST LINE A DISTANCE OF 211.40 FEET TO THE NE CORNER OF THE NW-SW OF SECTION 23; THENCE S00°24'01"E COINCIDENT WITH THE EAST LINE OF THE NW-SW OF SECTION 23 A DISTANCE OF 1328.47 FEET TO THE SE CORNER OF THE NW-SW OF SECTION 23; THENCE N89°53'32"E COINCIDENT WITH THE NORTH LINE OF THE SE-SW OF SECTION 23; THENCE S00°43'30"E COINCIDENT WITH THE EAST LINE SE-SW OF SECTION 23 A DISTANCE OF 295.91 FEET; THENCE N90°00'00"E A DISTANCE OF 125.23 FEET; THENCE S00°00'00"W A DISTANCE OF 96.50 FEET; THENCE N90°00'00"W A DISTANCE OF 107.29 FEET; THENCE S10°56'42"E A DISTANCE OF 950.05 FEET TO THE NORTH LINE OF THE NW-NE OF SECTION 26; THENCE N89°47'20"E COINCIDENT WITH SAID NORTH LINE A DISTANCE OF 383.10 FEET; THENCE S00°29'04"E A DISTANCE OF 898.93 FEET TO THE MEANDER LINE FOR THE PLOVER RIVER; THENCE N19°51'36"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 258.46 FEET; THENCE N81°41'34"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 76.79 FEET; THENCE S57°31'48"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 124.20 FEET; THENCE S04°05'03"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 199.86 FEET; THENCE S09°18'13"E COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 143.29 FEET; THENCE S37°47'20"E COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 184.32 FEET; THENCE S49°30'10"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 132.66 FEET; THENCE N78°43'24"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 191.79 FEET; THENCE N19°51'36"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 258.46 FEET; THENCE S65°35'27"W COINCIDENT WITH SAID MEANDER LINE A DISTANCE OF 194.50 FEET WITH SAID MEANDER LINE BEING APPROXIMATELY 50 FEET FROM THE THREAD OF THE PLOVER RIVER TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NE-NW OF SECTION 26; THENCE S44°18'50"W COINCIDENT WITH SAID SOUTH LINE AND THE SOUTH LINE OF THE NW-NW OF SECTION 26 A DISTANCE OF 1660.88 FEET; THENCE S44°18'50"W A DISTANCE OF 1282.76 FEET; THENCE S45°27'42"E A DISTANCE OF 80.79 FEET; THENCE S44°32'18"W A DISTANCE OF 129.46 FEET; THENCE N45°27'42"W A DISTANCE OF 80.796 FEET; THENCE S44°20'06"W A DISTANCE OF 413.83 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR EAST MARIA DRIVE THENCE S88°57'31"W COINCIDENT WITH SAID NORTH LINE A DISTANCE OF 935.41 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE SE-NE OF SECTION 27; THENCE S00°34'53"E COINCIDENT WITH SAID WEST LINE A DISTANCE OF 24.67 FEET TO THE SE CORNER OF THE SW-SE OF SECTION 27; THENCE S89°49'42"W COINCIDENT WITH THE SOUTH LINE OF THE SW-NE OF SECTION 27 A DISTANCE OF 650.81 FEET; THENCE S00°43'18"E A DISTANCE OF 228.36 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF 139 (US 151); THENCE S38°26'13"W COINCIDENT WITH SAID NORTHEASTERLY LINE A DISTANCE OF 107.53 FEET; THENCE N35°00'12"W COINCIDENT WITH SAID NORTHEASTERLY LINE A DISTANCE OF 2000.00 FEET; THENCE N23°34'48"W COINCIDENT WITH SAID NORTHEASTERLY LINE A DISTANCE OF 998.26 FEET; THENCE N10°55'48"E COINCIDENT WITH SAID NORTHEASTERLY LINE A DISTANCE OF 227.07 FEET TO ITS INTERSECTION WITH THE EASTELRY RIGHT-OF-WAY LINE FOR STH 66; THENCE N45°57'50"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 451.44 FEET; THENCE N50°15'13"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 280.73 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT FOR SAID EASTERLY RIGHT-OF-WAY LINE (HAVING A RADIUS OF 2218.48 FEET WITH ITS CENTER LOCATED TO THE NORTHWEST AND HAVING A CHORD OF 659.02 FEET IN LENTH WHICH BEARS N37°25'18"E) A DISTANCE OF 661.46 FEET; THENCE N24°29'11"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 1109.50 FEET; THENCE N28°52'48"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 2.91 FEET TO THE BEGINNING OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT FOR SAID EASTERLY RIGHT-OF-WAY LINE (HAVING A



DATE 10/19/2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 7 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR:	BUREAU OF AERONAUTICS STEVENS POINT AIRPORT 4802 SHEBOYGAN AVE., ROOM 701 MADISON, WI 53707-7914
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OMNI ASSOCIATES
ONE SYSTEMS DRIVE
APPLETON, WI 54914
PHONE (920) 735-6900
FAX (920) 830-6100

CERTIFIED SURVEY MAP NUMBER

BEING A PART OF THE SW-SE, SE-SW, SW-SW OF SECTION 14, BEING ALL OF THE NE-SE, SE-SE AND PART OF THE SW-NE, SE-NE, NW-SE, SE-SW, SW-SE, OF SECTION 22, BEING ALL OF THE SW-NW, NW-SW, SW-SW, SE-SW AND PART OF THE NW-NE, NE-NW, NW-NW, SE-NW, SW-SE OF SECTION 23, BEING ALL OF THE NW-NW, NE-NW AND PART OF THE NW-NE, SW-NW, OF SECTION 26, BEING ALL OF THE NW-NE, NE-NE AND PART OF THE NE-NW, SE-NW, SW-NE, SE-NE OF SECTION 27, T24N, R8E, CITY OF STEVENS POINT, AND PART OF THE SE-NW OF SECTION 27, T24N, R8E, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE CONTINUED:

RADIUS OF 1856.67 FEET WITH ITS CENTER LOCATED TO THE SOUTHEAST AND HAVING A CHORD OF 372.62 FEET IN LENTH WHICH BEARS N34°38'21"E A DISTANCE OF 373.25 FEET; THENCE N40°23'54"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 878.64 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE SE-NE OF SECTION 22; THENCE S00°26'15"E COINCIDENT WITH SAID WEST LINE A DISTANCE OF 317.66 FEET TO THE SW CORNER OF THE SE-NE QUARTER OF SECTION 22; THENCE N89°28'16"E COINCIDENT WITH THE SOUTH LINE OF THE SE-NE OF SECTION 22 A DISTANCE OF 503.00 FEET; THENCE N37°46'00"E A DISTANCE OF 1274.65 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SE-NE OF SECTION 22; THENCE N01°12'34"W COINCIDENT WITH SAID EAST LINE A DISTANCE OF 320.00 FEET TO THE NE CORNER OF THE SE-NE OF SECTION 22; THENCE N89°29'13"E A DISTANCE OF 209.42 FEET; THENCE N40°23'54"E A DISTANCE OF 399.93 FEET; THENCE N50°00'52"W A DISTANCE OF 215.18 FEET; THENCE N14°00'20"E A DISTANCE OF 112.35 FEET; THENCE N36°59'38"E A DISTANCE OF 187.14 FEET; THENCE N47°23'21"E A DISTANCE OF 198.99 FEET; THENCE N89°30'11"E A DISTANCE OF 119.91 FEET; THENCE N29°40'07"E A DISTANCE OF 564.04 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE SW-SW OF SECTION 14; THENCE N89°27'10"E COINCIDENT WITH SAID SOUTH LINE A DISTANCE OF 133.69 FEET; THENCE N21°27'45"E A DISTANCE OF 457.84 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SW-SW OF SECTION 14; THENCE N00°10'26"W COINCIDENT WITH SAID EAST LINE A DISTANCE OF 204.99 FEET; THENCE N49°37'09"W A DISTANCE OF 27.70 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE FOR STH 66; THENCE N40°23'54"E COINCIDENT WITH SAID EASTERLY LINE A DISTANCE OF 877.59 FEET TO THE POINT OF BEGINNING ALSO INCLUDED WITH THIS DESCRIBED PROPERTY IS THAT PART OF THE NE-NW AND THE NW-NE OF SECTION 26 WHICH LIES BETWEEN THE ABOVE DESCRIBED MEANDER LINE AND THE THREAD OF THE PLOVER RIVER.

SAID PARCEL OF LAND CONTAINS 724.597 ACRES (31,563,434 SQUARE FEET) MORE OR LESS TO THE MEANDER LINE OF THE PLOVER RIVER.

SAID PARCEL OF LAND CONTAINS 726.260 ACRES (31,635,876 SQUARE FEET) MORE OR LESS TO THE THREAD LINE OF THE PLOVER RIVER.

THIS CERTIFIED SURVEY MAP IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE SUCH SURVEY AND LAND DIVISION UNDER THE DIRECTION OF THE OWNER OF SAID LANDS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF STEVENS POINT AND PORTAGE COUNTY IN SURVEYING, DIVIDING, AND MAPPING OF SAID LANDS.

THAT THIS MAP IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

David A. Yurk
DAVID A. YURK RLS S-2648

2-3-13
DATE



DATE 10/19/2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 8 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR: BUREAU OF AERONAUTICS
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CITY OF STEVENS POINT PLANNING DEPARTMENT APPROVAL:

THIS CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND ACCEPTED BY THE CITY OF STEVENS POINT PLANNING DEPARTMENT.

Scotty Cook
AUTHORIZED REPRESENTATIVE

2/13/2013
DATE

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

NOTES:

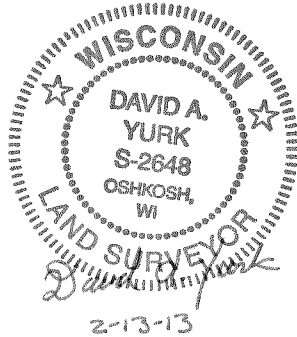
- 1) COORDINATES AND BEARINGS ON THIS CERTIFIED SURVEY MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), PORTAGE COUNTY NAD 1983 (2007) ADJUSTMENT.
- 2) ALL DIMENSIONS ARE COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
- 3) ALL BEARINGS ARE COMPUTED TO THE NEAREST ONE HALF SECOND AND MEASURED TO THE NEAREST 5 SECONDS.
- 4) PARCEL 1, BEING THE CITY OF STEVENS POINT ON BEHALF OF THE STEVENS POINT AIRPORT (STEVENS POINT AIRPORT) WILL MAINTAIN A 30' EASEMENT FROM PARCELS 2 & 3, BEING THE CITY OF STEVENS POINT FOR CONSTRUCTION AND MAINTENANCE OF A FENCE AND TREE CLEARING.
- 5) PARCEL 1, BEING THE CITY OF STEVENS POINT ON BEHALF OF THE STEVENS POINT AIRPORT (STEVENS POINT AIRPORT) WILL MAINTAIN A MODIFIED CLEAR ZONE EASEMENT OVER PARCELS 2 & 3. THE MODIFIED CLEAR ZONE EASEMENT WILL LIMIT THE HEIGHT OF ANY STRUCTURES OR TREES ON PARCELS 2 & 3 TO A HEIGHT OF 35 FEET. PARCEL 1, BEING THE CITY OF STEVENS POINT ON BEHALF OF THE STEVENS POINT AIRPORT (STEVENS POINT AIRPORT) HAS THE RIGHT TO CLEAR ANY OBJECT OVER 35 FEET.
- 6) LOT 2 OF THIS CSM IS BOA PARCEL 57 AND LOT 3 OF THIS CSM IS BOA PARCEL 55.
- 7) LOT 3 OF THIS CSM IS LAND LOCKED AND SHALL BE USED FOR CONVEYANCE PURPOSES ONLY. LOT 3 SHALL BE COMBINED WITH OTHER PROPERTIES FOR PUBLIC ACCESS.

781619

REGISTER'S OFFICE
PORTAGE COUNTY, WI } SS
RECEIVED FOR RECORD

FEB 13, 2013

TIME: *9:38* AM
Cynthia A. Wisinski
CYNTHIA A. WISINSKI REGISTER OF DEEDS
pd \$30.00



DATE 10/19/2012	DIRECTORY NO. E1972A10
PROJECT NO. E1972A10	DRAFTED BY BAW
SHEET 9 OF 9	DRAWING NAME E1972CSM.DGN

SURVEY FOR: BUREAU OF AERONAUTICS
STEVENS POINT AIRPORT
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MADISON, WI 53707-7914





November 11, 2024

TO: Airport Commission
City Plan Commission
Common Council

This **repeated/revised** correspondence is to inform officials and the public of the public notice, public hearing, petition, resolution, and agency agreement activities between the Stevens Point Municipal Airport and the State of Wisconsin, Department of Transportation.

The Stevens Point Municipal Airport will be petitioning the State of Wisconsin for state and federal aid to undertake development projects that will be listed in the petition documents and in the official notice. **New projects have been added to this petition since last month's meeting.** The order of events is spelled out below. There is no action needed at the Commission meetings, we just want to be sure that all parties are aware of these activities that take place about every 5 years. All action will be taken at the Common Council meeting in November.

1. A public hearing notice will appear in our official paper (Stevens Point Gazette) on October 10 to inform the public of a public hearing that will occur at the City's Common Council meeting on November 7.
2. At the City's Common Council meeting on November 18, there will be a public hearing allowing members of the public to comment on the petition being made to the State of Wisconsin for state and federal funds.
3. Following the closing of the public hearing, there will be consideration of the formal resolution petitioning the Secretary of Transportation for airport improvement aid.
4. If the resolution is approved, the airport will be authorized to execute the Agency Agreement and Federal Block Grant Owner Assurances.

If there are any questions that arise, please don't hesitate to reach out to Jason Draheim (Airport Manager) or myself.

Best Regards,

A handwritten signature in black ink, appearing to read "Joel Lemke".

Joel Lemke
Director of Public Utilities and Transportation



DIRECTORS REPORT

To: City Plan Commission

From: Jarod Kivela, Director of Community Development

Date: October 30, 2024

RE: **Directors Report**

Notable Events

- **Historic Preservation Meeting – October 28th, 2024:** Adam Kuhn, Associate Planner/Zoning Administrator organized an Open House for the public to view, hear more, and provide input on the draft Historic Preservation Plan. A public house is a required element of the plan creation that aims to allow the public to understand and offer input on the plan before it is finalized. Elements of the plan includes the history on historic preservation in the City, financial resources for historic properties, an outline of current historic properties, recommendations on policy adjustments for historic properties, historic property additions to the local, state, and federal registries and other similar elements. To view a draft of the plan, please visit: <https://stevenspoint.com/1441/Community-Preservation-Plan>
- **Safe Streets and Roads for All PIM – October 29th, 2024:** A public informational meeting on the "Safe Streets & Roads for All" grant received from the U.S. DOT was held at MSTC to allow the public an opportunity to learn about the planning process for making roads in our county safer for all users. More information on this grant can be found here: <https://www.co.portage.wi.gov/735/Safe-Streets-Roads-For-All-Grant>
- **CAP Services Fall Appreciation Event – October 29th, 2024:** CAP Services Inc. held an appreciation event to outline CAP's impact on the community and a number of its community partners. Partnership acknowledgment included Habitat for Humanity (Housing Stability Program), NextHome (Family Crisis Center), Stevens Point Area School District (Early Childhood Development), and Central Rivers Farmshed (Hmong UPLIFT).

www.stevenspoint.com

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

Development Updates

- **Forest Creek Subdivision:** Notable progress on the utility and right-of-way infrastructure projects. Staff is working on how these lots will be marketed.
- **TID 14:** Approvals have been received and all necessary documentation has been submitted to the State by Ehlers. The work on Badger Ave has been progressing well and they are preparing to complete the second lift of asphalt. The stormwater retention pond has been completed and seeded.
- **Shopko Site:** The demolition of the site has been completed. The city did have to take a different approach to seeding as stormwater requirements only allowed until Nov 15th for the site to be stabilized. Given the short time that remains until that date, the site had to be hydroseeded. The fence for this site will come down in the beginning of November at the latest.
- **Opera House:** Staff is working with the developer to request an extension of the Development Agreement for this project. More information will follow once an official submittal has been received.
- **City Hall:** Representatives from Portage County provided a presentation at the last council meeting on their needs, desires, and future plans. A request is being made for the city to relocate out of the current building so that the county can complete a necessary renovation/expansion. It was discussed that the November council meeting will have a discussion item added to the agenda relating to this topic. The County representatives were invited back for this discussion. At the moment, the city needs to make a decision on the pathway forward before any other decisions can be set in motion.

General Department

- Community Development will require an LTE position for the inspection department due to a medical-related instance. Staff believes they have been able to identify an individual who has all of the necessary building inspector credentials for this temporary role. This individual will be here for a short time and on an as-needed basis. We expect a slight service disruption but will work with contractors and property owners to have as little of an impact as possible while remaining within our allocated budget.