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

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

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING

Community Room
933 Michigan Avenue, Stevens Point, WI

December 16, 2024
7:00 PM

OR

Zoom Teleconferencing

Meeting ID:844 2917 9548 | Passcode: 965203
By Computer: Zoom Link
By Phone: +1-312-626-6799 (US Chicago)

Agenda

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

Consideration and Possible Action on the Following:

5. Consent Agenda:
   a. Minutes of the Common Council Meeting of November 18, 2024.
   b. Actions of the Police and Fire Commission meeting of December 5, 2024:
      3. Approval of Minutes.
      4. Confirmation of Bills.
      6. Discussion, with possible action, to approve the proposed language changes to the 2025-2027 Labor Contract between Union Local 484 and the City of Stevens Point Fire Department, effective January 1, 2025-December 31, 2027.
   c. Minutes and Actions of the Plan Commission meeting of December 2, 2024:
      7. July - September 2024 Monthly Reports.
      8. Director's Report.
   d. Actions of the Transportation Commission of December 9, 2025:
      2. Approval of the October 14, 2024 minutes.
      3. Approval of the October and November 2024 financial/claims report.
      4. CY2025 fare structure approval.
      5. CY2025 5311/85.20 budget and grant application review and approval.

e. Minutes and Actions of the Personnel Committee meeting of December 9, 2024:
   2. Request to approve 2025 base wage agreement between the City of Stevens Point and Teamsters General Union, Local 662 - Streets / Parks.
   3. Request to approve 2025 base wage agreement between the City of Stevens Point and Teamsters General Union, Local 662 - Utilities.
   4. Ratification of the 2025-2027 collective bargaining agreement with the City of Stevens Point and International Association of FireFighters Local 484, AFL-CIO.
   5. Request to approve Side Letter of Agreement between the City of Stevens Point and Stevens Point City Central Transportation Employees, Local 309, AFSCME, AFL-CIO.2024-2219.

f. Minutes and Actions of the Public Policy and General Government meeting of December 9, 2024:
   2. License List.

g. Minutes and Actions of the Finance Committee meeting of December 9, 2024:
   5. Approval of transfers from TIF District 9 to TIF Districts 10 and 11.
   6. Approving the write-off of uncollectible personal property taxes and accounts receivable.
   7. Approval of Claims Paid.

h. Statutory Monthly Financial Report by Comptroller/Treasurer.

i. Mayoral Appointments.
   -Historic Preservation and Design Review Commission: Carol Molepske, filling the unexpired term of Erik McFarland, expiring April 30, 2025
   -Historic Preservation and Design Review Commission (Alternate #1): Dan Kryst, filling the unexpired term of Carol Molepske, expiring April 30, 2027.
   -Tourism Commission (Parks Commission President): John Okonek, appointed for the one-year term, expiring April 30, 2025.
   -Housing Authority: Eric Riskus, reappointed for a five-year term, expiring December 31, 2029.
   -Business Improvement District Board: Robert Welling (Property owner), filling the unexpired term of Bob Butt, expiring December 31, 2026.
   -Business Improvement District Board: Alderperson Marc Christianson, reappointed for a two-year term, expiring December 31, 2026.
   -Business Improvement District Board: Brian Cumins (Property owner), reappointed for a two-year term, expiring December 31, 2026.

j. Mayoral Appointments to the Business Park Business Improvement District.
   -Real Property Owner: Jim Anderson, representing Viking Holding II for a one-year term, expiring December 31, 2025.
   -Real Property Owner: Jeff Ramlow, representing SkyGroup LLC for a two-year term, expiring December 31, 2026.
   -Real Property Owner: Mike Trzinski, representing Delta Dental of Wisconsin for a two-year term, expiring December 31, 2026.
   -Real Property Owner: Debra Marten, representing Marten Machining, Inc. for a three-year term, expiring December 31, 2027.
   -Real Property Owner: Chase Rettler, representing LA/E LLC for a three-year term, expiring December 31, 2027.
   -City Alderperson: Dale Steinmetz, representing District Six for the Aldermanic term, expiring April 20, 2026.

6. Public Hearing and action on a request from the City of Stevens Point to adopt the Stevens Point Historic Preservation Plan, consistent with Ch. 22.06(3)(2)(a).

7. Adoption of the Housing Affordability Report for permit year 2023.

8. A request to enter into a Donation Waiver Agreement with the Wisconsin Department of Transportation for a curb ramp replacement project along State Highway 66 and U.S. Highway 10 East.

9. Resolution – Establishing Alternate In-Person Absentee Voting Location.

10. Resolution – Directing Spring Primary Election.

11. Resolution - Amendments to the 2024 Budget.

12. Adjournment.

Public Notice is Hereby Given
that a Quorum of the City of Stevens Point's
Common Council, or any committee thereof
may attend the following:
Holiday Party
Monday December 16, 2024
Immediately following the Council Meeting
At
Great Northern Distilling
1011 Second Street
Stevens Point, WI 54481

RMC – Revised Municipal Code

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

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

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

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES

November 18, 2024
7:00 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Agenda

1. Roll Call.

Present:
Ald. Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.

Others Present:
Mayor Wiza, Clerk Yenter, C/T Ladick, H/R Manager Frasch, Executive Assistant Dowling, Assistant Chief Williams, Director Kremer, Chief Moody, Director Lemke, Attorney Beveridge, Director Kivela, Planner/Economic Development Specialist Klesmith, Assessor Shepro.

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

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

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

Ald. Kneebone shared her recent experience addressing cub scouts about being a good citizen, the importance of community and gave accolades to scouting programs.

Mark Hemmrich, 1800 Main Street, spoke against the Business 51 corridor, the cost of bike lanes, and roundabouts. Mr. Hemmrich cited cost, public surveys, as well as studies and requested that a referendum be added to the ballot to determine public input.

Mark Hemmrich Jr., 2731 River Road, spoke against the proposed Business 51 project. Mr. Hemmrich cited roundabouts and bike lanes as concerns due to safety, lawsuits, business loss and traffic flow and requested that a referendum be added to the ballot to determine public input.

Stan Potocki, 3474 Sunset Drive, spoke against the proposed Business 51 project and his observations at the intersection of Franklin Street and Division Street.

Andrea Olson, 410 Franklin Street, spoke in favor of the roundabout and encouraged the Council to reach out to business owners. Ms. Olson also spoke against the fire training facility, the use of response vehicles, and hiring practices.

Consideration and Possible Action on the Following:

5. Consent Agenda:

a. Minutes of the Common Council Meeting of October 21, 2024.

b. Actions of the Police and Fire Commission meeting of November 7, 2024:
4. Approval of Minutes.
5. Confirmation of Bills.
8. Discussion, with possible action, to approve nine (9) new Firefighter/Paramedic positions to the department for a total of 57 approved positions and 55 funded positions for the Stevens Point Fire Department, effective January 1st, 2025.

c. Actions of the Park Commission meeting of November 6, 2024:
2. Approval of October 2, 2024 meeting minutes.
3. Presentation on 2024 Donald Copps Municipal Pool usage and financials by Superintendent Hylla.
4. Review of preliminary condition report of Donald Copps Municipal Pool.
5. Presentation and preliminary draft concept drawings for Zenoff and Goerke Park Master Plans.
6. 2025 fees and charges for the Parks, Recreation and Forestry Department.
7. Director's Report - 2517 Prais Street and rent preparations - 41st Riverfront Rendezvous scheduled July 3, 4 and 5, 2025 - 2025 capital improvement budget update.

d. Minutes and Actions of the Plan Commission meeting of November 4, 2024:
2. Report of the October 7, 2024 meeting of the City Plan Commission.
8. Director's Report.

e. Actions of the Board of Water and Sewerage Commissioners meeting of November 12, 2024:
2. Approval of minutes.
3. Approval of department claims.
5. Scope of services with Bartingale Mechanical for the procurement and installation of a new building management system for the utility garage at 1925 Cypress St.
6. Implementation of a lateral repair program and related rate adjustment.
9. Change order to the Forest Creek contract for the installation of conduit and fiber.
10. Adjustment of Stormwater Utility assistance for street tree efforts.

f. Actions of the Airport Commission meeting of November 12, 2024:
2. Approval of minutes.
3. Approval of department claims.

g. Minutes and Actions of the Personnel Committee meeting of November 12, 2024:
3. Updates to Administrative Policy 5.01 - Adoption and Amendments.
4. City Clerk Yenter request to reclassify Administrative Assistant - Clerk to Deputy City Clerk.
5. Updates to Administrative Policy 1.08 Hours of Work and Policy 2.08 Compensatory Time and Overtime Pay.

h. Minutes and Actions of the Board of Public Works meeting of November 12, 2024.

i. Minutes and Actions of the Public Policy and General Government meeting of November 12, 2024:
2. Request to Hold Event/Street Closing.

j. Minutes of the Special Finance Committee meeting of October 28, 2024 and Minutes and Actions of the Finance Committee meeting of November 12, 2024:

3. Approval of Adding 9 Additional Firefighter/Paramedic Positions to the Fire Department, and Incorporating the Relevent Changes in the 2025 Operating Budget.

9. Approval of Additional Funding for the Facade Improvement Grant Program.

10. Approval of the 4th Amendment to the Development Agreement with The Opera House, LLC.

11. Approval of Proposal for Planning and Design Services for the Hoover Road Signalized Intersections.

12. Approval of Claims Paid.

k. Statutory Monthly Financial Report by Comptroller/Treasurer.

l. Mayoral Appointments.

-Sustainability Commission: Alderperson Sam Lang, for a term expiring December 31, 2026.

-Sustainability Commission: Alderperson Allison Birr, for a term expiring December 31, 2026.

-Sustainability Commission: Heather Phelps, for a term expiring December 31, 2027.

-Sustainability Commission: Gregory Knight, for a term expiring December 31, 2027.

-Sustainability Commission: Robert Michitsch, for a term expiring December 31, 2027.

-Sustainability Commission: Doug Stingle, Alternate for a term expiring December 31, 2027.

Nathan Sandwick, 633 Portage Street, addressed the memo regarding Sustainability Commission appointees and questioned how many applied.

Maxwell Johnson, 2345 Jersey Street, spoke in favor of the Sustainability Commission, the appointments, and encouraged the commission to start a baseline to determine energy consumption as well as carbon emissions.

Ald. Kneebone moved, Ald. Birr seconded, to approve the consent agenda.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

6. Public Hearing related to the petitioning of the Secretary of Transportation for airport improvement aid.

Director Lemke gave an overview of the petition.

Mayor Wiza declared the public hearing open.

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

7. Resolution petitioning the Secretary of Transportation for airport improvement aid.

Ald. Lang moved, Ald. Buse seconded, to approve the petition.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

8. Ordinance Amendment - to approve changes in Chapter 13, Section 13.28, Lateral Line Replacement & Utility Affordability Fee

Ald. Guthrie moved, Ald. Steinmetz seconded, to approve the ordinance.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

9. Ordinance Amendment - 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.

Mayor Wiza gave an overview of the request.

Ald. Kneebone moved, Ald. Birr seconded, to approve the request.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

10. Ordinance Amendment - 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'.

Teresa Timerman, 4009 Jay Court, read a letter from the congregation of Frame Memorial Presbyterian Church in favor of the request as a step for citizens to attain more affordable housing.

Andrea Olson, 410 Franklin Street, spoke against the request.

Ald. Lang moved, Ald. Steinmetz seconded, to approve the request.

Ald. Lang opened up the discussion by citing the Housing Task Force recommendation of four unrelated occupants.

Ald. Lang moved, Ald. Steinmetz seconded, to amend to four unrelated occupants overall.

Ald. Guthrie requested staff give feedback on the amendment.

Director Kivela gave a recommendation of taking an incremental step to provide a more accurate evaluation.

Ald. Christianson discussed being in agreement with Director Kivela regarding the incremental steps and expressed concerns about owner-occupied properties losing an advantage.

The following is the vote on the amendment:

Call for the vote: Ayes: Lang.
Nays: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Buse, Morrow. Motion failed.

Ald. Christianson moved, Ald. Lang seconded, to amend by increasing both numbers by one from the present policy. Therefore, owner occupied would increase to four unrelated residents and non-owner occupied would increase to three unrelated residents.

Ald. Keymer questioned the ability to track and evaluate.

Attorney Beveridge addressed the question and highlighted the difficulty with enforcement.

Director Kivela further addressed the question.

Mayor Wiza asked Attorney Beveridge to clarify what constitutes an amendment going back to the Plan Commission for further consideration.

Ald. Christianson questioned if the motion were passed whether it could be reversible.

Attorney Beveridge stated that it could be reversible. However, he addressed the difficulty in housing occupants at a higher level and then reverting to a lower number. Attorney Beveridge also spoke to the question of legal parameters of when to send an amendment to a zoning code back to the Plan Commission. Attorney Beveridge spoke to the law, not giving perfect clarity. However, he gave his recommendation to take the conservative approach and present the exact thing the Common Council wishes to act on to the Plan commission.

Call for the vote: Ayes: Christianson, Keymer, Birr, Steinmetz, Lang, Buse.
Nays: Guthrie, Broderick, Kneebone, Shuda, Morrow. Motion carried.

Ald. Broderick requested a point of clarification.

Mayor Wiza addressed the question.

Ald. Broderick made the recommendation to withdraw the original motion.

Attorney Beveridge again gave his recommendation to send the amendment back to Plan Commission to insulate against potential lawsuit.

Andrea Olson, 410 Franklin Street, spoke against the motion on the floor and requested the council have a public hearing.

Ald. Lang withdrew his original motion.

Ald. Steinmetz withdrew his second.

Mayor Wiza stated that there is not currently a motion on the floor.

Ald. Morrow moved, Ald. Lang seconded, to send back to the Planning Commission to allow consideration for an owner-occupied increase to four unrelated residents and a non-owner increase to three unrelated residents.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

11. 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).

Ald. Keymer moved, Ald. Broderick seconded, to approve the request.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

12. 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).

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

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

13. 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).

Ald. Christianson moved, Ald. Buse seconded, to approve the request.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

14. Ordinance Amendment - To approve the changes in Chapter 9, Section 9.05 as they relate to Parking.

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

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

15. Ordinance Amendment - To approve the changes in Chapter 9, Section 9.02 and 9.06 as they relate to Speed Limits and Traffic Signs.

Ald. Keymer moved, Ald. Lang seconded, to approve the ordinance.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

16. Ordinance Amendment - To approve the changes in Chapter 9, Section 9.05 as they relate to Permitted Parking.

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

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

17. Setting Alderperson salary terms beginning in 2025 and 2026.

Ald. Lang moved, Ald. Shuda seconded, to approve the salary terms.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: Kneebone. Motion Carried.

18. ***Preliminary Resolution for Forest Creek Subdivision Project.

Ald. Kneebone moved, Ald. Lang seconded, to approve the preliminary resolution.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

19. Resolution on Ending Housing Insecurity and Homelessness.

Andrea Olson, 410 Franklin Street, spoke in favor of the resolution on ending housing insecurity and homelessness and requested that the zoning codes be re-examined.

Teresa Timerman, 4009 Jay Court, read a letter on behalf of the congregation of Frame Memorial Presbyterian Church in support of the resolution.

Ald. Lang moved, Ald. Broderick seconded, to approve the resolution.

Call for the vote: Ayes: Buse, Lang, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: Morrow. Shuda. Motion carried.

20. Consideration of Claim-USAA Casualty Insurance Company: Driver Collided with City-

Owned Vehicle.

Ald. Broderick moved, Ald. Christianson seconded, to deny the claim.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

21. Consideration of Claim-Lauren Lutz: Tripped and fell on curb.

Ald. Morrow moved, Ald. Birr seconded, to deny the claim.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

22. Consideration of Claim-Phyllis Carlson: Sewer backup in basement.

Ald. Morrow moved, Ald. Keymer seconded, to deny the claim.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

23. Consideration of Claim-Ray Cal and Mary Mortell-Ferrone: Sewer backup in basement.

Ald. Broderick moved, Ald. Buse seconded, to deny the claim.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

24. Public Hearing on the City Budget for 2025.

Comptroller/Treasurer Ladick gave an overview of the City budget for 2025.

Mayor Wiza declared the public hearing open.

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

25. Resolution Adopting the Budget (Capital and Operating) for the City of Stevens Point for the Year 2025.

Ald. Christianson moved, Ald. Birr seconded, to adopt the budget.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

26. Resolution Appropriating Necessary Funds for the City of Stevens Point for 2025 and Levying the Tax Rate for the Year 2024.

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

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

27. Resolution Providing for Writing Special Assessments and Special Charges into the Tax Roll for 2024.

Ald. Birr moved, Ald. Morrow seconded, to approve the provisions.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

28. Enter into closed session pursuant to Wisconsin Statutes19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, relating to the following:
A. Discussion relating to the relocation of City Hall.
B. Negotiating a Development Agreement in Tax Incremental Financing (TIF) District 5.

Ald. Shuda moved, Ald. Steinmetz seconded, to enter into closed session at 9:17 p.m.

Call for the vote: Ayes: Morrow, Buse, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer, Guthrie, Christianson.
Nays: Lang. Motion carried.

Ald. Keymer moved, Ald. Steimetz seconded, to reconvene into open session.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

29. Reconvene for possible action on the above-referenced closed session items.

Item B:
Ald. Christianson moved, Ald. Lang seconded, to approve the agreement.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.
Nays: None. Motion carried.

Item A:
Ald. Kneebone moved, Ald. Keymer seconded, to approve up to $25,000 for a study.

Call for the vote: Ayes: Morrow, Buse, Lang, Shuda, Kneebone, Steinmetz, Birr, Broderick, Keymer,

Guthrie, Christianson.
Nays: None. Motion carried.

30. Adjournment.

Adjourned at 10:25 p.m.

CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF DECEMBER 5, 2024

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

   Also Present: Police Chief Kussow, Fire Chief Moody, Ast. Chief Rottier, Ast. Chief Williams, Ast. Chief Gemza, Ast. Chief Zvara, Division Chief Sinner, Division Chief Ewing, RB Supervisor Tork, Alderperson Kneebone

2. **President's Report**

3. **Approval of Minutes**

   Commissioner Ostrowski moved, seconded by Commissioner Behrendt, to approve the minutes of the November 7, 2024, meeting as presented.

   Ayes, all; nays, none. Motion carried.

4. **Confirmation of Bills**

   Commissioner Ostrowski moved, seconded by Commissioner Zenner, to approve the confirmation of the November 2024 bills.

   Ayes, all; nays, none. Motion carried.

5. **Police Chief's Report**

   Commissioner Zenner moved, seconded by Commissioner Mrozek, to approve the Police Chief's report and place it on file for November 2024.

   Ayes, all; nays, none. Motion carried.

6. **Discussion, with possible action, to approve the proposed language changes to the 2025-2027 Labor Contract between Union Local 484 and the City of Stevens Point Fire Department, effective January 1, 2025-December 31, 2027.**

   Commissioner Kirschling moved, seconded by Commissioner Behrendt, to approve the proposed language changes to the 2025-2027 Labor Contract between Union Local 484 and the City of Stevens Point Fire Department,

effective January 1, 2025-December 31, 2027.

Ayes, all; nays, none. Motion carried.

7. Fire Chief's Report/EMS Report/EM Report

Commissioner Mrozek moved, seconded by Commissioner Behrendt, to approve the Fire Chief/EMS/EM reports and place them on file for November 2024.

Ayes, all; nays, none. Motion carried.

8. Adjournment.

The meeting adjourned at 1:43 p.m.

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	December 2, 2024 6:00 PM	**Location:**	Community Room 933 Michigan Avenue, Stevens Point, WI OR Zoom Teleconferencing Meeting ID: 858 1119 3432 Passcode: 828056 By Computer: https://us02web.zoom.us/j/85811193432?pwd=xYdWnzBURUINR4x By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call
   - Meeting called to order at 6:00 PM
   - Members Present: Wiza, Kneebone, Arntsen, Beacom, Miskowiak, Rice, Schuler

Discussion and Possible Action on:

2. Report of the November 4, 2024 meeting of the City Plan Commission.
   - Motion: Arntsen moves approval of the report of the November 4, 2024 meeting of the City Plan Commission.
   - Second: Miskowiak seconds the motion.
   - Discussion: Comments heard from Commissioner Arntsen, Mayor Wiza affirming the quality of the report.
   - Vote: unanimous approval.

3. Public Hearing and action on a request from the City of Stevens Point to adopt the Stevens

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.

Point Historic Preservation Plan, consistent with Ch. 22.06(3)(2)(a).

- Background: Zoning Administrator Kuhn presents background information regarding the Stevens Point Historic Preservation Plan. HPDRC held public hearing last week and recommended approval of the plan.
- Public Hearing:
  - Sam Lang, District 9 Alderperson, expresses appreciation and excitement for the plan.
- Motion: Schuler moves approval subject to final readthrough to correct grammatical errors.
- Second: Beacom seconds.
- Discussion:
  - Schuler congratulates staff on the assembly of the document.
  - Arntsen also voices support for the document and staff.
  - Kneebone expresses gratitude to residents who provided input and for staff.
- Vote: Unanimous approval.

4. Adoption of the Housing Affordability Report for permit year 2023.
   - Background: Director Kivela provides background information regarding the Housing Affordability Report.
   - Discussion:
     - Arntsen vocalizes support for the document.
     - Schuler comments on the usability of the Housing Affordability Report.
   - Motion: Schuler moves approval of the Housing Affordability Report as presented.
   - Second: Kneebone seconds.
   - Discussion:
     - Beacom comments on the quality of certain data points.
     - Wiza requests the commission to consider data and information that may be included in a public survey to help improve the quality of the Housing Affordability Report.
     - Arntsen and Schuler comment on the efforts of the commission and staff to expand housing types and the usability of the comprehensive plan to drive improvements to housing in the community.
   - Vote: Unanimous approval.

5. A request to enter into a Donation Waiver Agreement with the Wisconsin Department of Transportation for a curb ramp replacement project along State Highway 66 and U.S. Highway 10 East.
   - Background: Mayor Wiza provides background information regarding the request. Wiza and Director Beduhn recommend approval.
   - Discussion: Schuler requests information regarding applicable fees, asking if there is a cost to the city.
   - Motion: Kneebone moves approval.
   - Second: Miskowiak seconds.
   - Vote: Unanimous approval.

6. A request to enter into an easement agreement with the Wisconsin Public Service Corporation on an unaddressed parcel bounded by County Road HH and Badger Avenue (Parcel ID 281230801340002).
   - Background: Mayor Wiza provides background information on the easement

request, but informs the commission that the request will be delayed until January.
- Motion: No action taken.

7. July - September 2024 Monthly Report.
    - Background: Director Kivela provides the monthly reports to the Commission.
    - Motion: Beacom moves approval of the monthly reports and to place the reports on file.
    - Second: Schuler seconds.
    - Vote: Unanimous approval.

8. Director's Report.
    - Background: Director Kivela provides the monthly report.
    - Discussion:
        - Schuler asks if there is any way to summarize the update on the development agreement for the Opera House; Mayor Wiza answers.
        - Arntsen comments on the Opera House project and the connection between the property and the Historic Preservation Plan.

Closing Section:

9. Adjourn
    - Meeting adjourned at 6:23PM

City of Stevens Point
Transportation Commission Meeting

December 9, 2024 - 5:00 PM
2700 Week Street, Stevens Point, Wisconsin
Or
Zoom Teleconferencing

Minutes

1. **Roll Call**
   Present: Ald. Allison Birr, Tom Bertram
   Present via Zoom: Heidi Oberstadt, Ald. Dean Shuda, Neil Prendergast
   Others Present: Talin Scheuermann, Kaitlyn Wall
   Not Present: Karalyn Peterson, Nichole Lysne

2. **Approval of the October 14, 2024 minutes.**
   Ald. Allison Birr made a motion to approve the October 14, 2024 minutes. Ald. Dean Shuda seconded. All in favor; none opposed. Motion carried.

3. **Approval of the October and November 2024 financial/claims report.**
   Ald. Allison Birr made a motion to approve the October and November 2024 financial/claims reports. Heidi Oberstadt seconded. All in favor; none opposed. Motion carried.

4. **CY2025 fare structure approval.**
   Ald. Dean Shuda made a motion to approve the CY2025 fare structure as attached Ald. Allison Birr seconded. All in favor; none opposed. Motion carried.

5. **CY2025 5311/85.20 budget and grant application review and approval.**
   Neil Prendergast made a motion to approve the 5311/85.20 budget and grant application. Ald. Allison Birr seconded. All in favor; none opposed. Motion carried.

6. **Next Meeting Date**
   January 13, 2025 – 5:00pm
   Discussion on benches and infrastructure as well as staff update and route updates.

7. **Adjournment**
   5:16 PM

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

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

*****AMENDED*****

CITY OF STEVENS POINT
PERSONNEL COMMITTEE

December 9, 2024 - 6:05 PM

(or immediately following previously scheduled meeting)

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 895 4494 8223 | Passcode: 475610
By
Computer: https://us02web.zoom.us/j/89544948223?pwd=HBuoSXgqoCysX8kSbn4mwKqb9JCS1I.1
By Phone: **+1-312-626-6799 (US Chicago)**

(A quorum of the City Council may attend this meeting)

AGENDA

Discussion and Possible Action on:

1. Roll Call.
2. Request to approve 2025 base wage agreement between the City of Stevens Point and Teamsters General Union, Local 662 - Streets / Parks.
3. Request to approve 2025 base wage agreement between the City of Stevens Point and Teamsters General Union, Local 662 - Utilities.
4. ***Ratification of the 2025-2027 collective bargaining agreement with the City of Stevens Point and International Association of FireFighters Local 484, AFL-CIO.
5. Request to approve Side Letter of Agreement between the City of Stevens Point and Stevens Point City Central Transportation Employees, Local 309, AFSCME, AFL-CIO.
6. Adjournment.

Meeting Rider

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure a reasonable accommodation can be made. The City Clerk can be reached by telephone at (715) 346-1569, TDD # 346-1556 or by mail at 1515 Strongs Ave., Stevens Point, WI 54481.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during normal business hours from 7:30 a.m. to 4:00p.m.

CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES

December 9, 2024 - 6:00 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Discussion and Possible Action on:

1. Roll Call.

Present:
Ald. Keymer, Birr, Lang, Buse.

Steinmentz at 6:01 p.m.

2. License List:

A. Change of Agent: Schierl Sales Corporation, 2201 Madison Street, Stevens Point, WI; Cassidy McLennan, 521 Third Street South, Apartment A, Wisconsin Rapids, WI 54494, agent at The Store #55, 1201 Badger Avenue, Stevens Point, replacing Kimberly Perron.

B. "Class A" Beer & Liquor License:
1. **The Store at 1201 Badger Avenue, Suite A, Stevens Point for license period beginning December 21, 2024.**
2. **The Store at 201 West Clark Street, Stevens Point for license period beginning December 21, 2024.**
3. **The Store at 5601 Carrie Frost Drive, Stevens Point for license period beginning December 21, 2024.**

C. Secondhand Jewelry/Secondhand Article/Pawnbroker Licenses: E-Ways Sales & Pawn, 845 Akron Drive, Nekoosa, WI 54457 at 3296 Church Street, Suite F, Stevens Point.

D. Temporary Class "B" Beer License: St. Joseph's Parish, 1709 Wyatt Avenue, Stevens Point for Winterfest on February 28, 2025 at St. Joseph's Parish, 1709 Wyatt Avenue, Stevens Point.

No concerns from law enforcement.

Ald. Buse moved, Ald. Birr seconded, to approve the license list.

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

3. Adjournment.

Adjourned at 6:02 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA
December 9, 2024 - 6:10 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 895 4494 8223 | Passcode: 475610
By Computer: Zoom Link
By Phone: +1-312-626-6799 (US Chicago)

MINUTES

Non-Action Items:

1. Roll Call.

PRESENT Ald. Christianson, Morrow, Shuda, Keymer and Broderick

EXCUSED Ald. .

ABSENT Ald. .

OTHERS PRESENT C/T Ladick; Mayor Wiza, Attorney Beveridge; Clerk Yenter; Alderpersons Kneebone, Lang, Buse, Birr, Steinmetz; Directors Lemke, Kremer; HR Manager Frasch; Police Chief Kussow; Asst Fire Chief Gemza; Deputy C/T Freeberg and Peterson; Susan Pagel

2. Review of results from sale of series 2024A General Obligation Notes.

C/T Ladick presented the results from the sale of 2024A General Obligation Notes.

3. Review of total property tax rate (all jurisdictions) for the 2024 tax year/2025 payable taxes.

C/T Ladick went over the 2024 tax rate payable in 2025. Overall the tax rate had a 3.4% increase plus a $39 increase due to a decrease in the First Dollar Credit and Lottery Credit.

Discussion and Possible Action on:

4. Approval of amendments to the 2024 Budget.

Ald. Keymer **moved**, Ald. Morrow seconded, to approve the amendments to the 2024 Budget.

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

5. Approval of transfers from TIF District 9 to TIF Districts 10 and 11.

Ald. Broderick moved, Ald. Shuda seconded, to approve transfers from TIF District 9 to TIF Districts 10 and 11.

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

6. Approving the write-off of uncollectible personal property taxes and accounts receivable.

Ald. Morrow moved, Ald. Keymer seconded, to approve the write-off of uncollectible personal property taxes and accounts receivable as listed.

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

7. Approval of Claims Paid.

Ald. Shuda moved, Ald. Broderick seconded, to approve the claims paid.

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

Closing Section:

8. Adjournment

Adjourned at 6:18 pm.

Updated Write-Off List
12/10/2024

PERSONAL PROPERTY WRITE-OFFS THRU 11-30-24

NAME	PP#	YEARS		AMOUNT
BONEYARD	14141	2023	$	279.78
BOOST MOBILE	14043	2020	$	392.81
BOOST MOBILE	14043	2018	$	322.22
BOOST MOBILE	14043	2017	$	275.50
DOSIRAK LLC	14697	2023	$	452.54
HASS, MICHAEL	30263	2022	$	46.61
HOFFMAN ESTATES	14672	2023	$	790.53
HOFFMAN ESTATES	14672	2022	$	965.72
JOLLY COMPANY LLC	14636	2022	$	595.48
JOLLY COMPANY LLC	14636	2021	$	708.99
POINT CREAMERY	14692	2023	$	371.80
POINT CREAMERY	14692	2022	$	365.07
POINT CREAMERY	14692	2021	$	329.35
REDBOX AUTOMATED RETAIL	13393	2023	$	5.64
REDBOX AUTOMATED RETAIL	13394	2023	$	5.64
REDBOX AUTOMATED RETAIL	14446	2023	$	5.64
STATE FARM MUTUAL	14553	2022	$	5.18
TRAVEL & TOURS LLC	30255	2022	$	51.77
WOLLERSHEIM INS AGENCY	30253	2022	$	93.21
			$	6,063.48

ACCOUNTS RECEIVABLE WRITE-OFFS THRU 11-30-24

These were in State Debt Collection and are no longer eligible.

NAME	CUST #	INV #		AMOUNT
BARTH, AARON - 2013 TREE DAMAGE	2583	500033469	$	492.00
BROWN, DONALD - 2018 ACCIDENT DAMAGE	2821	500033472	$	14,925.98
FREDERICKSON, AMANDA RAE - 2023 ACCIDENT DAMAGE	3067	500035043	$	488.48
KIMBERLING, KENNETH - 2023 ACCIDENT DAMAGE	3068	500035102	$	414.41
LEGNER, FRANK - 2020 ACCIDENT DAMAGE	2941	500033480	$	2,330.30
BATES. NIGEL - 2002	230	500032730	$	3,009.34
WILSON, TERRY - 2002	555	1778	$	196.09
SOUZA, ADAM - 2020 ACCIDENT DAMAGE	2926	500032473	$	2,206.32
JANISZEWSKI, CHYANNE - 2021 ACCIDENT DAMAGE	2960	500033173	$	1,239.35
ENGWALL, CEDRIC JAMES - 2021 ACCIDENT DAMAGE	2966	500033297	$	68.37
			$	25,370.64

COMPTROLLER-TREASURER REPORT
for the period ending October 31, 2024

	Bal October 1, 2024	Receipts	Disbursements	Bal October 31, 2024
GENERAL OPERATING CASH	$1,376,649.31	$8,341,063.69	$8,367,948.00	$1,349,765.00
UTILITIES & TRANSPORTATION (Cash and Investments)	$17,141,895.19	$2,646,778.41	$1,787,833.84	$18,000,839.76

INVESTMENTS	Bal October 1, 2024	TRANSFER IN	TRANSFER OUT	Bal October 31, 2024
GENERAL	$29,162,465.82	$504,102.62	$6,619,042.17	$23,047,526.27
SPECIAL REVENUE	$796,240.20	$0.00	$0.00	$796,240.20
DEBT SERVICE	$174,416.09	$0.00	$0.00	$174,416.09
CAPITAL PROJECTS	$2,221,532.14	$0.00	$0.00	$2,221,532.14
INTERNAL SERVICE	$0.00	$0.00	$0.00	$0.00
TRUST	$3,974,575.43	$0.00	$0.00	$3,974,575.43
TOTALS	$36,329,229.68	$504,102.62	$6,619,042.17	$30,214,290.13

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	$4,445,947	$3,580,367	80.53%
POLICE	$6,624,425	$5,286,735	79.81%
FIRE	$6,021,115	$4,995,046	82.96%
PUBLIC WORKS	$6,680,064	$5,274,789	78.96%
PARK & REC	$2,371,388	$1,970,134	83.08%
CAPITAL PROJECTS	$10,060,400	$7,293,314	72.50%
DEBT SERVICE	$8,832,068	$9,056,049	102.54%
YTD TARGET	83.33%		

REVENUES:	BUDGET	YTD	%
GENERAL	$28,438,303	$22,372,491	78.67%

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

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

December 9, 2024

To: Common Council

We have several appointments for this month including filling 6 vacancies. Carol Molepske currently serves as an Alternate on HPDR and the reappointments do not have the applications included. Any new appointments have the applications attached.

The following appointments are recommended for your consideration:

Appoint Carol Molepske to the Historic Preservation and Design Review Commission filling the unexpired term of Erik McFarland, expiring April 30, 2025

Appoint Dan Kryst as Alternate 1 to the Historic Preservation and Design Review Commission filling the unexpired term of Carol Molepske, expiring April 30, 2027

Reappoint John Okonek as Parks Commission President, to the Tourism Commission for the term expiring April 30, 2025.

Appoint Robert Welling as a property owner to the Business Improvement District Board filling the unexpired term of Bob Butt for the term expiring December 31, 2026

Reappoint Alderperson Marc Christiansen District 1 representative to the Business Improvement District Board for the term expiring December 31, 2026

Reappoint Brian Cummins as a Property owner to the Business Improvement District Board for the term expiring December 31, 2026

Reappoint Eric Riskus to the Housing Authority for the 5 year term expiring December 31, 2029.

Your confirmation of these appointments would be appreciated.

Mike Wiza

Application Form

Name: Dan Kryst

Address: 1649 Clark St.

Phone: [redacted]

Email: [redacted]

Indicate which board(s), commission(s), and/or committee(s) you are interested in serving on.

Historical Preservation/Design Review Commission

Please write a brief description of your background and why you are interested in serving (attach extra sheets if necessary):

As a resident of Clark St. & living near downtown I want to see our city continue to grow & prosper. I am interested in getting more involved in my community, and see this position as a great opportunity to do just that. I look forward to trying to keep Stevens Point looking great.

Please return the completed application and a copy of your resume to:

City of Stevens Point City Clerk's Office

1515 Strong's Avenue, Stevens Point WI, 54481

RECEIVED
NOV 22 2024
CITY CLERKS OFFICE

City of Stevens Point
Attn: City Clerk' s Office
1515 Strongs Ave.
Stevens Point, WI 54481

Stevens Point

Boards, Commissions, & Committees Application

Daniel Kryst

Journeyman Inside Wireman

[redacted] Stevens Point, WI 54481

EXPERIENCE

JOURNEYMAN INSIDE WIREMAN, Stevens Point, WI

IBEW Local 388, August 2008–Present

- After successfully completing a five year apprenticeship and earning my state license, I have worked consistently in my field for 15 years. Working mostly in commercial and industrial settings with a focus on factory automation.
- In addition to my work for a local electrical company, I have been active with IBEW Local 388 in several ways. Twice I've been elected as an officer to my local's Executive and Examining Boards. I have also been twice appointed to the negotiating team for settling our collective bargaining agreement, one of five people representing the more than 500 members in the local.

RECORDING SECRETARY, Stevens Point, WI

Portage County Labor Council, June 2020–Present

- As the local arm of the AFL-CIO, our group meets to ensure cooperation and communication between all affiliated unions.
- I have held this elected position since 2020. It is my responsibility to record and document minutes at each meeting, scan and record correspondence, and send the minutes to our members each month.

INFANTRY MACHINE GUNNER, Madison, WI

United States Marine Corps Reserve, June 2001–June 2007

- Leaving immediately after high school, I successfully completed boot camp and School of Infantry.
- Served in Operation Iraqi Freedom, in country from August 2004 to March 2005. Earned several medals, including the Combat Action Ribbon.
- During my service I took advantange of several classes offered to me - Advanced Machine Gunnery School, Arabic Language School, and Combat First Aid.
- I was Honorably Discharged in 2007, rank Sergeant (E5), title of Machine Gun Section Leader.

EDUCATION

ELECTRICAL APPRENTICESHIP, Wausau, WI

North Central Technical College, June 2013

Awards & Honors

State Test Passed in September 2013

HIGH SCHOOL DIPLOMA, West Bend, WI

West Bend West, June 2001

Application Form

Name: Robert (BJ) Welling

Address: 247 Edgewood Rd. Custer, WI 54423

Phone: [redacted]

Email: [redacted]

Indicate which board(s), commission(s), and/or committee(s) you are interested in serving on.

BID BoD

Please write a brief description of your background and why you are interested in serving (attach extra sheets if necessary):

Please see attached.

Please return the completed application and a copy of your resume to:

City of Stevens Point City Clerk's Office

1515 Strong's Avenue, Stevens Point WI, 54481

RECEIVED
NOV 12 2024
CITY CLERKS OFFICE

City of Stevens Point
Attn: City Clerk' s Office
1515 Strongs Ave.
Stevens Point, WI 54481

Stevens Point

Boards, Commissions, & Committees Application

Please write a brief description of your background and why you are interested in serving.

With decades of experience in small business ownership, I am committed to fostering the success and vitality of downtown Stevens Point. I am deeply invested in our community's growth and resilience and see the downtown area as a key driver of local culture and economy. I am eager to contribute my background and insights to help guide decision-making for our Business Improvement District. By serving on the Board, I hope to apply my practical knowledge to enhance the business environment, attract new ventures, and ensure a vibrant, thriving downtown for residents and visitors alike.

BJ Welling

11/11/2024

Robert (BJ) Welling
247 Edgewood Rd. Custer, WI 54423
[redacted]

Resume for Board of Directors Position
Stevens Point Business Improvement District

Professional Experience

Welling Kitchen Bath and Floor
Founder, Owner, and Manager
1997 – 2022

- Successfully founded and operated a business specializing in kitchen, bath, and flooring design and installation, contributing to the local economy and providing high-quality products and services for over 25 years.
- Oversaw day-to-day operations, strategic planning, financial management, and client relations, building a respected reputation in the community and developing a loyal customer base.

Board of Director Experience

Portage County United Way
Board Member

- Contributed to strategic planning, community engagement, and resource allocation to support essential services and programs in the Portage County area.

Golden Sands Home Builders Association
Board Member, President (two terms)

- Actively participated in governance and oversight, advocating for home building industry standards and development.
- Twice elected as President, providing leadership to promote local building initiatives and foster relationships within the industry.

Midwest Renewable Energy Association (MREA)
Board Member, Executive Committee, Finance Chair

- Contributed to the organization's mission of advancing renewable energy adoption and sustainability through strategic planning, financial oversight, and executive decision-making.

- Chaired the Finance Committee, ensuring robust fiscal management and transparency in operations.

Objective

As a long-time business owner with extensive board experience, I am enthusiastic about contributing to the Stevens Point Business Improvement District Board of Directors. My goal is to support and enhance the success and vitality of the downtown area by applying my expertise in small business management, governance, and community engagement.

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

Department of Administrative Services
715-346-1594

December 16, 2024

To: Common Council

The Portage County Business Park Business Improvement District (BP-BID) was approved earlier this year. The BP-BID Board will oversee the administrative and duties of the BID as outlined in the BID implementation and operational plan, also approved by Council. The Board makeup shall be as follows:

The BID shall be comprised of seven (7) voting members appointed by the Mayor of Stevens Point and confirmed by the City Council. Said members shall comprise of the following:
Five (5) real property owners or real property owners' representatives within the District
One (1) Alderperson representing the 6th Aldermanic District
One (1) Director of Community Development or their Designee

Term appointments will be for a period of three (3) years on staggered terms each ending December 31st of the year of expiration. The initial term of the BID Board should be the following:
Five (5) real property owners or real property owners' representatives shall be appointed for three (3) years. Said initial staggered terms shall be the following based upon recommendation by the Mayor and confirmed by the Common Council of the City of Stevens Point:
- *One (1) real property owner shall have a term that expires on December 31, 2025*
- *Two (2) real property owners shall have a term that expires on December 31, 2026*
- *Two (2) real property owners shall have a term that expires on December 31, 2027*

Alderperson representing property within the District shall be appointed during the term of the Alderperson.

After review of applicants and discussion with all department heads, the following appointments are submitted for your consideration:

Real Property Owners:
Jim Anderson for a term expiring on December 31, 2025
Jeff Ramlow for a term expiring on December 31, 2026
Mike Trzinski for a term expiring on December 31, 2026
Deb Marten for a term expiring on December 31, 2027
Chase Rettler for a term expiring on December 31, 2027

City Alderperson:
Dale Steinmetz, for the Aldermanic term expiring April 20, 2026

Your confirmation of these appointments would be appreciated.

Mayor Mike Wiza

Business Park BID Board of Directors Application

RECEIVED
DEC 05 2024
CITY CLERKS OFFICE

The Business Park Business Improvement District (BID) Board of Directors will have five (5) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the Business Park, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years. One seat will have a term that expires on December 31, 2025, two seats that expire on December 31, 2026 and December 31, 2027.

Please provide all details below:

Name: JIM ANDERSON	
Email	[redacted]
Phone	
Property or Business Name and Address:	
VIKING HOLDING II	
3125 JOHN JOANIS DR.	
I would designate an employee to represent my property or business:	
Designee Name: ERIK CARLSON	
Designee Email:	[redacted]
Designee Phone:	

Please attach a written response to the following questions / prompts:

1) What is your vision for the Business Park?

2) How will you ensure the BID is serving all businesses located within the Business Park?

3) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property within the boundaries of the Business Park Business Improvement District and that I am at least 18 years of age.

Signature _____ 12/5/24 Date

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

Business Park BID Board of Directors Application

The Business Park Business Improvement District (BID) Board of Directors will have five (5) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the Business Park, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years. One seat will have a term that expires on December 31, 2025, two seats that expire on December 31, 2026 and December 31, 2027.

Please provide all details below:

Name:	Jennifer Rudnick
Email:	[redacted]
Phone:	[redacted]
Property or Business Name and Address:	SkyGroup, LLC 2601 Skyward Drive Stevens Point WI 54482

I would designate an employee to represent my property or business:

Designee Name:	Jeff Ramlow
Designee Email:	[redacted]
Designee Phone:	[redacted]

Please attach a written response to the following questions / prompts:

1) What is your vision for the Business Park?
2) How will you ensure the BID is serving all businesses located within the Business Park?
3) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property within the boundaries of the Business Park Business Improvement District and that I am at least 18 years of age.

Signature _____ Date 12/5/24

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

Jeffrey T. Ramlow response to questions on PCBP BID Application

What is your vision for the Business Park?

I am excited to share my vision for the Business Park which is to see it continue to grow and attract new businesses. I would like to ensure that the Business Park maintains its professional appearance. We have an opportunity to refresh our signage and enhance our professional appearance. Additionally, I would like to foster a synergy between the Business Park and the City of Stevens Point, which was not present when Portage County was administering the Business Park.

How will you ensure the BID is serving all businesses located within the Business Park?

I believe communication is a critical area that needs to be addressed from the start. Even while working with the other six members of the BID Creation Group, I have already noticed an increase in inter-park business communications. We possess the necessary technical skills to ensure continued communication.

Initially, I expect the BID Board's primary focus will be on the initial setup of the BID and the revision of the current covenants to address the creation of the BID. I will proactively address any matters established by the County to ensure smooth operations. I am already well-versed in these areas.

I have enjoyed collaborating with City of Stevens Point officials while working towards the BID and anticipate continuing this positive trend. This will mark a significant departure from the previous way of doing things. With the creation of the BID the businesses will have a voice, and I am committed to ensuring that continues.

Jeffrey T. Ramlow

5403 Duncan Drive, Stevens Point, Wisconsin 54482 | [redacted]
www.linkedin.com/in/jefframlow/

Profile

Friendly and engaging team player with broad knowledge of technologies. Detail-oriented and leader targeted on inspiring those I work with.

VICE-PRESIDENT OF IT & FACILITIES| SKYWARD, INC. | 2020 - PRESENT

- Senior management team member responsible for overseeing multiple internal departments.
- Collaborate closely with other department Vice-Presidents to guide Skyward's vision and values.

DIRECTOR OF INFORMATION TECHNOLOGY & FACILITIES | SKYWARD, INC. | 2016 - 2020

- Led the technology initiatives for the new state-of-the-art Skyward building.
- Made key decisions on the implementation of technological aspects in the new building design.
- Coordinated with the general contractor and subcontractors to ensure Skyward's HVAC, security systems, networking infrastructure, and building automation systems met the company's needs.

DIRECTOR OF INFORMATION TECHNOLOGY | SKYWARD, INC. | 2005 - 2016

- Directed the Enterprise Solutions department, focusing on IT-related work with customers.
- Provided leadership to engineers working on internal networking infrastructure, servers, and workstations.

INFORMATION TECHNOLOGY BRANCH MANAGER | SKYWARD, INC. | 2003 - 2005

- Managed IT operations for both headquarters and all satellite offices.

INFORMATION TECHNOLOGY MANAGER | SKYWARD, INC. | 2001 - 2003

- Implemented new technologies and managed internal IT engineers.

PROGRAMMING MANAGER | SKYWARD, INC. | 1999- 2001

- Oversaw the Skyward Research and Development department.
- One of five employees tasked with rewriting character-based software into a GUI-based system.

PROGRAMMER/REPORT WRITER | SKYWARD, INC. | 1994 - 1999

- Trained customers on creation of custom reports out of the Skyward software.
- Programmed one of Skywards first GUI products, Personal Forms Generator, a special education forms generation software.

Skills & Abilities

- General Networking
- Management of large groups of employees
- Excellent interpersonal and communication skills
- Poised under pressure
- Experienced volunteer leadership roles
- Fun and energetic

Activities and Interests

2023 Board of Directors for the Portage County Business Council

2025 Secretary/Treasurer for the Executive Team at the Portage County Business Council

Business Park BID Board of Directors Application

RECEIVED
DEC 05 2024
CITY CLERKS OFFICE

The Business Park Business Improvement District (BID) Board of Directors will have five (5) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the Business Park, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years. One seat will have a term that expires on December 31, 2025, two seats that expire on December 31, 2026 and December 31, 2027.

Please provide all details below:

Name:	Mike Trzinski
Email:	[redacted]
Phone:	
Property or Business Name and Address:	Delta Dental of Wisconsin 3100 Business Park Drive, Stevens Point WI 54482

I would designate an employee to represent my property or business:

Designee Name:	Mike Trzinski
Designee Email:	[redacted]
Designee Phone:	

Please attach a written response to the following questions / prompts:

1) What is your vision for the Business Park?
2) How will you ensure the BID is serving all businesses located within the Business Park?
3) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property within the boundaries of the Business Park Business Improvement District and that I am at least 18 years of age.

Signature _____ Date 12-5-24

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

1) What is your vision for the Business Park?
2) How will you ensure the BID is serving all businesses located within the Business Park?
3) Please attach a resume for this role.

My vision for the Business Park would be that it remains a viable and attractive option for current and future businesses to call home. Maintaining a high yet efficient standard for its buildings and grounds along with its shared spaces in accordance with protective covenants already in place is key. The County has done a nice job and paved the way for the park, now it's the business owners' chance to carry that legacy forward.

Ensuring the BID is serving all businesses would be a collaborative effort with the board of directors and the BID along with other business park owners. I would rely on resources available from the BID to communicate with all owners, when necessary, share insights and ideas, and explain decisions. Providing and fostering open communications between all parties will ensure a smooth and successful transition to the BID.

Stevens Point, WI [redacted]

Mike Trzinski, CFM

DIRECTOR OF FACILITIES, DELTA DENTAL OF WI

OBJECTIVE

As the director of facilities and a leader at Delta Dental of WI my primary objective is to support the functions of the business operations by maintaining safety, maximizing efficiency, managing staff, coordinating operations, and ensuring an exceptional internal and external customer experience. In addition, my employment at Delta Dental of WI allows and supports my involvement and volunteerism throughout the community.

FUNCTIONAL SKILLS

Project management
Facilities operations
Budget planning
Communication
Vendor management
Safety and security
Building and grounds maintenance
Problem-solving

EXPERIENCE

March 2023 - present
Director of Facilities • Delta Dental of WI

February 2015 – March 2023
Facilities Manager • Delta Dental of WI

February 2015 - June 2008
Facilities Engineer • Associated Bank Corp.

June 2008 - June 2001
Project foreman/Electrician • Complete Control Inc/Lind Electric

Business Park BID Board of Directors Application

The Business Park Business Improvement District (BID) Board of Directors will have five (5) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the Business Park, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years. One seat will have a term that expires on December 31, 2025, two seats that expire on December 31, 2026 and December 31, 2027.

Please provide all details below:

Name:	Debra C. Marten
Email:	[redacted]
Phone:	
Property or Business Name and Address:	Marten Machining, Inc. 3017 Worth Drive Stevens Point, WI 54482

I would designate an employee to represent my property or business:

Designee Name:	
Designee Email:	
Designee Phone:	

Please attach a written response to the following questions / prompts:

1) What is your vision for the Business Park?
2) How will you ensure the BID is serving all businesses located within the Business Park?
3) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property within the boundaries of the Business Park Business Improvement District and that I am at least 18 years of age.

Signature _____ Date 06 December 2024

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

Debra C. Marten

1) My vision for the Business Park Business Improvement District (BID) is to help guide the continuation of quality professional growth & development of the park for the future. The maintenance of common areas and adherence to the established covenants are important guidelines to follow.

2) The BID will serve all businesses within the Business Park by working with the city liaison and through established regular communications and scheduled meetings with the owners & representatives of the Business Park real estate owners.

3) I am Co-Founder of Marten Machining, Inc. – established 1984 in Portage County. Also I am Co-Owner of Deb & Al Property, LLC – the corporation that owns the 11.5 acre Marten Machining property in the Business Park.

Business Park BID Board of Directors Application

RECEIVED
DEC 06 2024
CITY CLERKS OFFICE

The Business Park Business Improvement District (BID) Board of Directors will have five (5) seats available to business and property owners of assessed properties in the district. All board members will receive training to maximize their term. As leaders of the Business Park, it is imperative that board members maintain space for others' views and opinions, to represent the views of others, and to translate those perspectives into action. Board members will be appointed in December, with terms beginning in January of the following year. Terms will last for two (2) years. One seat will have a term that expires on December 31, 2025, two seats that expire on December 31, 2026 and December 31, 2027.

Please provide all details below:

Name:	Chase Rettler
Email:	[redacted]
Phone:	[redacted]
Property or Business Name and Address:	LA/E LLC 3317 Business Park Drive Stevens Point, WI 54482

I would designate an employee to represent my property or business:

Designee Name:	
Designee Email:	
Designee Phone:	

Please attach a written response to the following questions / prompts:

1) What is your vision for the Business Park?
2) How will you ensure the BID is serving all businesses located within the Business Park?
3) Please attach a resume for this role.

I hereby certify that all the above information is complete, true, and correct to the best of my knowledge. Further, I hereby certify that I own property within the boundaries of the Business Park Business Improvement District and that I am at least 18 years of age.

Signature

12.5.2024
Date

Please attach all written responses and resume to the completed application and return to:

City of Stevens Point
Clerk's Office
1515 Strongs Ave
Stevens Point, WI 54481

What is your Vision for the Business Park?

The Portage County Business Park has provided an opportunity for a diverse collection of businesses to base their operations in Stevens Point. These varied businesses are an asset to our community and maintaining the Business Park is necessary for the long-term success of our community. Continuing to maintain the Business Park common spaces, which will be administered by the BID, is fundamental to the ongoing success of the Business Park. The condition of the Business Park common spaces if a reflection of its tenants and our community. The BID Board will be tasked with responsible maintenance and improvement of the Business Park common spaces to support affected businesses and their partners.

How will you ensure the BID is serving all businesses located within the Business Park?

The BID Board will provide opportunities at regularly scheduled meetings for members of the Business Park to provide input. Thoughtful consideration of input received from businesses within the Business Park will be necessary as decisions regarding the Business Park common spaces are developed.

Applicable Qualifications

UW – Platteville Bachelor of Science Civil Engineering

Rettler Corporation Partner and WI Licensed Civil Engineer

Portage County Business Council Executive Committee Secretary/Treasurer

United Way of Portage County Community Solutions Team Member

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

Department of Community Development
Adam Kuhn
Associate Planner
Zoning Administrator
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Common Council

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: December 15, 2024

RE: Public Hearing - Historic Preservation Plan

Background: For the last 1 ½ years or so, the Historic Preservation / Design Review Commission and I have had active conversations about creating the City's first citywide historic preservation plan. Originally planned to be produced via an outside consultant through the Certified Local Government Grant Program, estimated project costs came around $55,000 – a project cost that exceeded the amount that the City could receive through the aforementioned grant program. In efforts to be fiscally responsible, the Commission elected to still pursue the creation of a historic preservation plan, but produce it in-house.

As Council members recall, a historic preservation plan is a long-range planning document that determines policies and procedures to protect and promote a community's historic resources. One required element of adopting a comprehensive plan is to provide a section on agricultural, natural and cultural resources. This plan will expand the limited scope of the cultural resources element to address the following areas that influence local preservation efforts:

- Surveying Efforts & Priorities
- Local and National District Nominations
- Ordinance Amendments
- Zoning & Development
- Financial Assistance
- Tourism
- Sense of Place
- Education & Advocacy

www.stevenspoint.com

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

Once adopted, Stevens Point's Historic Preservation Plan is intended to become the basis for our preservation program and is to complement other long-range planning documents (i.e., Comprehensive Plan, Downtown Targeted Area Master Plan, Comprehensive Outdoor and Recreation Plan, etc.).

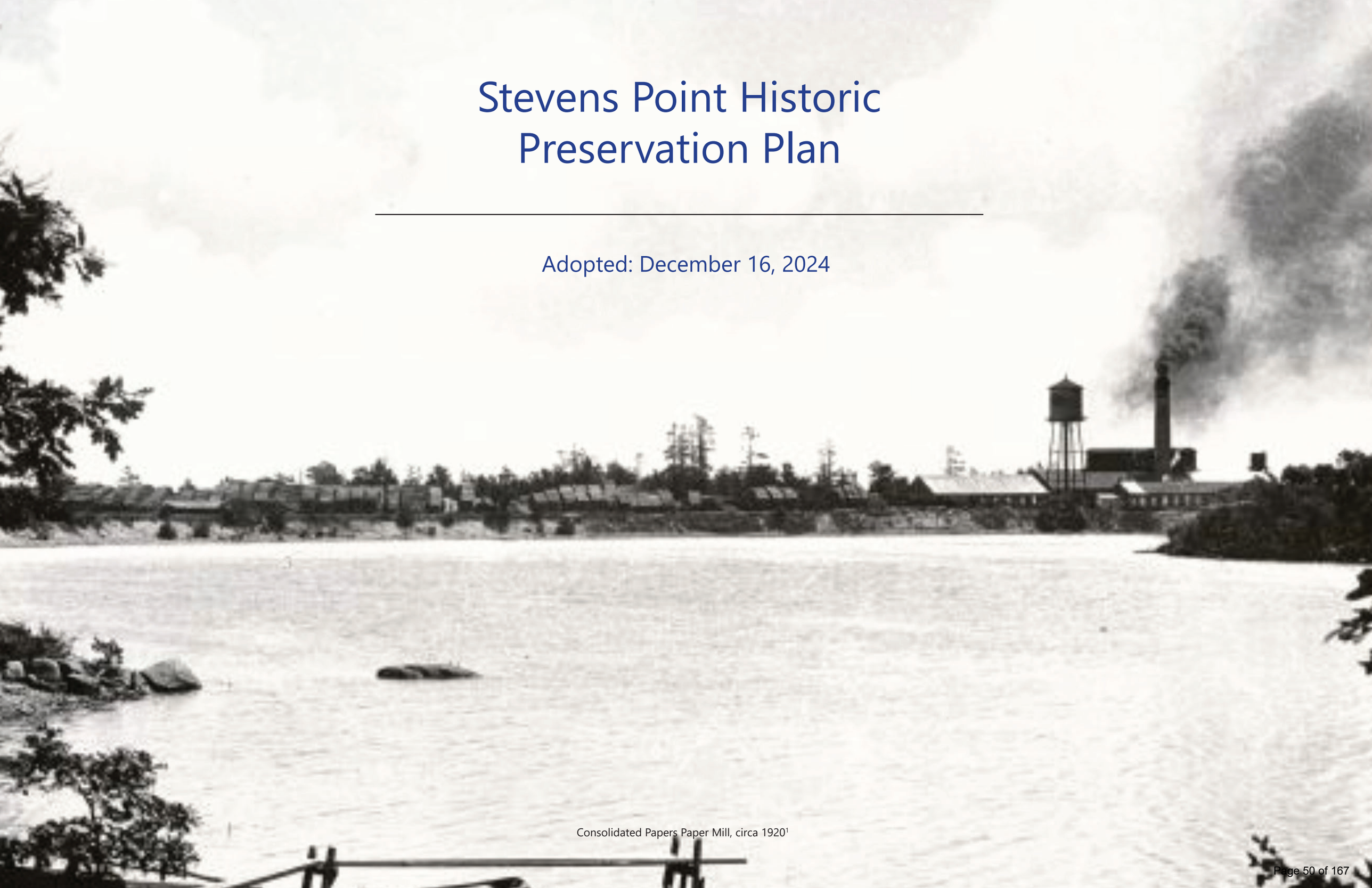
The creation of Stevens Point's Historic Preservation Plan began in December 2023 with archival research, data accumulation and one-on-one meetings with preservation stakeholders. Such efforts culminated into the public participatory phase of the planning process this past Spring, which consisted of several community meetings at Mid-State Technical College, a few walking tours of the city's historic neighborhoods, and a public survey. Feedback accumulated through this planning process have been integrated into the creation of the Historic Preservation Plan.

Enclosed in the agenda packet is the proposed planning document under consideration for adoption. This Plan considers changes proposed by the City commissions, residents and other community stakeholders over the last few weeks. The Historic Preservation / Design Review Commission recommended adoption of the Plan on November 25th, as did the Plan Commission on December 2nd.

Please review the Plan and be prepared to provide feedback. If you have any questions, please do not hesitate to contact me.

Stevens Point Historic Preservation Plan

Adopted: December 16, 2024



Consolidated Papers Paper Mill, circa 1920[1]

Acknowledgements

City of Stevens Point Common Council
Mike Wiza, Mayor
Marc Christianson, District 1
Jacqui Guthrie, District 2
Ginger Keymer, District 3
Lara Broderick, District 4
Allison Birr, District 5
Dale Steinmetz, District 6
Mary Kneebone, District 7
Dean Shuda, District 8
Sam Lang, District 9
Dustin Buse, District 10
Shaun Morrow, District 11

City of Stevens Point Historic Preservation / Design Review Commission
Tim Siebert, Chair
Peter Munck, Vice Chair
Marc Christianson, District 1 Alderperson
Barry Calnan
Janet Jurgella Finn
Erik McFarland
Carol Molepske

City of Stevens Point Plan Commission
Mike Wiza, Mayor
Mary Kneebone, District 7 Alderperson
Pete Arntsen
Mike Beacom
Doug Miskowiak
Matt Rice
Jeff Schuler

City Staff
Adam Kuhn, AICP, Associate Planner / Zoning Administrator

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Grand Opera House, circa 1910.[2]

1. Introduction

"It is said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future."[3]

William Murtagh
First Keeper
National Register of Historic Places

Chapter One: Introduction

Stevens Point's Preservation Plan

The city of Stevens Point has a rich historic and cultural heritage, dating back from the Indigenous population that called Stevens Point home, to the early settlement of the area in the 1840s, and to the historic buildings dotted across our landscape today. As Stevens Point has evolved into a regional economic powerhouse, our historic landscape has evolved. Buildings dating back to the settlement of Stevens Point in the nineteenth century have been demolished for new construction. The streetscape within Stevens Point has changed from the original cobblestone streets serving horses and buggies to the concrete roads that serve automobiles today. The knowledge of historic people and events contributing to Stevens Point's history has diminished with each generation.

Historic preservation is a practice intended to preserve a community's historic resources in several ways. Taken from the City's Historic Preservation Ordinance, historic preservation is designed to:

a. Accomplish the protection, enhancement, and perpetuation of such improvements, sites, and districts that represent or reflect elements of the city's cultural, social, economic, political, and architectural history.
b. Safeguard the city's historical and cultural heritage, as embodied and reflected in such historic structures, sites, and districts.
c. Foster civic pride in the notable accomplishments of the past.
d. Stabilize and improve property values.
e. Protect and enhance the city's attractions for residents, tourists, and visitors, and serve as a support and stimulus to business and industry.
f. Improve and enhance the visual and aesthetic character of the city.
g. Educate the public regarding the need and desirability of a city's historic preservation program and its enhancement of the quality of life.

Communities across the United States have established their own historic preservation program. While each community tailors their historic preservation program for situations unique to them, the everyday function of community preservation planning is to:

a. Locate, evaluate, and designate historic buildings, sites, and districts;
b. Preserve and protect historic resources that a community has designated; and
c. Preserve and protect undesignated historic resources in a community, such as those with significant architectural or historical significance that contributes to the built environment of a given area.

Portage County Veterans Monument
1516 Church Street

Plan Purpose

Since establishing a Historic Preservation Commission in Stevens Point in the early 1980s, city leaders and advocates have acknowledged the need to establish long-range plans to preserve, protect, and enhance our historic areas. In 2023, the City of Stevens Point began efforts to create this Historic Preservation Plan. This Historic Preservation Plan is a policy document that takes a holistic approach to the community's values to guide future decision-making. It acknowledges that community preservation is more than just buildings and artifacts; it is also about the people who shaped its local history and the places that people – past, present, and future – wish to reside, work, and enjoy.

This Historic Preservation Plan takes an inclusive approach to better guide the administration of Stevens Point's preservation initiatives through its Historic Preservation / Design Review Commission, municipal staff, and community advocates. As such, this document provides policies and actions for the community to address short- and long-term preservation initiatives.

Preservation Plan Objectives

When Stevens Point leaders began creating this Historic Preservation Plan in 2023, several objectives were identified. These objectives include the following:

a. Understand the historic and cultural resources that contributed to Stevens Point's history and development;
b. Evaluate the effectiveness and long-term strategy of how the City's Historic Preservation / Design Review Commission regulates improvements on historic buildings and sites;
c. Determine the need to conduct a new reconnaissance or intensive survey of the city, along with locating priority areas in the city to survey in the future;
d. Identify interest in designating additional sites and districts locally and on the National Register of Historic Places and prioritize specific areas for future designations;
e. Determine if the City's Historic Preservation Ordinance is adequate in fulfilling its' Purpose and Intent statement, including the administration of the City's historic preservation program;
f. Identify potential barriers for property owners to utilize the City's preservation incentive programs, along with creating new incentive programs to cover identified gaps;
g. Create and expand education, outreach, and advocacy initiatives to bring awareness to the community's historic, social, and cultural resources;
h. Develop policies for zoning, land use, and streetscape reform to contribute with other plans and initiatives related to economic development, housing, parks and community facilities, transportation accommodations, and revitalizing Downtown Stevens Point;
i. Connect Stevens Point's historical, social, and cultural heritage with local tourism efforts; and
j. Create an implementation plan to prioritize identified recommendations and determine partners to fulfill such recommendations.

2. Preservation in Stevens Point

"There are many intangibles which promote quality of life in a city. One of these intangibles is a sense of history, of ties to the past from which the future flows."[4]

The Clark Street Plan
Guidelines for Historic Preservation in Stevens Point, Wisconsin
August 1992

Chapter Two: Preservation in Stevens Point

History of Preservation in Stevens Point

While the City of Stevens Point has been incorporated for more than 160 years, preservation efforts were sparse before the 1950s. The earliest indication of preservation efforts – cultural preservation and not historic preservation -- dates to 1853 in the former Town of Stevens Point. Albert Ellis, a former surveyor in Native American affairs for the Wisconsin Territory, relocated to Stevens Point in 1853.[5] Key cultural contributions by Albert Ellis include the founding of Stevens Point's first weekly newspaper, the Wisconsin Pinery, in 1853, and contributing towards the construction of Stevens Point's first church, an Episcopal Church located at the northeast corner of present-day Church and Clark Street.[6]

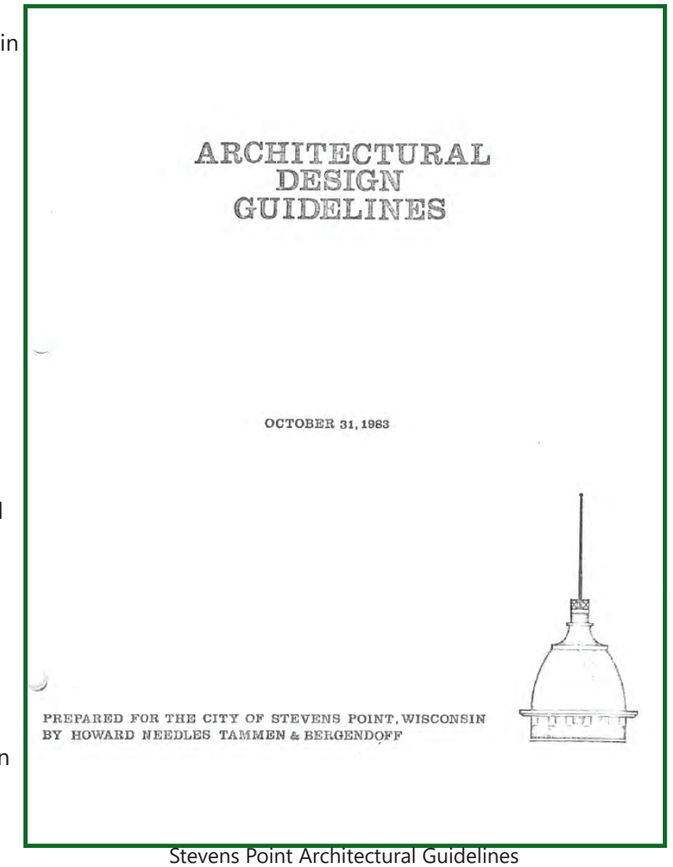
Early building and site preservation pales compared to what exists today. However, efforts were made in the late nineteenth and early twentieth century and arose primarily from tragedy. The construction of buildings in the late nineteenth century came at a time when little to no building and fire regulations existed for building construction. As such, numerous examples within present-day Downtown Stevens Point exist where buildings and site improvements have been lost due to fire. The American Hotel, where Main Street connects to the Mathias Mitchell Public Square, was lost due to a fire on December 25, 1854.[7] With the settlement of Stevens Point's West Side gaining traction in the 1870s, the first bridge over the Wisconsin River was built in 1867.[8] This wooden bridge lasted ten years –demolished by a tornado – and was replaced by an iron bridge in 1877. In 1923, a concrete bridge replaced the iron bridge, which was unsalvageable due to a fire.[9]

In 1928, a significant shift in Stevens Point governance occurred when an advisory referendum was approved to change Stevens Point from a mayor-council to a council-manager form of government.[10] An early action of this new council-manager form of government was the creation of a Water Commission, whose role consisted, in part, of preserving public buildings, maps, and other historical documents.[11] While a 1936 referendum occurred to transition City governance back to a mayor-council structure, preservation and records collection continued.[12]

Civic participation in preservation efforts began to take hold in the 1950s. In 1952, several Portage County residents worked together to establish the Portage County Historical Society.[13] Early efforts of the Portage County Historical Society were to amass hundreds of documents, photographs, and artifacts of historical sites across Portage County. Starting in the late 1960s, the Portage County Historical Society began erecting historical markers – many in the exact location of today's markers. In the 1970s, the Portage County Historical Society began efforts to acquire historical buildings across Portage County for restoration efforts and public enjoyment. The Beth Israel Synagogue, located at 1475 Water Street, was acquired in 1985, and the Historic Fire House No. 2, located at 1949 Strongs Avenue, was acquired in 2001.[15]

Wagon Bridge Over the Wisconsin River, circa 1910.[14]

In the mid- to late-twentieth century, preservation efforts began gaining local and nationwide traction. In 1966, U.S. President Lyndon Johnson signed the National Historic Preservation Act.[16] The National Historic Preservation Act contains many preservation practices that communities across the United States – Stevens Point included – practice today. Such practices include the creation of the National Register of Historic Places, which provides a national listing of properties, buildings, and other site improvements that must be preserved for the common good. Similar efforts took place in 1987 when the Wisconsin Historic Preservation Act was signed into law, which created the Wisconsin State Register of Historic Places and the Wisconsin State Historic Preservation Tax Credit Program.


ARCHITECTURAL
DESIGN
GUIDELINES

OCTOBER 31, 1983

PREPARED FOR THE CITY OF STEVENS POINT, WISCONSIN
BY HOWARD NEEDLES TAMMEN & BERGENDOFF

Stevens Point Architectural Guidelines
Adopted 1983

During the early 1980s, discussions began among City leaders to expand historic preservation initiatives in Stevens Point. In 1983, the Stevens Point Common Council created the City's Historic Preservation / Design Review Commission and adopted its first Historic Preservation Ordinance. Early actions of the Stevens Point Historic Preservation / Design Review Commission were to create local historic and design review districts, which include the Mathias Mitchell Public Square Historic District, the Clark Street Historic District, and the Downtown Design Review District. With historic and design review districts established, the Commission adopted its first architectural guidelines for building and site improvements within these districts. Lastly, in 1986, the Commission led efforts to designate the Mathias Mitchell Public Square Historic District on the State and National Register of Historic Places. The Mathias Mitchell Public Square Historic District was the sole State and National Historic District located in Stevens Point until 2021 when the Clark Street – Main Street Historic District was designated.

City leaders and preservation stakeholders recognize that while Stevens Point has made significant progress in preserving its historic and cultural heritage, additional efforts are needed. In 2021, the City's Historic Preservation – Design Review Commission adopted a list of strategic goals to prioritize from 2022 to 2027. One of these strategic goals was to adopt this Community Preservation Plan.

This Community Preservation Plan enables City officials the opportunity to evaluate existing preservation initiatives to determine its effectiveness, identify community stakeholders, determine current and future preservation issues, and develop a series of strategies within this planning document to address short- and long-term preservation planning goals.

Chronology of Preservation Events in Stevens Point

The following provides a timeline of key events that took place in the history of Stevens Point and specific preservation actions undertaken over the last century, courtesy of *Our County Our Story*.[17]

1839: George Stevens utilizes the 'point' of the Wisconsin River (present day Main Street) to launch supply canoes north to present day Wausau, Wisconsin.

1844: Andrew Mullarky is the first to claim land within present-day Stevens Point, which was sold to Mathias Mitchell in 1845.

1846: The Wisconsin Historical Society was created.

The first saw mill was constructed by William Johnson, located where present day Arlington Place terminates into the Wisconsin River.

1847: The first plat was filed, which included land encapsulated by present-day Main Street, Clark Street (originally filed as Clarke Street), First Street and Second Street. The Public Square was dedicated as part of this plat.

The first school was organized, located to the north of the Mathias Mitchell Public Square.

1849: The Town of Middleton was formed the early settlement of present-day Downtown Stevens Point. The Township's name was changed to Stevens Point in 1850.

1853: *The Wisconsin Pinery* was founded, the first weekly newspaper in Stevens Point.

The first church was constructed, an Episcopal Church located at the northeast corner of Church Street and Clark Street. The Episcopal Church relocated in 1892 to the northeast corner of Church Street and Ellis Street under the name of the Episcopal Church of the Intercession.

Canadian National Railroad Bridge Over the Wisconsin River[18]

1858: The Wisconsin Legislature incorporates Stevens Point as a city. William Schofield was elected as the first Mayor of Stevens Point.

1866: The first street light constructed at the intersection of Main Street and Second Street.

1870: The first Portage County Courthouse was constructed in 1870, which housed City offices.

1871: The Wisconsin Central Railroad was completed, connecting Stevens Point with Menasha, Wisconsin. Stevens Point was designated as a divisional headquarters by the Railroad.

1874: First City Fire Station was constructed on North Second Street.

1876: The first Stevens Point High School was constructed on Clark Street, just east of Church Street and the Episcopal Church of the Intersession.

1877: Original charter amended by the Wisconsin Legislature which allowed the City to collect taxes and govern its own schools.

1891: First attempt to pave dirt roads with cedar blocks.

1893: Vetter Manufacturing Company established.

State Normal School at Stevens Point was established, the first building in present-day University of Wisconsin-Stevens Point.

1899: Coye Furniture Company established, later renamed to Joerns Furniture.

Vetter Manufacturing

1904: The first Jewish congregation was formed, and the first synagogue was constructed in 1905.

1912: The Hardware Mutual Insurance Company relocated from Berlin, Wisconsin to Stevens Point. The company was renamed to Sentry Insurance in 1971.

1928: Referendum adopted to remove the mayor-council form of governance with a council-manager form of governance.

City Water Commission was established, which managed public buildings, along with preserving maps and other historical records.

1936: Referendum adopted to dissolve the council-manager form of governance and revert back to a mayor-council structure.

1952: Founding of the Portage County Historical Society.

1956: Portage County Courthouse was demolished and a new courthouse was built at the same location.

1966: President Lyndon Johnson signs into law the National Historic Preservation Act, which created the National Register of Historic Places.

1983: Stevens Point Common Council creates a Historic Preservation / Design Review Commission and adopts a Historic Preservation Ordinance.

1985: Stevens Point becomes a Certified Local Government.

1986: Mathias Mitchell Public Square Historic District was listed on the National Register of Historic Places.

Beth Israel Synagogue

1987: The Wisconsin Historic Preservation Act was signed into law, which created the Wisconsin State Register of Historic Places and the Wisconsin State Historic Preservation Tax Credit Program.

1993: Wisconsin State Legislature adopted Wisconsin Statute 62.23, which requires municipalities to have a local historic preservation ordinance if State Register or National Register properties are located in the community.

1999: Wisconsin Act 9 is signed into law, which allows Wisconsin communities to establish comprehensive plans. Of the nine required elements of a comprehensive plan, historic preservation is one element.

2011: Citywide Historical Intensive Survey was completed.

2021: Clark Street – Main Street Historic District listed on the State and National Register of Historic Places.

2024: Historic Preservation Plan initiated.

1532 Church Street

Preservation Administration in Stevens Point

An integral part of a successful preservation program is clearly noting its administration. City staff within the Community Development Department currently administer the City's Historic Preservation Ordinance, Design Guidelines and support the Historic Preservation / Design Review Commission. The following provides an overview of how preservation planning is administered in Stevens Point.

Stevens Point Commissions & Boards

Historic Preservation / Design Review Commission

As found within the Stevens Point Historic Preservation Ordinance, the City's Historic Preservation / Design Review Commission ensures the protection and enhancement of historic sites and districts with historic, social, or cultural significance. The Commission is tasked with reviewing development projects classified as a 'major work' per the Commission's Design Guidelines, considering amendments to the Historic Preservation Ordinance, reviewing projects seeking financial support through the Downtown Façade Improvement Grant Program, and considering educational programming.

Planning Commission

The City's Planning Commission is tasked with considering revisions to the Stevens Point Zoning Ordinance, and making recommendations on comprehensive and sub-area planning documents.

Redevelopment Authority

As required under Wisconsin Statutes, the Stevens Point Redevelopment Authority leads specific redevelopment initiatives within the city, such as acquiring blighted and underutilized properties. The Redevelopment Authority also has a financial mechanism that provides grants and loans to fund various programs, such as the Neighbor Helping Neighbor Program. The City's Redevelopment Authority spearheaded recent development projects, such as Great Northern Distilling, and owns multiple properties within the Downtown Design Review District.

Parks Commission

The City's Parks Commission, and the Parks, Recreation & Forestry Department oversee and manage Stevens Point's parkland inventory. City parks that make up Stevens Point's historic inventory include Bukolt Park, Iverson Park, Pfiffner Pioneer Park, Admiral A.W. Grant Park, and Seramur Park.

Board of Public Works

Stevens Point's Board of Public Works, and the Public Works Department oversee the maintenance of public right-of-way improvements, including streets and light fixtures.

Intersection of Main Street & Third Street

Historic Preservation / Design Review Commission's Design Guidelines

Since the 1980s, the Stevens Point Historic Preservation / Design Review Commission has adopted a guidebook for exterior improvements of historic buildings within a locally-recognized historic district and site. According to the Commission's Design Guidelines, the purpose of the guidelines are as follows:

> *These design guidelines are, first and foremost, a resource for property owners, builders, architects, and realtors to use in order to understand the reasons for, the proper methods of, and the overall benefits of historic preservation both to the individual and the community as a whole. A secondary but equally important purpose of this document is to be a guide for the community and HP/DRC to use when evaluating the appropriateness of exterior changes to buildings and new construction proposed within the districts. To that end, the guidelines in this document will convey to the property owner the appropriate methods of improving their property.*
>
> *The indirect purposes of this guideline document are to foster a continued preservation effort that will protect and enhance the original character of the districts, allow for unique yet compatible changes and new construction, help owners recognize the need for and assist in improving their buildings, and to bolster the overall sense of place and pride in the community.*

Top: Influential Citizens Mural, 1140 Clark Street.
Bottom: Hardware Mutual Insurance Company Building

The Design Guidelines document is divided into a series of sections, each focusing on a specific type of improvement that could occur on a historic building and site. For example, the third section of the Design Guidelines document provides architectural requirements for changes to existing buildings. Changes include exterior wall material, doors and windows, roofs, and paint, to name a few.

Equally important, the Commission's Design Guidelines categorizes types of improvements based on the needed approvals. Projects classified as general maintenance, such as tuckpointing, do not require any approvals from the City before the project begins. Additionally, various projects are classified as a 'major work' and 'minor work' as defined below:

> *Major Works: Major works projects are significant projects, such as new construction and additions, that potentially alter the historic district's existing appearance. These projects require Historic Preservation / Design Review Commission review.*
>
> *Minor Works: Minor works projects include general maintenance and simple projects that do not alter the appearance and character of the property. These projects can be reviewed by Community Development Department staff.*

Financial Resources

The Historic Preservation / Design Review Commission oversees two financial assistance programs.

Downtown Façade Improvement Grant Program

Created in 2012, the Downtown Façade Improvement Grant Program is intended to stimulate improvements to the exterior of downtown commercial or mixed-use buildings that fall within the Tax Incremental Financing District No. 6. Eligible activities include, but are not limited to, storefront restoration, wall treatments, doors and windows, signage and detailing improvement (e.g., light fixtures, awnings, etc.). A maximum of $30,000 in grant funding can be received so long as the reimbursement does not exceed 40% of eligible project costs. The Downtown Façade Improvement Grant Program has experienced significant usage, in part due to the Program being replenished with $100,000 in funds annually. The Historic Preservation / Design Review Commission is tasked with approving grant requests.

Reintroducing Filled Window Openings Program

Established in 2023, this grant program is intended to provide financial support to reintroduce window openings previously filled in with brick or other form of façade material. Similar to the Downtown Façade Improvement Grant Program, this Program is eligible for property owners of a historic building that has a filled-in window and falls within the Tax Incremental Financing District No. 6. This Program funds the removal of existing façade material needed to reintroduce a window, along with a new window to place within the historic building opening. As this Program was created last year, no property owners have obtained grant dollars since the adoption of this Plan. The Historic Preservation / Design Review Commission is tasked with approving grant requests.

Besides the above local financial assistance programs, state and federal financial assistance programs exist for owners of historic properties. On the federal level, a 20% income tax credit program – named the Federal Historic Preservation Tax Credit – provides financial assistance to income-producing historic buildings for various exterior building and site improvements. Types of income-producing buildings could include industrial buildings, commercial buildings, or renter-occupied housing. Besides the in-producing requirement, the historic building must either be listed on the National Register of Historic Places in the process of being designated or be classified as contributing to a local historic district that was certified by the National Parks Service. The Federal Historic Preservation Tax Credit Program is administered through state historic preservation offices, and eligible projects must adhere to the Secretary of the Interior's Standards for Rehabilitation.

A similar program exists in Wisconsin, named the Wisconsin Historic Preservation Tax Credit Program. A 20% tax credit can be obtained for eligible rehabilitation projects on certified historic structures. To be eligible for this tax credit program, the property must be income-producing and must be designated on the National Register of Historic Places – either individually or contributing to a national historic district. Like the Federal Historic Preservation Tax Credit Program, the Wisconsin Historic Preservation Tax Credit Program is administered by the Wisconsin State Historic Preservation Office.

Legal Basis for Preservation Planning

While preservation planning is a relatively new concept within the planning profession, the last fifty years have seen significant regulatory reform at the local, state, and federal levels of government. The following provides a summary of key actions in Stevens Point, Wisconsin, and the United States.

Federal

1. National Historic Preservation Act (NHPA)

   The National Historic Preservation Act, signed into law by President Lyndon Johnson in 1966, established critical preservation programs of the National Parks Service. The National Register of Historic Places was created under the NHPA, which identifies, evaluates, and protects districts and sites of national importance. Another significant action of the NHPA was creating the Section 106 review process. Federal agencies under Section 106 must identify and assess if the planned project will impact a historic building when undertaking projects involving federal funds, such as transportation projects.[19]

2. Certified Local Government (CLG)

   The CLG program, which Stevens Point has been a member of since 1985, allows individual municipalities to collaborate on statewide preservation planning initiatives. The CLG Program is administered on the federal level through the United States Department of Interior. For municipalities to become eligible for CLG status, they must have established a historic preservation commission, adopted a historic preservation ordinance, and have a local program to survey their historic inventory.

State

1. Wisconsin Comprehensive Planning Law

   Wisconsin's Comprehensive Planning Law, established under 1999 Wisconsin Act 9, allows municipalities to create comprehensive plans for their community focusing on specific topic areas. These topic areas, or 'elements' as outlined in Act 9, include the following: housing, transportation, community facilities, economic development, utilities, intergovernmental cooperation, land use, and agricultural, natural and historic resources. While preservation planning can be tied under several of the elements above, the most applicable element is the agricultural, natural and historic resources – specifically with this element's goal to preserve and protect historic, cultural, and archaeological sites identified within a community. Although Act 9 does not explicitly outline the required preservation goals to be identified within a community's comprehensive plan, municipalities across Wisconsin have taken different approaches. Some communities neglect to reference historic preservation altogether; some acknowledge their historic cultural resources, while others create a preservation plan like this to address community goals in greater detail.

2. Wisconsin Statute 62.23

   Wisconsin Statute 62.23, which acknowledges a community's police powers to administer planning and zoning, also includes a section on historic preservation. Historic preservation is viewed as "an exercise of its zoning and police powers to promote the health, safety and general welfare of the community" that allows a community to regulate historic resources designated locally. Additionally, Wisconsin Statute 62.23 requires any city with a property that is listed on the National Register of Historic Places to adopt a historic preservation ordinance to "regulate, any place, structure or object with a special character, historical, archaeological or aesthetic interest, or other significant value, for the purpose of preserving the place, structure or object and its significant characteristics."

3. 2016 Wisconsin Historic Preservation Plan

   The Wisconsin State Historic Preservation Office is required to produce a statewide preservation plan every ten years. Last adopted in 2016, the Wisconsin Historic Preservation Plan outlines specific preservation initiatives that should be undertaken on the state level. The 2016 Plan outlines the following goals:

   - Develop and implement targeted educational opportunities;
   - Increase awareness and support of the value of historic preservation;
   - Increase funding sources for historic preservation;
   - Cultivate partnerships to advance historic preservation goals; and
   - Support and expand digital data and access.[20]

   As a CLG, Stevens Point was allowed to participate in creating the Wisconsin Historic Preservation Plan in the mid-2010s.

Local

1. 2006 Stevens Point Comprehensive Plan

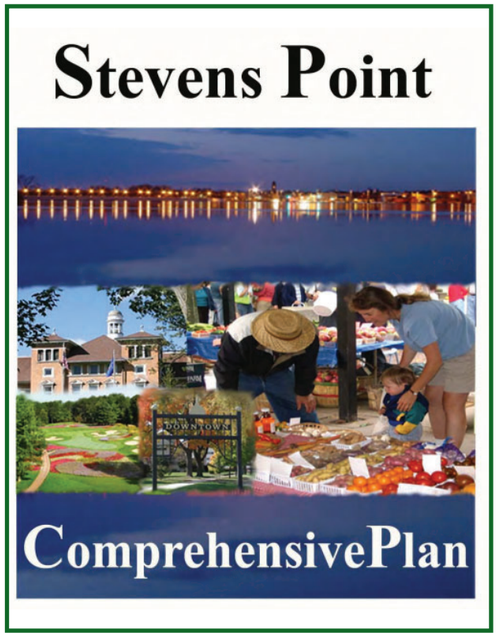
   Stevens Point's Comprehensive Plan, adopted in 2006, is the City's long-range policy document for various areas, including land use, housing, and transportation. Produced by the City in partnership with the Portage County Planning and Zoning Department, the Stevens Point Comprehensive Plan outlines preservation goals in the following areas:

   - Section 1.8: Community Identity and Vision: Goals, Objectives, and Policies.

     GOOD LAND USE PLANNING - To work for good balance between the built environment and the natural environment. This includes the promotion of harmonious relationships between urban, fringe area, and rural development. Mixed use development is recommended, while costly urban sprawl is to be avoided. Such planning includes an overall urban development strategy directed at the conservation, rehabilitation, redevelopment, and historic preservation of the existing City with emphasis on the central city, particularly its Central Business District.

   - Section 5.3: Cultural Resources.

     This Section outlines the history of preservation initiatives, including the creation



of a key theme for future preservation work. This theme uses historic preservation to promote and enhance the Downtown ethos.

- Section 8.3: Land Use Conflicts.

  This Section of the City's Comprehensive Plan acknowledges that land use conflicts exist even within built neighborhoods. Conflicts can include the degree of nonconformity with the development standards of the City's Zoning Ordinance, and inappropriate land uses adjacent to one another in conflict with the City's Zoning Ordinance. This Section "encourages good design and historic preservation principles" to reduce land use conflicts within the Downtown area and other portions of Stevens Point that contain historic resources.

2. 1980 Architectural Survey and Historic Preservation Potential Analysis of Central Stevens Point

As a precursor to the City creating its' Historic Preservation / Design Review Commission and adopting its' Historic Preservation Ordinance, City leaders contracted with Pfaller, Herbst and Associates to conduct an architectural survey of buildings and sites within Central Stevens Point. Central Stevens Point includes Downtown Stevens Point, the Clark Street – Main Street Historic District, and the fringe properties on the periphery of the Downtown. The 1980 Architectural Survey represents the first survey conducted in Stevens Point to identify and evaluate its' historic resources. Additionally, the 1980 Survey identified the Downtown and the adjacent residential neighborhood along Clark Street as viable as a local historic district.

3. 1983 Architectural and Historic Building Survey

A second architectural survey of Stevens Point took place in 1983. This survey, conducted at the same time as the City's 1983 Development Guide, was a catalyst to designate the Mathias Mitchell Public Square Historic District on the National Register of Historic Places.

4. Stevens Point 1983 Development Guide

Serving as the predecessor to the City's 2006 Comprehensive Plan, the 1983 Development Guide was one of the first citywide policy documents outlining preservation goals and initiatives to pursue. The following summarizes key preservation goals from the 1983 Plan:

- Explore Historic District Designation - To work with the State Historical Society and local businesses to determine the desirability and feasibility of establishing a historic district along Main Street and the square as recommended in the Pfaller-Herbst Historical Study of 1980.
- Utilize Historic Preservation Financial Aid Programs - To assist downtown merchants in utilizing loan and tax programs available from historic preservation and restoration investments, such programs would include: the Economic Recovery Tax Act of 1981, the Wisconsin Consecutive Easement Act of 1982, and the Federal Tax Treatment Extension Act of 1980.
- Identify Properties of Architectural and Historic Significance - To identify and support measures to preserve, restore, and adapt all architectural and historically significant properties.
- Highlighting these properties as key contributors to the downtown theme.
- A list of such properties would include, at a minimum, the Fox Theater, Kuhl-Gurath House, Sentry Insurance Building, Chilla Building, Grubba Jewelers, the Point Surplus Building, and the Citizens National Bank.
- The Pfaller-Herbst Study and any subsequent historical studies should be used as a key resource in dealing with this policy statement.
- To support the identification/placement of eligible properties on the National Register of Historic Places.
- Historic Markers and Monuments - Develop a plan for the location of markers, interpretative features, displays, and monuments relevant to the area's heritage in the downtown and riverfront zone. This plan would include arrangements for financing such improvements from sources other than the local tax levy.
- Landmarks Ordinance and Commission - To pursue the creation of a Landmarks Ordinance, which would be a formal vehicle for dealing with historic preservation programs in the City. A Landmarks Ordinance and Commission are necessary to be eligible for certain financial incentives. The representation of downtown business interests should be a major factor in selecting the membership of such a commission.

Most of the above goals have been completed.

5. Stevens Point Historic Preservation Ordinance

In 1983, the Stevens Point Common Council adopted its Historic Preservation Ordinance. The Historic Preservation Ordinance outlines the purpose and intent of preservation planning in Stevens Point, the process of designating historic districts and sites, and establishes the duties and responsibilities of the Historic Preservation / Design Review Commission and City staff in administering the Ordinance.

4. Stevens Point's Historic Inventory

"We shape our buildings; thereafter, our buildings shape us."[21, 22]

Winston Churchill
Speach to the House of Lords
October 28, 1943

Local Historic Districts & Landmark Properties

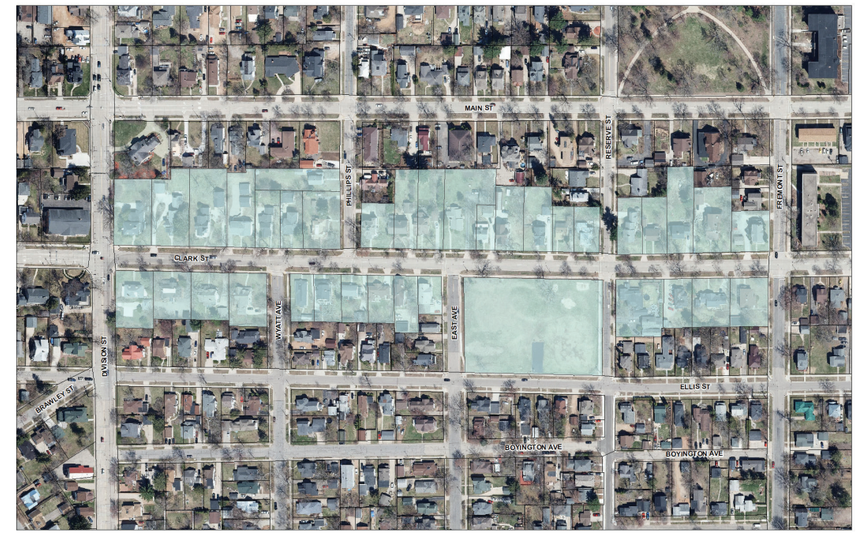
The City of Stevens Point is home to three locally designated historic districts, along with 26 buildings individually recognized as a local landmark. This section highlights the locations of these locally recognized historic areas.

Mathias Mitchell Public Square Historic District

0 125 250 500 750 1,000 Feet

N

Clark Street Historic District



0 125 250 500 750 1,000 Feet

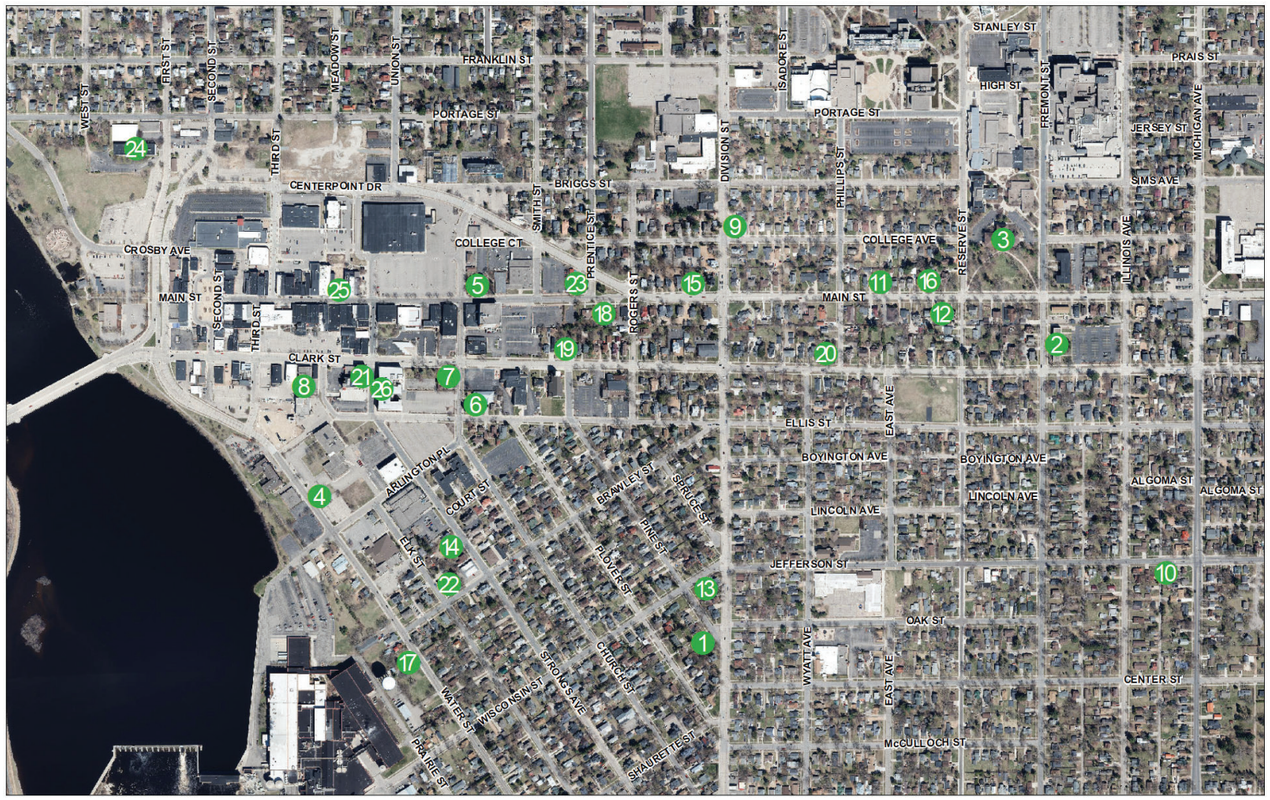
N

Downtown Design Review District

0 250 500 1,000 1,500 2,000 Feet

N

Local Landmark Sites



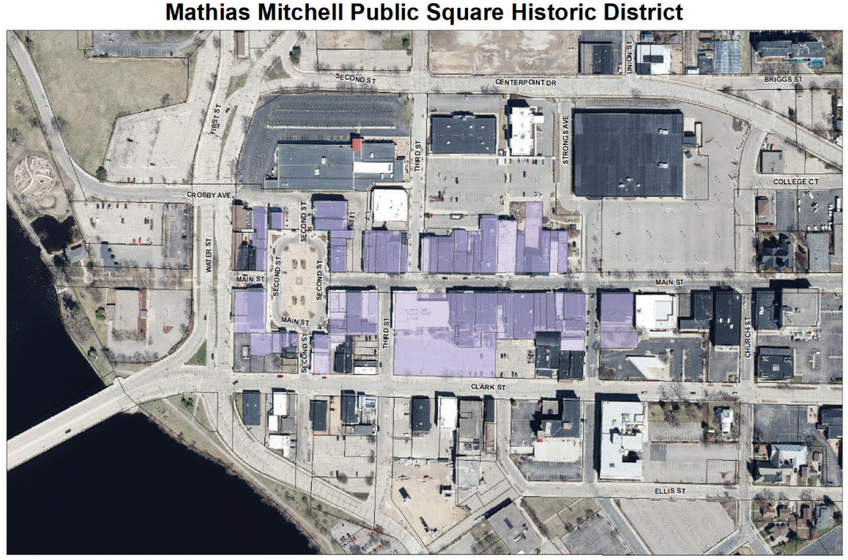
Identifier	Building	Address	Year of Construction
1	David McMillan House	1924 Pine Street	1950
2	Nelson Hall	1209 Fremont Street	1915
3	Stevens Point State Normal School	2100 Main Street	1894
4	Temple Beth Israel	1475 Water Street	1905
5	Frame Memorial Church	1300 Main Street	1892
6	Church of the Intersession	1417 Church Street	1894
7	Andrae House	1249 Clark Street	1880
8	WI Telephone Company Building	1045 Clark Street	1925
9	J.W. Moxon House	1700 College Avenue	1920
10	Carl Hassell House	2317 Jefferson Street	1940
11	Dr. Alfred Earl House	1924 Main Street	1910
12	Edward McGlachlin House	2017 Main Street	1950
13	A.J. Agnew House	1901 Pine Street	1915
14	W.J. Clifford House	1554 Strongs Avenue	1960
15	John Slothower House	1640 Main Street	1920
16	Matthew Wadleigh House	2024 Main Street	1910
17	Philip Rothman House	1716 Water Street	1938
18	A.G. Green House	1501 Main Street	1890
19	G.W. Green House	1424 Clark Street	1920
20	Fisher House	1808 Clark Street	1935
21	Hotel Whiting	1408 Strongs Avenue	1923
22	J.L. Jensen House	1100 Brawley Street	1915
23	Christina Kuhl House	1416 Main Street	1886
24	Folding Furniture Works Building	1020 First Street	1920
25	Fox Theater	1116 Main Street	1910
26	Hardware Mutual Insurance Building	1421 Strongs Avenue	1924

Historic Districts and Buildings Listed on the National Register of Historic Places

In addition to the aforementioned local historic districts, Stevens Point is home to two historic districts and several individual buildings that are listed on the National Register of Historic Places.

Buildings Listed on the National Register of Historic Places		
Building	Address	Year of Construction
Folding Furniture Works Building	1020 First Street	1920
Fox Theater	1116 Main Street	1910
Hardware Mutual Insurance Building	1421 Strongs Avenue	1924
Hotel Whiting	1408 Strongs Avenue	1923
J.L. Jensen House	1100 Brawley Street	1901
Christina Kuhl House	1416 Main Street	1886
David McMillan House	1924 Pine Street	1873
Nelson Hall	1209 Fremont Street	1915
Stevens Point State Normal School	2100 Main Street	1894
Temple Beth Israel	1475 Water Street	1905
Sisters of St. Joseph Complex	1300 Maria Drive	1903

Mathias Mitchell Public Square Historic District



Clark Street - Main Street Historic District

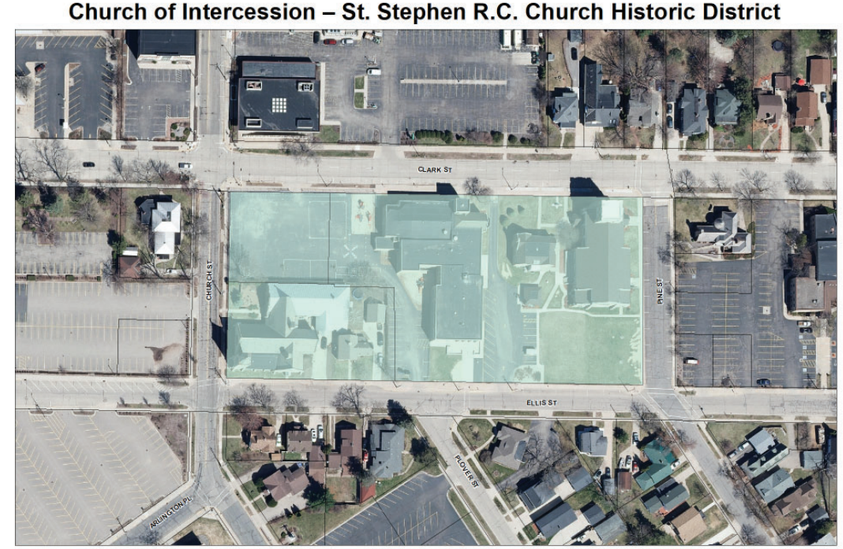
Historic Districts and Buildings Eligible for Listing on the National Register of Historic Places

Lastly, this section highlights the districts and buildings eligible for listing on the National Register of Historic Places per the City's 2011 Intensive Survey Report.[23] Please note that the resurveying of the below buildings and improvements would still be required to confirm eligiblity for listing on the National Register of Historic Places.

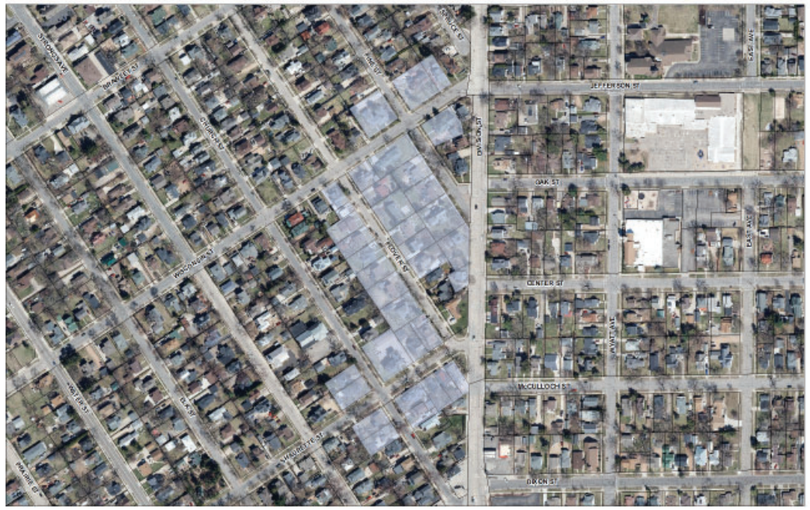
Buildings Eligible for Listing on the National Register of Historic Places		
Building/Improvement	Address	Year of Construction
Wisconsin Central Railroad Yard Complex	Patch Street	1872
Wisconsin Central Railroad Bridge	Church Street	1872
Thomas Anderson House	1249 Clark Street	1877
Taylor Smedley House	1925 Church Street	1885
Frame Memorial Presbyterian Church	1300 Main Street	1892
St. Peter's R.C. Church	800 Fourth Avenue	1876
Stevens Point Brewery	2617 Water Street	1857
Vetter Manufacturing Company	2116 Wood Street	1909
Soo Line Engine No. 2713 & Caboose 158	1701 Monroe Street	1911
First Baptist Church	1948 Church Street	1916
Wisconsin Central/Soo Line Railroad Depot	1625 Depot Street	1918
Consolidated Water Power & Paper Co. Powerhouse & Dam	Wisconsin Street	1919
Stevens Point Armory & Pavilion	2442 Sims Avenue	1921
Wisconsin Telephone Company Building	1045 Clark Street	1925
Central State Teachers College Training School Building	1101 Reserve Street	1929
Service Garage and Gas Station	1232 Park Street	1930
Carl Landa House	2048 Dixon Street	1937
Jules Iverson Park	4100 Main Street	1935
Bukolt Park	Bukolt Park Street	1887
P.J. Jacobs High School	2400 Main Street	1938
Stevens Point Sewage Treatment Plant	300 Bliss Street	1940
Pacelli R.C. High School	1301 Maria Drive	1956
Portage County Courthouse	1515 Church Street	1957
Residence	4213 Simonis Street	1959
UW-Stevens Point Joseph Collins Classroom Center	1801 Fourth Avenue	1966
UW-Stevens Point Professional Studies Building	1901 Fourth Avenue	1971
Sentry Insurance Complex	1800 North Point Drive	1974

Sunset Fork Historic District

Church of Intercession – St. Stephen R.C. Church Historic District

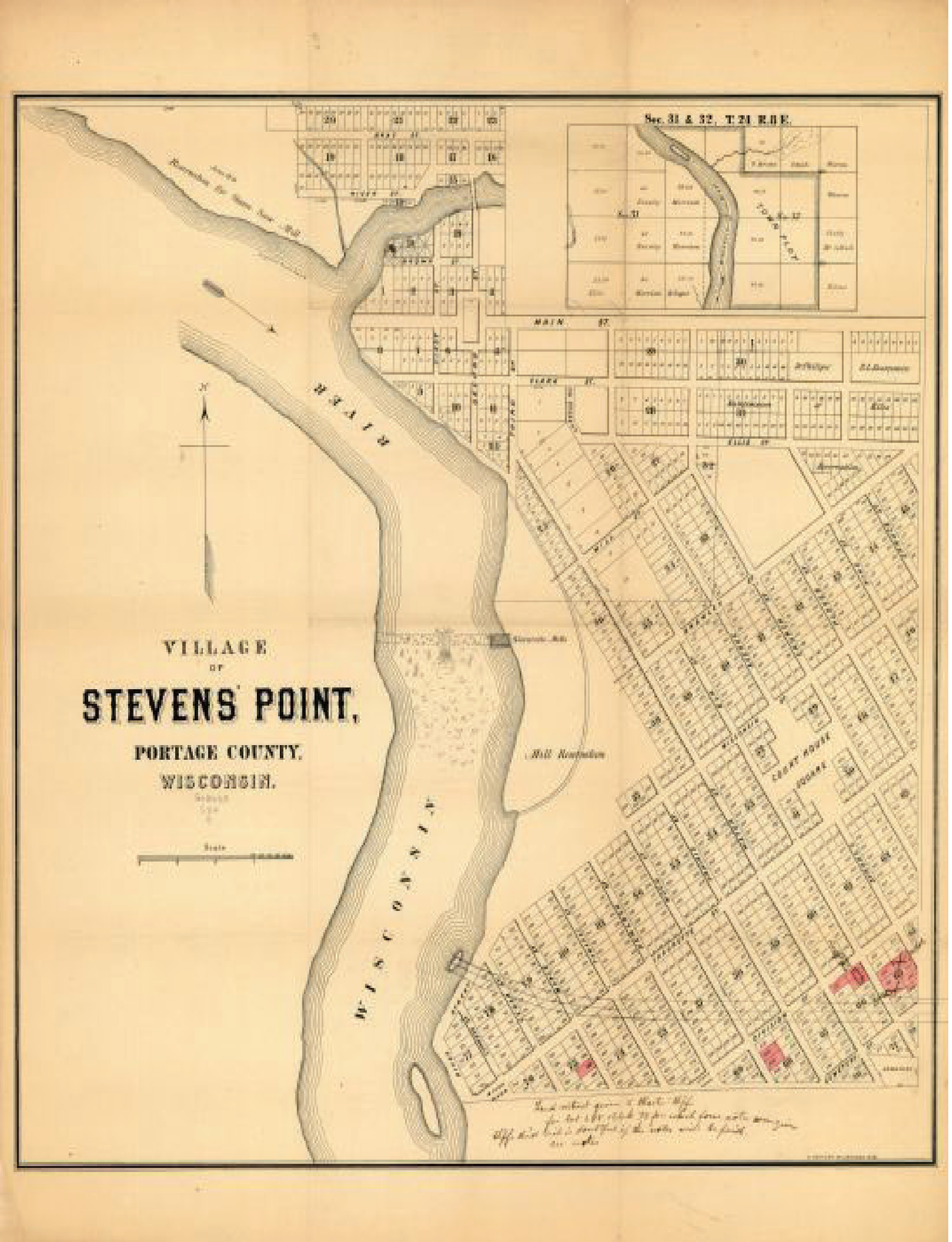


Pine Street – Plover Street Historic District



Church Street Historic District

EPISCOPAL CHURCH. STEVENS POINT, WIS.



4. Social & Ethnic Groups

"The more you know of your history, the more liberated you are."[24, 25, 26]

Maya Angelou

Chapter Four: Stevens Point's Social and Ethnic History

As will be discussed in more detail during the public engagement section of this Plan, Stevens Point residents have sought to better understand the rich social and ethnic history of our community. Stevens Point, particularly over the last 100 years, have become a melting pot of different ethnic groups with the influx of immigrants relocating to the area from various areas of the world. The following provides a history of key social and ethnic groups in Stevens Point.

- Polish

The Polish settlement in Stevens Point originates shortly around the City's incorporation in 1858. In 1857, the family of Michael von Koziczkowski became the first Poles to come to Stevens Point from their native Poland.[27] While the von Koziczkowski family originally intended to settle in Marathon County due to its perception of having fertile farmland, the von Koziczkowski family found the land to be too forested – thereby settling in Stevens Point and establishing their farm on the outskirts of the new city.[28] As additional Poles settled in Stevens Point during the late nineteenth century, most became farmers. Based on increased wealth for Polish immigrants, farming was the primary reason for early settlers to leave Poland for Stevens Point – however, it was not the only reason. The Austro-Prussian and Franco-Prussian Wars of the late nineteenth century saw an influx of Polish youth being drafted into war.[29] To escape military service, an influx of Polish immigrants occurred in Stevens Point and cities across the United States.[30]

During the early years of Polish immigration, Stevens Point was not the favored location in the region for settlement. The area today known as Polonia, situated east of Stevens Point, became a popular location for Polish life – evidenced by the construction of its first Church in 1863.[31] Over time, however, Stevens Point became the favored location for settlement as the city's population grew. In 1876, approximately fifty Polish families were residing in Stevens Point.[32] As additional Poles settled into Stevens Point, fewer came directly from Eastern Europe. By 1900, most Poles were relocating to Stevens Point from another city within the United States. As such, the number of foreign-born Poles in Stevens Point reached 2,750 in 1900.[33]

With additional Poles residing in Stevens Point, its culture also began to adapt. In 1902, the first Polish newspaper, the Rolnik, was established in the city by S. Hutter.[35] As staunch Roman Catholics, Stevens Point Poles had additional influence within the city's first catholic churches and schools. While Polish culture began to assimilate in Stevens Point, discrimination also occurred – particularly after World War I. In the United States, an increased negative sentiment was forming towards immigrants from Eastern Europe due to the fear of Communism spreading into the U.S. (as evident through the Red Scare of 1918-1920).[36] The fear of Communism spreading throughout the United States from, in part, Polish immigration resulted in the signing of the Emergency Quota Act of 1921 and the Immigration Act of 1924 being signed into law by U.S. President Calvin Coolidge.[37] These laws heavily restricted immigration from Eastern Europe and other regions of the world. Ethnic-based quotas for immigration, such as the two aforementioned laws, would remain in effect through World War II, only to be repealed through the U.S. Immigration Act of 1965.[38] Today, Stevens Point citizens of Polish descent have transitioned mainly away from farming to manufacturing and white-collar jobs that contribute to the city's local economy today.

Rolnik, Polish Newspaper, Dies After 68 Years Of Publication

The final issue of one of Wisconsin's pioneer foreign language newspapers has been published.

The Rolnik, a Polish weekly printed in Stevens Point for more than 68 years, ceased publication as of Saturday.

The Worzalla Publishing Co., which printed the Rolnik, has switched its subscribers over to the Gwiazda Polarna, another Polish weekly which it owns.

The Rolnik (Farmer) had a local circulation, while the Gwiazda Polarna (Northern Star) is distributed nationwide and in foreign countries.

The Gwiazda Polarna and the Kuryer Polski, a Milwaukee daily, are now the only Polish-language papers still published in Wisconsin.

William Worzalla, president, and Walter Worzalla, general manager, of the Worzalla Publishing Co. said publication of the Rolnik ceased because of declining circulation. This in turn was a result of the virtual halting of Polish immigration and a gradually dwindling older generation.

At the end, the paper had a circulation of about 1,600. The Gwiazda Polarna, largest Polish weekly in the United States, has about 19,000 subscribers and will climb to 21,600 as a result of the merger.

William Worzalla said he expects the trend of declining circulation to continue with the Gwiazda Polarna. Lack of advertising is another factor which affects the foreign language press, he said.

"But we'll keep it going as long as we can break even on costs," he said.

For many years, the publication of the newspapers has been a relatively minor part of the company's printing and binding operations.

The Rolnik and Gwiazda Polarna were identical in content with the exception of two pages of local news in the Rolnik which did not appear in the other paper.

Now, said Walter Worzalla, the Gwiazda Polarna will carry one page of local news.

Adam Bartosz, who has been editor-in-chief of both papers, will continue to head the Gwiazda Polarna's news staff.

The Rolnik was founded here in December 1891, only about six years after the establishment of the state's first Polish newspaper, the Milwaukee "Krytyka," forerunner of the Kuryer Polski.

In a paper which he read at a meeting of the State Historical Society in 1956, Bartosz said the first Polish newspaper published in America was the Echo z Polski (Echo of Poland), founded in New York in 1863.

In its path came several hundred other Polish publications, established to aid the immigrant in a new land. Many of them, by encouraging the newcomers to learn the language and customs of the United States, deliberately planted the seeds of their own death.

Zygmunt Hutter was the first publisher of the Rolnik. He was financed by Toefil Krutza, an early day Stevens Point tailor.

Like many pioneer enterprizes, the Rolnik had its ups and downs. In 1903 John Worzalla came here from Winona, Minn., with his three sons. One of the sons, Stephen, was a printer, and so the family bought the struggling newspaper.

The fortunes of the Rolnik improved and in time its circulation rose to 5,000, with subscribers in Polish settlements in Michigan and Minnesota as well as Wisconsin.

The Rolnik, however, was aimed primarily at rural readers, and most later Polish immigrants were settling in cities. The Gwiazda Polarna was founded in 1908 to appeal to these urban dwellers.

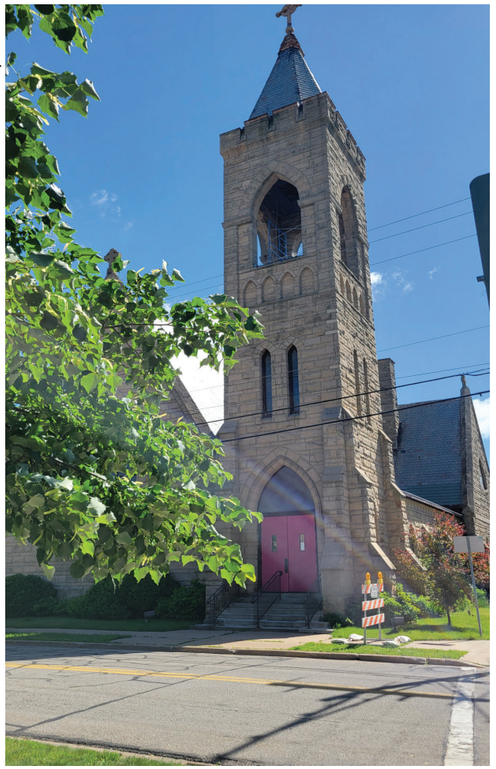
Because of its broader base of subscribers, it has outlived its older "brother."

Cancellation of the *Rolnik*
Courtsey: *Stevens Point Journal*, March 8, 1960[34]

- German

Unlike other ethnic groups, the first Germans to settle in Portage County settled outside Stevens Point. George Frederick Schilling was the first German immigrant to settle Portage County, who settled in Buena Vista in late 1850.[39] Buena Vista, located south of Stevens Point, became the favored location for German settlement during the late nineteenth century.[40] The first German to settle in Stevens Point was Adam Kuhl, who signed naturalization papers in 1856 and later became a brewer.[41] The first influx of German settlement in Stevens Point occurred in the 1870s and 1880s within the then-east and north side. The increased numbers of German immigrants saw the need to establish their congregation.[42] During this timeline, the following churches were constructed:

- 1872: St. Paul's Lutheran congregation shared a church on the corner of Strongs Avenue and Brawley Street with the Trinity Lutherans. This Church, later rebuilt in 1934 and called Trinity Lutheran Church, was demolished in 2022.



Trinity Lutheran Church, circa 1910[43]

- 1884: German immigrants from St. Stephen's Church separated to form St. Joseph's Catholic Church, located at the intersection of Jefferson Street and Wyatt Avenue.
- 1895: German immigrants formed the Friedens Gemeinde, later named the Peace United Church of Christ. This Church is located at the corner of Dixon Street and Wyatt Avenue.[44]

Waves of German immigrants into Stevens Point occurred during two timeframes. The first was in the late 1800s due to Stevens Point's fertile soil, which made it conducive to farming. During the early twentieth century, German immigration cooled significantly, particularly due to the Emergency Quota Act of 1921 and the Immigration Act of 1924.[45] This cooling of German immigration began to reverse in the 1950s due to the passage of the Displaced Persons Act of 1948 and the Refugee Relief Act of 1953, which allowed for the settlement of displaced Eastern Europeans following World War II.[46]

- Scandinavians

While not as well known as the aforementioned ethnic groups, the Norwegians, Danes, and Swedes play a significant role in the early history of Stevens Point. Like early German immigrants, Scandinavians first settled in Portage County in areas outside the city. The first Scandinavian to settle in Portage County was Elisha Larson, from Sweden, who settled in Plover for one year before moving away.[47] While early Scandinavian immigrants would settle in what is now the town of Eau Pleine, the first immigrants to settle in Stevens Point were the family of John Scott, who operated a boarding house in the city.[48] Like the John Scott family, early Scandinavian immigrants' predominant occupation was operating boarding houses, or *gjestgiveri*, as these immigrants would name it at the time.[49]

Religion was a common attribute of early Scandinavian immigrants. The first religious service for Norwegian immigrants occurred in 1857 in a shanty house along the Wisconsin River.[50] Religious services would occur within people's homes until 1873 when the Norwegian Congregation of Stevens Point founded Trinity Lutheran Church.[51]

Like Jewish immigrants, Scandinavians played an essential role in developing Downtown Stevens Point. The first Norwegians to operate a business in the Downtown were Niels and John Reton, who operated a jewelry store on Main Street starting in 1886.[52]

While other ethnic groups sought to assimilate into the existing culture of Stevens Point, Scandinavian immigrants sought a different approach. For example, Minnie Gasmann was one of the first settlers to prohibit the learning of the English language.[53] Gasmann states, "Mother didn't want to hear us speak a word of Norwegian. No sir-ee, we were Americans and we had to speak English right from the time we were kids, and when the neighbor ladies came to visit mother, they spoke Norwegian to her, but she answered them in English."[54] The desire for racial exclusiveness also extended into commercial ventures. The New Hope Wisconsin Mutual Fire Insurance Company, located to the east of Stevens Point, wrote insurance policies only for Scandinavians from their founding in 1887 to 1910.[55]

Scandinavian settlement in Stevens Point remained steady until the 1920s when a sharp drop-off in immigration numbers occurred due to a quota system being established in Washington, D.C.[56] While these exclusionary forms of immigration laws were largely repealed after World War II, the settlement of Norwegians, Danes, and Swedes has remained relatively stagnant until today.[57]

Israel Shafton, Bottom RIght[67]

- Jewish Immigrants

Jewish immigration into Wisconsin began primarily after Wisconsin's incorporation as a U.S. state in 1848.[58] Starting in the 1840s, Jewish immigration in Wisconsin occurred mostly in Milwaukee, except for a scattering of families in areas outside of Milwaukee.[59] According to the Stevens Point Journal, the first two Jewish families settled into Stevens Point by the early 1870s – Solomon Glover relocated his family from the now-Czech Republic to Stevens Point in 1873, while Isaac Brill relocated his family from Austria to Stevens Point in 1873.[60] While these immigrants came primarily from Germany, a larger group from Eastern Europe came to Wisconsin in the 1880s and began settling in communities across the state.[61]

By 1900, approximately 25 Jewish families were residing in Stevens Point.[62] As the number of persons practicing the Jewish faith increased, so did calls to build a synagogue. In an effort led by Israel Shafton, the Jewish community raised 480 dollars to purchase a lot on Water Street.[63] Construction on a new synagogue began in late summer 1905, with the synagogue officially being dedicated later that year on Rosh Hashanah.[64] The synagogue, named the Beth Israel Synagogue, still stands today as a museum administered by the Portage County Historical Society.

With an increased Jewish population also came increased community involvement. Particularly for members of the Beth Israel Congregation, commercial development within the Downtown began to flourish starting in the late 1800s. Mark Seiler said the first Jewish business was Isaac Brill's Son Dry Goods, which operated on Main Street from 1871 to 1904.[65] Throughout the twentieth century, the number of Jewish-owned businesses within the Downtown increased – so much so that there were over 100 Jewish businesses from 1871 to 2000.[66]

- Hmong

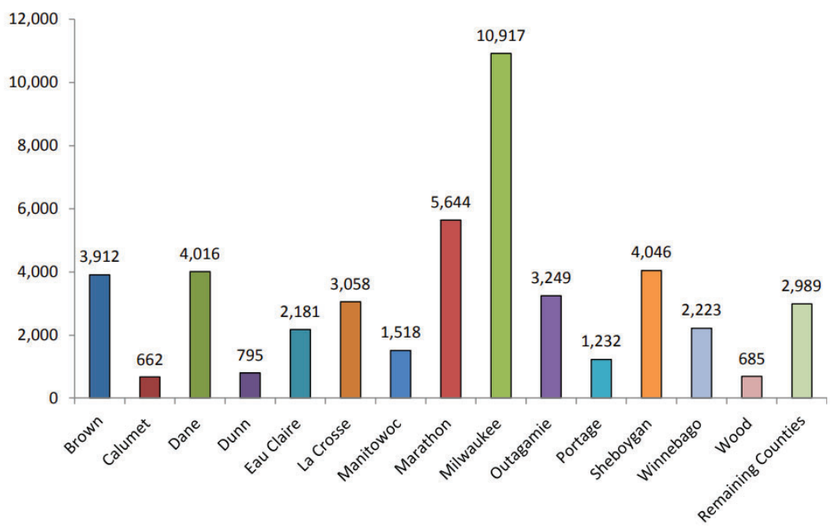
In the United States, Wisconsin is one of only two states whose percentage of Hmong ancestry exceeds 0.7% of its total population (Minnesota being the other state).[68] While Milwaukee,

Green Bay, and Fox Valley communities have many Hmong Americans, Stevens Point does, too.[69] According to the University of Wisconsin – Stevens Point, the immigration of Hmong Americans to Stevens Point occurred during three time periods – the mid-1980s, early 1990s and the mid-2000s.[70] While the influx of Hmong Americans in Stevens Point primarily occurred over the last 40 years, its origin dates back to key national policies starting in the 1960s.

Starting in 1960, in the lead-up to the Vietnam War later that decade, the United States waged a proxy war in Laos during the Laotian Civil War. Lasting until 1973, the Laotian Civil War was aided by United States support through weaponry, humanitarian aid, and tactical information in its attacks against Ho Chi Minh. The conclusion of the Laotian Civil War and significant U.S. presence in Southeast Asia saw the first Hmong family immigrating to Portage County in 1976.[71]

The first wave of Hmong American immigrants to Stevens Point occurred in the mid-1980s, primarily due to the Refugee Act of 1980. The Refugee Act of 1980, signed into law by President Jimmy Carter, amended existing procedures for admitting refugees seeking entry into the United States for humanitarian reasons.[72] With approximately 62 Hmong families living in Portage County at the end of the 1980s, this rapid influx also saw changes in local programming to assist the immigrant population.[73] For example, Madison Elementary School, in 1986, started the first English as a Second Language Program for Hmong children.[74] Additionally, that same year, CAP Services created the Hmong Medical Interpreter program to increase the understanding of the Hmong language and life for healthcare providers in the area.[75]

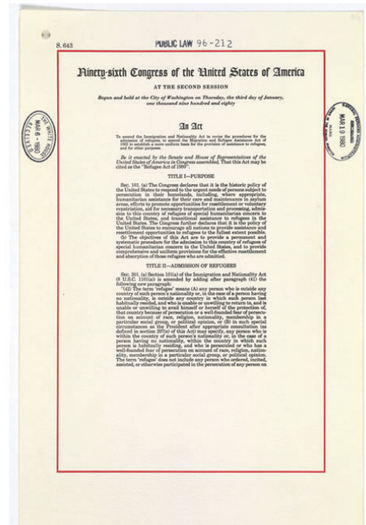
The second wave of Hmong American immigrants occurred in the early 1990s, primarily due to families being held in refugee camps in Thailand and unable to travel back to Laos.[76] While the relocation of Hmong families to the United States was delayed due to political dialogue in Washington D.C., thousands of Hmong held in Thailand refugee camps were allowed to immigrate to the United States – a significant percentage immigrating to Wisconsin. In Stevens Point, this second influx of Hmong Americans into the area was met with additional programming to reduce the knowledge gap between Hmong Americans and the rest of the



Distribution of Hmong Population in Wisconsin, Circa 2010[78]

Stevens Point population. For example, the Hmong Association of Portage County and the Point Hmong Assistance Association were created in 1991.[77] While actions were taken to better assimilate Hmong culture in the area, the mid-1990s saw an uptick in racism and violence. Among younger age cohorts, for example, Hmong children established the 'Asian Knights' group to address harassing actions by White children in the area who were members of the 'Carolinas' group.[79] By 2000, 698 Hmong were residing in Stevens Point.[80]

The last wave of Hmong American immigrants occurred in the mid-2000s, primarily due to the closure of the Wat Tham Krabok refugee camp in Thailand.[81] The closure of the Wat Tham Krabok refugee camp resulted in 15,000 refugees relocating to the United States, with a significant percentage settling in Wisconsin.[82] 734 Hmong were living in Stevens Point in 2010, with that number decreasing to 511 in 2020.[83]


S. 643 PUBLIC LAW 96-212

Ninety-sixth Congress of the United States of America

AT THE SECOND SESSION

Begun and held at the City of Washington on Thursday, the third day of January, one thousand nine hundred and eighty

An Act

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That this Act may be cited as the "Refugee Act of 1980".

TITLE I—PURPOSE

Sec. 101. (a) The Congress declares that it is the historic policy of the United States to respond to the urgent needs of persons subject to persecution in their homelands, including, where appropriate, humanitarian assistance for their care and maintenance in asylum areas, particular attention to their resettlement and voluntary repatriation, and for necessary transportation and processing, admission to this country of refugees of special humanitarian concern to the United States, and transitional assistance to refugees in the United States. The Congress further declares that it is the policy of the United States to encourage all nations to provide assistance and asylum to persons fleeing from their homes for the same reasons.

(b) The objectives of this Act are to provide a permanent and systematic procedure for the admission to this country of refugees of special humanitarian concern to the United States, to provide comprehensive and uniform provisions for the effective resettlement and absorption of those refugees who are admitted.

TITLE II—ADMISSION OF REFUGEES

Sec. 201. (a) Section 101(a) of the Immigration and Nationality Act (8 U.S.C. 1101(a)) is amended by adding after paragraph (41) the following new paragraph:

"(42) (A) The term 'refugee' means (i) any person who is outside any country of such person's nationality or, in the case of a person having no nationality, is outside any country in which such person last habitually resided, and who is unable or unwilling to return to, and is unable or unwilling to avail himself or herself of the protection of, that country because of persecution or a well-founded fear of persecution on account of race, religion, nationality, membership in a particular social group, or political opinion, or (ii) in such special circumstances as the President after appropriate consultation (as defined in section 207(e) of this Act) may specify, any person who is within the country of such person's nationality or, in the case of a person having no nationality, within the country in which such person is habitually resident, and who is unable or unwilling to return to, and is unable or unwilling to avail himself or herself of the protection of, such country because of persecution or a well-founded fear of persecution on account of race, religion, nationality, membership in a particular social group, or political opinion. The term 'refugee' does not include any person who ordered, incited, assisted, or otherwise participated in the persecution of any person on

Refugee Act of 1980[84]

5. Planning Process

"Old ideas can sometimes use old buildings. New ideas must use old buildings."[85, 86]

Jane Jacobs
The Death and Life of Great American Cities

Chapter Five: Planning Process

The Stevens Point Historic Preservation Plan began in December of 2023 by establishing the planning objectives outlined in Chapter One. During the early months of 2024, City staff began the information-gathering phase and worked with the City's Historic Preservation / Design Review Commission to create a public participation plan to identify key stakeholders and involve community members in developing this Plan. The public participation plan was split into two phases:

- From February to April 2024, City staff had one-on-one conversations with identified key stakeholders. These meetings provided an opportunity for City staff to provide background information on this planning initiative and identify issues and opportunities of Stevens Point's historic preservation program.
- In May 2024, City staff released a public survey for community members to complete. This public survey consisted of questions addressing each of the above planning objectives to determine current conditions and areas that City staff should prioritize for future preservation actions. The results of the online survey are found in the Appendix.
- In May 2024, City staff held two public workshops at Mid-State Technical College that established a vision among community members for how to fulfill each objective of this Plan. Following these workshops, two walking tours occurred in May – one focused on residential development along Main Street and Clark Street, while the other focused on non-residential development within Downtown Stevens Point. These walking tours addressed actions identified during the two public workshops.

Public Workshop #1

The first public workshop was conducted on May 7, 2024, in the LEAD Center within Mid-State Technical College. During the first workshop, City staff presented this planning initiative and discussed each of the following objectives: 1.) social and cultural analysis, 2.) financial assistance, 3.) education and outreach, 4.) tourism, 5.) sense of place, and 6.) land development. Several interactive exercises were conducted during this workshop, with results shown below:

Establishing a vision for preservation. Using two large sheets of paper, two incomplete visioning statements were written on the top of the sheet. The first sheet of paper had the following sentence: 'Today, preservation in Stevens Point is_____.' The second sheet of paper had the following sentence: 'Tomorrow, preservation in Stevens Point will be _____.' Participants were asked how they would finish each sentence by writing their responses on the appropriate sheet of paper. A summary of responses for each sentence is found below:

'Today, Preservation in Stevens Point is _____.'	
Unregulated	Inconsistent
Misunderstood	Critical
Scattered	Isolated
Uneven	Seen as a Burden by Some

'Tomorrow, Preservation in Stevens Point will be _____.'	
Second Nature	Possible if Action is Taken Now
A Community Asset	Better Understood
Prioritized	More Prescribed and Regulated
Consistent	A Renewed Pride in our History

Sense of place within historic corridors. For the second interactive exercise, participants were split into four groups. At the beginning of the exercise, participants were asked how the streetscape aesthetic could be improved along select street segments that fall within historic areas. These improvements could focus on infrastructure (e.g., lighting, seating, street configurations, intersections, etc.), landscaping, public art, etc.). Using each of the following areas, participants provided their recommendations for streetscape improvements that enhance adjacent historic areas.

Area #1: Main Street (Strongs Avenue to the Mathias Mitchell Public Square)

Area #2: Clark Street (Water Street to Strongs Avenue)

Area #3: Main Street (Fremont Street to Division Street)

Area #4: Church Street (Shaurette Street to Arlington Place)

Public Workshop #2

The second public workshop was conducted on May 16, 2024, in the LEAD Center within Mid-State Technical College. During the second workshop, City staff presented this planning initiative and discussed each of the following objectives: 1.) overview of the administration of architectural guidelines for building and site improvements, 2.) gaps in the City's architectural guidelines, 3.) surveying efforts and priority areas, 4.) local and national historic district nominations, 5.) regulatory reform through ordinance amendments, and 6.) implementing the Community Preservation Plan. Several interactive exercises were conducted during this workshop, with results shown below:

Public Workshop: May 7, 2024

Establishing the purpose for recognized historic districts and sites. Using one large sheet of paper, an incomplete visioning statement was written on top. The sheet of paper had the following sentence: 'Historic districts and sites are designed to achieve _____.' Participants were asked how they would finish the sentence by writing their response on the appropriate sheet of paper. A summary of responses is found below:

Mapping out historic areas of Stevens Point. Using an aerial image of the city of Stevens Point, participants were asked to locate areas of

historic and cultural importance. These areas could be individual sites or a collection of properties that make up a broader district. The purpose of this exercise was twofold – 1.) to determine areas viewed as being historically significant that fall outside of a local- or nationally-recognized historic district or site, and 2.) to determine which areas should be prioritized for future surveying efforts.

Prioritizing objectives of the Community Preservation Plan. In discussing how this Plan would be implemented, participants were presented with the different planning areas that make up this Plan: financial assistance, education and outreach, tourism, sense of place, site development, architectural guidelines for building improvements, local and national district nominations, and ordinance amendments. At the beginning of this exercise, each participant was presented with six one-dollar bills. In the front of the room, sticky notes were posted on the front row of tables – each note denoting one of the planning areas. Participants were instructed to spend their money on those planning areas they most prioritized. Participants had to spend all six dollars, and they could allocate their dollars to one or more planning areas. After this exercise, planning areas received the following dollar amounts:

Prioritized Implementation Areas	
Education & Outreach	$19
Financial Assistance	$18
District Nominations	$15
Architectural Guidelines	$10
Sense of Place	$9
Tourism	$3
Zoning & Development	$2
Ordinance Amendments	$1

June – August 2024: Document Development

With observations received during the public participation phase of this Plan, City staff worked on creating a draft planning document. Frequent updates were provided to the City's Historic Preservation / Design Review Commission during Commission meetings.

September – October 2024: Public Feedback on the Draft Plan

During these two months, City staff presented the draft Plan and solicited feedback from the City's Historic Preservation / Design Review Commission on September 30, 2024 and October 30, 2024, and the City's Plan Commission on October 7, 2024. Following these two conversations, edits to the Plan were made, and a public workshop was held on October 28, 2024, at Mid-State Technical College. During this workshop, City staff presented the proposed policy recommendations to community members and asked for feedback. A summary of the recommended changes is as follows:

Proposed Changes to Draft Historic Preservation Plan	
Enable non-taxable properties to be eligible for financial assistance programs.	Increase the priority of accessibility improvements along roadways.
Prioritize partnerships for future archaeological surveys.	Add women, latinos and the LGBTQIA+ community to the list of groups to conduct archieval research.
Prioritize residential properties when creating new financial assistance programs.	Incorporate alternative design standards for historic buildings classified as non-contributing.

November – December 2024: Adoption.

Consistent with the Stevens Point Historic Preservation Ordinance, adopting the Community Preservation Plan required the approval of the City's Historic Preservation / Design Review Commission, Plan Commission, and Common Council. A public hearing was conducted during the Historic Preservation / Design Review Commission on November 25, 2024, with the Commission ultimately recommending approval of adopting this Plan. A public hearing was also conducted during the Plan Commission meeting on December 2, 2024, which also recommended approval of the Plan. Lastly, the Common Council conducted a public hearing and adopted this Plan during their December 16, 2024 meeting.

6. Goals, Objectives & Policies

"The past is not the property of historians; it is a public possession. It belongs to anyone who is aware of it, and it grows by being shared. It sustains the whole society, which always needs the identity that only the past can give."[87, 88]

Walter Havighurst

Chapter Six: Goals, Objectives & Policies

Goals, objectives and policies outlined within thie Community Preservation Plan are tailored to each of the following areas:

1. Surveying Efforts & Priorities
2. Local and National District Nominations
3. Ordinance Amendments
4. Zoning & Development
5. Financial Assistance
6. Tourism
7. Sense of Place
8. Education & Advocacy

Surveying Efforts & Priorities

Proper surveying and documentation is the bedrock for gauging the exent of historic resources that exist within a community. Surveying an individual building, property, or series of properies is not only important in better understanding the history of Stevens Point, but it also increases public awareness for what buildings and sites should be preserved for future generations. As discussed throughout this Plan, several historical figures have shaped the local history of Stevens Point; From the Indigenious population that called Stevens Point home, to George Stevens establishing a trading post in today's Downtown area, to the immigrants who relocated to Stevens Point over the last century - surveying historical buildings and sites leads to a better understanding of key individuals from our local history. The documentation of historic buildings and sites can occur through on-site and virtual field assessments, and a key outcome of survey work is to understand if a building is site is eligible for listing on the National Register of Historic Places. This section provides recommendations for future surveying efforts that the City should pursue over the next twenty years.

Goal: Document Historic Resources Found Throughout Stevens Point

Objective #1: Create and Implement Strategies to Document Architecturally Significant Properties, Structures, and Other Site Improvements.

Policy 1.1: Complete a Citywide Intensive Survey by 2036.

Leading preservation organizations recommend that intensive surveys be completed every 25 years to account for historic building, site, and district changes. The City's current intensive survey was produced in 2011, and it should work to conduct a new one by 2036. In 2011, a significant number of properties within Stevens Point were not surveyed because those buildings were less than 50 years old. As over 95% of buildings located in Stevens Point were constructed before 2011, the City should look to conduct a citywide survey.

Policy 1.2: Resurvey the Proposed Church of the Intercession – St. Stephens R.C. Church Historic District.

The city block bounded by Church Street, Clark Street, Pine Street, and Ellis Street was identified in the 2011 Intensive Survey Report as being eligible for listing on the State and National Register of Historic Places – named the Church of the Intercession – St. Stephens R.C. Church Historic District. Since 2011, a building located at the southeast corner of this city block has been demolished, and significant deterioration of the steeple on the Church of the Intercession has occurred. Community advocates, including the Church of the Intercession's property owner, have prioritized a nomination of this proposed district to allow for state and federal tax credits to fund rehabilitation work on the Church of the Intercession. Given the changes to this proposed historic district since 2011, this city block should be resurveyed to ensure it is still eligible for listing on the State and National Register of Historic Places.

St. Stephen's Church[89]

Policy 1.3: Resurvey the Proposed Pine Street – Plover Street Historic District.

The Pine Street - Plover Street Historic District, proposed within the 2011 Intensive Survey Report, has been identified by community stakeholders as being prioritized for future national historic district nominations. The Wisconsin State Historic Preservation Office requires that a proposed district subject to a nomination request be surveyed within the last 20-25 years. Should this proposed national historic district be designated before 2031, this historic district will need to be resurveyed.

1921 Plover Street

Policy 1.4: Prioritize Areas in Stevens Point for Future Surveying Efforts.

Various areas within Stevens Point have been identified by community stakeholders to be given priority status for future surveying efforts – arguments including areas not being surveyed in 2011, areas concerned to have experienced loss of historic integrity, and areas believed to have local significance. Priority areas include:

- Properties surrounding the Canadian National Railway from the Wisconsin River to Michigan Avenue
- The institutional district comprising of St. Joseph's Catholic Church, Jefferson Elementary School, and St. Paul Lutheran School.
- Post-World War II housing development along Green Avenue, Ridge Road, and Janick Circle North
- Old Main Neighborhood.
- Buildings that have reached 50 years of age since 2011.

Objective #2: Analyze and Promote the History of Stevens Point's Ethnic Groups Through the Built Environment.

Policy 1.5: Prioritize Areas in Stevens Point to Conduct an Archeological Survey.

Stevens Point is located in an area of rich indigenous significance. Stevens Point is located at the divergence

between the Ojibwe and Menominee Tribal Nations and within the Wisconsin Tension Zone. The Wisconsin Tension Zone is where the northern boreal and southern oak forests converge, resulting in a wildlife-rich habitat that the Ojibwe and Menominee Nations utilized for habitation. The City should work with the Native American Center at the University of Wisconsin – Stevens Point to plot areas within city limits that may have archeological significance. Once these locations are identified, the City, in partnership with the University and other stakeholders, should look to conduct a Phase I Archaeological Survey of these locations.

Wisconsin Tension Zone[91]

Policy 1.6: Promote Future Research and Documentation of the Following Groups within Stevens Point: the Indigenous Population, Eastern and Western Europeans, Scandinavians, Hmong, Women, Latinx & LGBTQIA+.

Historically, Stevens Point has had a good track record of continuously documenting historic buildings and sites within the Downtown and Clark Street Historic District. However, no efforts have been made to tie Stevens Point's cultural identity to its historic sites and areas.

For future surveys and archival research, a deeper examination of the cultural and societal influence on a particular building or site should be a requirement. Given the diminished documents on particular ethnic groups, surveyors may need to rely on one-on-one interviews with selected stakeholders to assist in their research – methods typically not conducted during a traditional historic survey.

It is important to note that incorporating research on particular ethnic groups may not lead to a building, site, or district being eligible for listing on the State and National Register of Historic Places. While discovering additional eligible nominations is always welcome, the need to document the above ethnic groups is to assist in some of the educational and outreach recommendations highlighted below (e.g., interpretive signage and plaques, tours, and other storytelling methods).

Policy 1.7: Encourage Surveys to be Conducted for Future Targeted Area Master Plans.

With the adoption of this Plan, the City is working on creating neighborhood plans for defined areas of the City. A standard recommendation from adopted neighborhood plans is to produce a targeted area master plan. A targeted area master plan provides focused planning strategies on a small geographic area, with strategies ranging from housing to transportation to redevelopment. Where conservation is requested for neighborhood and commercial revitalization, identifying an area's potential historic integrity is necessary to assist in promoting area identity and marketing efforts.

Local and National District Nominations

Historic districts on the local and national level are established for a variety of different reasons -- to highlight common architectural features that exist in an area, to highlight a community's social, cultural, ethnic or historical significance, to better protect the structural integrity of buildings and other improvements, and to provide financial assistance to property owners of a historic building. As discussed earlier in this Plan, Stevens

Point is home to two national historic districts, three local historic districts and a scattering of local landmarks designated on the local and national level. While City leaders have laid the groundwork in designating and protecting historic buildings, public input received throughout this report highlights the need to designate additional districts and sites.

Goal: Locate Stevens Point's Historic Inventory that is of Local, Statewide and National Importance.

Objective #1: Identify and Promote Districts and Sites that are Eligible for Listing as a Local Historic District or Local Landmark.

Policy 2.1: Designate the City Block Bounded by Clark Street, Division Street, Ellis Street, and Rogers Street to the Downtown Design Review District.

When the City established the Downtown Design Review District and Clark Street Historic District in the 1980s, this City block was excluded from a local historic district nomination due to the flooding threat in this area. In the 2000s, a levy was installed along the Wisconsin River to address flooding concerns, which removed this City block from the 100-year floodplain.

A rising trend in communities is to place some level of building and site design oversight on areas surrounding local historic districts. Given that this City block is located between two local historic districts – connected through two arterial streets – the City should look to add this City block to the Downtown Design Review District to achieve aesthetic harmony between these two historic areas.

Policy 2.2: Expand the District Boundary of the Clark Street Historic District to Match the Boundary of the Clark Street – Main Street Historic District.

While the local Clark Street Historic District consists of properties abutting Clark Street, the national Clark Street – Main Street Historic District includes properties abutting Main Street from Downtown to Fremont Street. Communities tend to seek identical district boundaries for local and national historic districts to ensure that national historic districts retain their historic integrity through local regulatory means. As shown in the district boundaries below, one contradiction is that Seramur Park is located within the Clark Street Historic District and does not fall within the Clark Street – Main Street Historic District. Given the local significance that the park property has as a former school, this Plan would recommend that the Seramur Park property be retained under a local historic district boundary.

Lastly, it is important to note that expanding the district boundary would provide additional financial assistance to these property owners. A common theme discussed during the creation of this Plan was that while ample local financial assistance programs are offered for non-residential uses, there are no local financial assistance programs for single- and two-family residential properties. Should the recommended financial assistance programs in this Plan be created, it would enable further investment for properties along Main Street – potentially allowing for more significant usage of the State and National Rehabilitation Tax Credit Program.

Policy 2.3: Promote Dialogue with Property Owners of Historic Sites to Encourage Local Landmark Designation Requests.

The City has had a local landmark designation program since the 1980s, with 27 buildings currently designated. Most of these buildings were designated between 1986 and 1989; however, only three buildings have been designated post-2000.

As shown within Chapter Four, the 2011 Intensive Survey Report has identified dozens of individual sites

and buildings that are eligible for listing on the National Register of Historic Places. The City should begin a conversation with property owners of eligible national sites, focusing on the historic or architectural significance of the building and the value in being designated as a local landmark, and discuss the process for designation. Depending on the situation, the City should identify ways in which a landmark designation would benefit the property owner. For example, the City worked with the property owner of the Central City Iron Works Building (2041 Madison Street) in 2024 to designate the building as a local landmark. The Central City Iron Works Building was repurposed as part of a larger adaptive reuse project. As no exterior improvements were planned on the building, the property owner sought to achieve local landmark status to allow for less stringent Building Code requirements for interior improvements.

Policy 2.4: Require Property Owner Consent for Local Historic District Nominations.

Any interested party may petition the Historic Preservation / Design Review District to designate a specific geographical area as a local historic district. The City's Historic Preservation Ordinance outlines the process for creating a local historic district, including the public hearing requirement and the review standards on which the Commission must base its decision for a potential district designation. However, the City's Historic Preservation Ordinance does not require consent from impacted property owners to create a local historic district. Rather than requiring a certain percentage of property owners to agree to be in a local historic district, this policy recommendation states that no more than 50% of property owners who fall within a proposed local historic district may object to a local designation. Prohibiting more than 50% objection to a district request is similar to other processes outlined within Wisconsin Statutes, such creating a business improvement district.

1040 Ridge Road

Objective #2: Continually Evaluate Districts and Sites that are Eligible for Listing on the State and National Register of Historic Places.

Policy 2.5: Prepare a report of each eligible National Historic District every five years.

The city has four districts that are eligible for listing on the National Register of Historic Places. The Historic Preservation / Design Review District should produce reports highlighting key initiatives during the prior year that impact the proposed national historic districts, exterior building, and site improvements conducted on these properties and highlight new outreach recommendations. The report should be published during National Historic Preservation Month in May and should be sent to all property owners who fall within eligible national historic districts.

Objective #3: Promote the Designation of Historic Resources for State and National Accreditation.

Policy 2.6: Designate the Church of the Intercession – St. Stephens R.C. Church Historic District to the National Register of Historic Places if a Future Intensive Survey Confirms Eligibility to the National Register.

As stated within Policy 1.2, this Plan recommends that the proposed Church of the Intercession – St. Stephens R.C. Church Historic District is resurveyed to determine if it is still eligible for listing on the National Register of Historic Places. If the survey determines that eligibility still exists, the City should work expeditiously to

designate this district to the National Register of Historic Places. Given financial constraints through the City's Capital Improvement Plan, the City should prioritize seeking grant funding through the Certified Local Government Program, administered by the Wisconsin Historic Preservation Office.

Policy 2.7: Designate the Pine Street – Plover Street Historic District to the National Register. Through the creation of this Plan, stakeholders have identified the Pine Street – Plover Street Historic District as having the highest priority to be designated on the National Register of Historic Places. This determination came to be due to the impact that a district designation would have – the Pine Street – Plover Street Historic District is the most significant proposed national district regarding the number of properties – and by providing another funding source for residential property owners of historic buildings. As part of a national historic district nomination, the State Historic Preservation Office requires community engagement with impacted property owners. Once the City determines a rough timeline for when nomination papers would be sent to the State Historic Preservation Office, Community Development Department staff should work in earnest to hold neighborhood meetings with impacted property owners to discuss the potential nomination, benefits of being located within a national historic district and identify potential concerns that may exist.

Policy 2.8: Prioritize Buildings and Properties Under City Ownership for National Register Nominations.

A common theme discussed during the community engagement phase of this planning process is that the City should take a more active role in preserving historic sites and architecturally significant buildings under their ownership. The 2011 Intensive Survey Report has identified several City-owned buildings and sites eligible for national designation, including:

- Iverson Park (4201 Main Street): Ten buildings and improvements, including the memorial monument, Jefferson Street entrance gates, and bath house.
- Sewage Treatment Plant (300 Bliss Avenue).
- Bukolt Park.

The City should consult with other long-range planning documents in conjunction with a national register nomination. For example, the City's Comprehensive Outdoor and Recreation Plan should be reviewed for proposed building improvements on Bukolt Park and Iverson Park.

Ordinance Amendments

In communities across the United States, an impactful way to ensure the significance of historic buildings and sites for future generations is through regulatory reform. As discussed in Chapter Two, the City of Stevens Point is granted police powers to adopt and enforce regulations that govern historic structures and improvements. While most communities have a historic preservation ordinance - required to be designated as a Certified Local Government - recently, municipalities are being creative with regulatory reform to address key preservation issues that exist in the twenty-first century. This section outlines proposes amendments to ordinances found within the Stevens Point Revised Municipal Code that governs, either directly or indirectly, historic preservation.

Goal: Provide Regulatory Controls that Preserves and Protects Stevens Point's Historic Inventory.

Objective #1: Ensure that the Stevens Point Historic Preservation Ordinance Provides Safeguards for the City's Historic and Cultural Resources.

Policy 3.1: Adopt a Demolition Delay Ordinance.

The Historic Preservation / Design Review Commission's Design Guidelines permit the Commission to delay a vote on building demolition requests for a period not to exceed 365 days. During this period, the Commission is tasked with working with City staff and the property owner(s) in question to determine alternatives to demolition for the building.

Communities across the United States begun adopting a demolition delay ordinance to ensure that a careful and thoughtful decision-making process occurs prior to a potential demolition of a historic building. Under this recommendation, the City should carry over the 365-day demolition delay provision from the Commission's Design Guidelines to the City's Historic Preservation Ordinance.

The current demolition delay provision only applies to buildings within a local historic district or designated as a local landmark. Within the City's Historic Preservation Ordinance, the following resources should also fall under the protection of a demolition delay ordinance:

- Properties listed on the National Register of Historic Places that are not designated as local landmark property or fall within a local historic district.
- Properties eligible for listing on the National Register of Historic Places, both as an individual building/property and as a broader district.

Policy 3.2: Incorporate Economic Hardship Provisions within the City's Historic Preservation Ordinance.

Over the years, property owners of historic buildings have expressed concern about meeting the architectural requirements of the Historic Preservation / Design Review Commission's Design Guidelines due to the economic hardship that they would experience. As such, some property owners withhold rehabilitation projects on their historic buildings due to the rising cost of materials. Communities across the United States, such as the City of Madison, Wisconsin, have begun adopting economic hardship provisions within their historic preservation ordinances.

An economic hardship ordinance in Stevens Point would enable the Historic Preservation / Design Review Commission to grant a variance from its' Design Guidelines to property owners who can prove that the strict application of the design guideline(s) would result in unnecessary financial hardship or would otherwise deny a return on investment that is deemed reasonable by the Commission. Under an economic hardship ordinance, a property owner may not perform a building or site improvement that is not historically significant – rather, the Commission would work with the petitioner to determine an alternative project plan that a.) meets the original scope of work as requested by the applicant, b.) is less expensive and c.) would still preserve the historical integrity of the building, site, and district that it is located within.

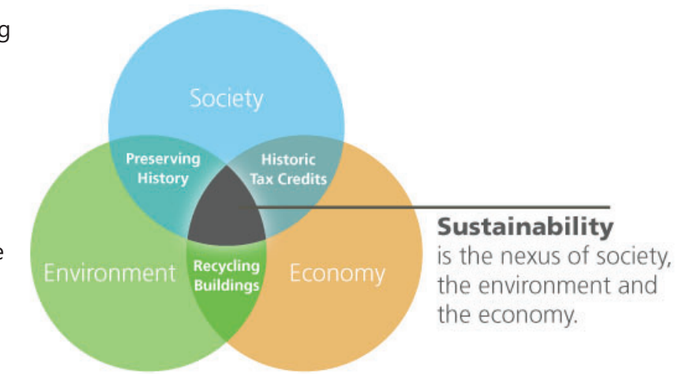
Historic Fire House #2

Policy 3.3: Consider Requiring Façade Easements for Building Projects Receiving Financial Assistance from the City. Stevens Point has several buildings of historic, social, and cultural significance that are not under the oversight of the City's Historic Preservation Ordinance. For historic resources that fall within a national historic district, along with those that are considered eligible for designation on the National Register of Historic Places, property owners may receive local financial support through low-interest loans, grants, and other funding mechanisms. Should the City provide public dollars to these properties for exterior building improvements, the property owner should enter into a façade easement agreement with the City. Under a façade easement, the property owner would agree to certain provisions, such as the restriction to demolish a historic building and performing future improvements inconsistent with the site's historic nature.

Objective #2: Ensure that the Historic Preservation / Design Review Commission's Design Guidelines are Reflective with 21st Century Practices for Improvements to Historic Resources.

Policy 3.4: Promote the Adaptive Reuse of Historic Buildings as a Sustainability Initiative.

In the past, historic buildings across the country have been demolished to make way for new construction, as the cost for new construction was less than an adaptive reuse project on existing historic buildings. Given the rising cost of new construction, along with local, state, and federal financial assistance tied to historic buildings, it is often cheaper to rehabilitate historic buildings for new uses. The City should work with community stakeholders to present this message to property owners, prospective developers, and builders to promote the occupancy of vacant historic buildings located in Stevens Point.



Relationship of Preservation and Sustainability[91]

Stevens Point City government and the broader community have historically prioritized sustainability through various means. Incorporating sustainability in historic preservation should be better publicized to extend the lifespan of existing built resources, reduce the amount of construction waste in landfills, and promote social and cultural vitality within neighborhoods and commercial corridors.

Policy 3.5: Encourage the Reusing of Building Materials for Historic Buildings that were Demolished.

Although it is uncommon for historic buildings to be demolished, the City should require that certain building materials be salvaged when feasible. For example, signage tied to a longstanding company in a historic building should be saved and donated to a third-party organization for the public's viewing pleasure. Additionally, salvaged materials could be resold to be used on other historic buildings if it is historically appropriate.

Policy 3.6: Incorporate Sustainable Design Standards within the Historic Preservation / Design Review Commission's Design Guidelines.

The Historic Preservation / Design Review Commission's Design Guidelines were last adopted in 2014. While significant changes were made to protect the city's historic resources, it needs to elaborate on sustainable improvements that could occur on a historic building. In amending the Commission's Design Guidelines, the

following should be incorporated:

- Allow for the placement of a ground-mounted solar array so long as it is not visible from a public right-of-way. City zoning requirements will still apply.
- Allow for the placement of roof-mounted solar arrays so long as they are not visible from a public right-of-way.
- For historic buildings that have asphalt shingles, allow for their replacement with a solar shingle. Such a replacement should be classified as a 'minor work.'
- Permit green roofs with the condition that plant vegetation is not visible from a public right-of-way.

Policy 3.7: Adopt Design Guidelines About the Commercial Use of a Historic Building's Rooftop.

Most historic buildings in Downtown Stevens Point cannot support rooftop activation due to mechanical equipment placement on the roof. For existing development that can support rooftop access, the Historic Preservation / Design Review Commission should amend the 'Roofs' section of its Design Guidelines to ensure appropriate design considerations protect the building's historic integrity.

Rooftop Activation of a Historic Building
Loveland, Colorado[92]

When new construction occurs, the developer should work to provide rooftop space, particularly for multi-family residential and commercial building. Allowing for rooftop space will promote Downtown vibrancy and improve the commercial vitality of its location.

Objective #3: Uplift the Historic Preservation / Design Review Commission to Ensure that it has the Resources Available to Implement Preservation Strategies Identified within this Plan.

Policy 3.8: Provide Training Opportunities for Historic Preservation / Design Review Commission.

Historic Preservation / Design Review Commission members and applicable City staff should regularly attend seminars, trainings, workshops, and conferences offered by the National Trust for Historic Preservation, Wisconsin Historic Preservation Office, Portage County Historical Society, and other sources. These training opportunities will ensure that commissioners and City staff are up to date with new innovative strategies in historic preservation and have the appropriate skills and knowledge to execute their essential functions.

Zoning & Development

Historic preservation as a practice typically involves smaller improvements to a building, such as windows, doors, and tuckpointing. However, larger development such as building additions and new construction can have a significant impact on the integrity of a historic district. Careful consideration is needed to ensure that municipal ordinances and land use plans, such as the Stevens Point Zoning Ordinance, Sign Ordinance, and the Comprehensive Plan, does not conflict with the architectural requirements for historic buildings.

Goal: Connect Preservation Strategies with Zoning, Site Development and Growth Management Tools.

Objective #1: Achieve Consistency Between the Historic Preservation / Design Review Commission's Design Guidelines and the City's Zoning Ordinance.

Policy 4.1: Create Conservation Districts Matching Eligible National Historic District Boundaries.

Communities across Wisconsin, such as the City of Madison, have created conversation districts for areas of historic significance not located within a historic district. Conservation districts act as overlay districts within a zoning ordinance, whose focus centers on conserving essential physical characteristics of a defined area. While a conservation district would focus less on building materials, for example, it would focus more on promoting consistency between existing and new development through physical development. As such, a conservation district would provide regulatory oversight on preserving uniform lot features (e.g., lot configurations and setbacks), uniform building components (e.g., roof styles and front porches), and uniform streetscape attributes (e.g., landscaping and lighting).

The City should look to designate eligible national historic districts on the National Register of Historic Places. If, after consulting with impacted property owners, that designation is not recommended, the City's Historic Preservation / Design Review Commission and Plan Commission should work to establish conversation districts within the Stevens Point Zoning Ordinance.

Policy 4.2: Consolidate and Match Applicable Rules and Regulations Between the Design Guidelines and Zoning Ordinance.

Compliance with the Historic Preservation / Design Review Commission's Design Guidelines and the Stevens Point Zoning Ordinance are required for specific historic building and site improvements. Under these situations, consistency in regulations and terminology between the two regulatory documents is necessary. Areas for the Historic Preservation / Design Review Commission and Plan Commission to amend language between their respective regulatory documents include the following:

- Create uniform definitions among shared terms.
- Evaluate and amend building development standards (e.g., minimum setback requirements, maximum building height allowances, etc.) between what the Stevens Point Zoning Ordinance requires and the existing building form.
- Evaluate land use standards within residential neighborhoods and commercial districts to promote reusing historic resources.
- Create separate landscaping guidelines within the Stevens Point Zoning Ordinance for properties in the Downtown Design Review District.
- Amend the provisions of the Stevens Point Sign Ordinance regarding wall signs and projecting signs. For example, the Historic Preservation / Design Review Commission's Design Guidelines prohibit illuminated signs, while the Sign Ordinance allows signs on canopies, freestanding signs, and wall signs to be illuminated.

Objective #2: Integrate Historic Preservation Goals with the City's Comprehensive Plan.

Policy 4.3: Amend the 'Downtown District' Future Land Use Criterion to Prioritize Mixed-Use Development Among Historic Buildings Along Main Street and Clark Street within the Downtown Design Review District.

The Stevens Point Comprehensive Plan is a long-range planning document that provides direction to guide future planning and community decisions. In Wisconsin, State Statutes require comprehensive plans to address nine different topic areas – one of which is land use. Within the land use criterion is a section on future land use, which assigns each parcel within City limits with a designated future land use criterion. The criterion used for most of the Downtown Design Review District is the 'Downtown District' criterion, defined as to "allow for and promote high-density office, retail, housing and public uses, preferably in mixed-use buildings." For buildings along Main Street and Clark Street from Water Street to Rogers Street, excluding the existing single- and two-family residential uses east of Associated Bank, the definition 'Downtown District' should be amended to require mixed-use buildings.

Policy 4.4: Promote the Rooftop Activation of Historic Buildings within the 'Housing' and 'Land Use' Elements of the Stevens Point Comprehensive Plan.

Local preservation stakeholders have recognized the desire to promote rooftop activation for existing buildings and new developments in Downtown Stevens Point. The Stevens Point Plan Commission should work to amend the 'Housing' and 'Land Use' elements of the City's Comprehensive Plan to acknowledge that the rooftop use of three-plus-story buildings is encouraged for new development.

Policy 4.5: Encourage the Adaptive Reuse of Historic Buildings, Particularly Vacant Second Floors, as an Option to Meet Affordable Housing Demand.

City leaders have recognized that a shortage of housing exists, as evidenced by the City's 2017 Housing Study. Some historic buildings in the downtown area are vacant on the second floor partly due to rehabilitation costs, occupancy restrictions, and building code limitations. The City should look to spur further housing accommodations within the Downtown through financial assistance for interior rehabilitation projects, development incentives for appropriate new development, and amending occupancy regulations through the Stevens Point Zoning Ordinance and Property and Maintenance Code.

Financial Assistance

As the age of a historic building increases, so too does the long-term maintenance needed. Throughout the public participatory phase of creating this Plan, property owners of the city's historic inventory have expressed a desire for City government to take a more active role in providing financial assistance - both through direct and indirect means. This section highlights opportunities where the City can provide financial resources to property owners to encourage them to perform maintenance work on their building and site.

Goal: Facilitate the Financial Investment of Historic Resources Found in Stevens Point.

Objective #1: Encourage the City to Play an Active Role in Creating New Financial Assistance Programs and Making Targeted Revisions to Existing Financial Assistance Programs.

Policy 5.1: Amend the City's Façade Improvement Grant Program to Encourage Greater Use.

Since the early 2010s, the City has administered a Downtown Façade Improvement Grant Program. The Façade Grant program allows commercial and mixed-used buildings within the Tax Increment Finance District No. VI to apply for 40% matching funds on the total costs for eligible exterior building improvements. $100,000 is provided annually to the Façade Grant Program. While the Façade Grant Program has experienced considerable usage over the last five years, targeted revisions to program requirements could occur to increase interest and utilization. Such revisions include:

- Increasing the annual allocation of funds into the program from $100,000 to $120,000
- Permitting door and window improvements as an eligible improvement by itself.
- In the 'Ranking Order of Applicants' section, add that priority will be given to projects that receive rehabilitation tax credits through the State Historic Preservation Office.
- Require that awarded projects must be completed within 18 months versus the current 12-month requirement.
- Allow grant applications to be reviewed and approved by the Designated Agent instead of requiring approval by the Historic Preservation / Design Review Commission. Note that most grant requests include a scope of work considered a 'major work' per the Commission's Design Guidelines, which would still require approval from the Commission.

Policy 5.2: Promote the City's New Downtown Window Reopening Grant Program.

In 2023, the City created a new financial assistance program providing funds targeting former windows on a Downtown building that was filled in with brick or boarded up. As this is a new program, the Historic Preservation / Design Review Commission and City staff should work to publicize the new grant program by providing direct mailers to eligible property owners, providing resources for finding appropriate windows and explaining the application process.

Policy 5.3: Create a Revolving Loan Fund for Building Rehabilitation Projects.

Communities across Wisconsin, such as the City of Green Bay, have established a revolving loan fund for historic buildings. A revolving loan fund would provide a loan from the City to a property owner to conduct exterior improvements to their historic building. Most communities open their revolving fund to all buildings that make up their historic inventory, including properties eligible for listing on the National Register of Historic Places. If a revolving loan fund is created in Stevens Point, the City's Historic Preservation / Design Review Commission and Redevelopment Authority will work together to establish program requirements. A revolving fund should provide up to $10,000 in payments and be prioritized for projects that will also receive Rehabilitation Tax Credits (property owners must provide a minimum contribution of $10,000 to be eligible to receive tax credits. Suppose the City's Redevelopment Authority does not have the funding to finance the loan program. In that case, the City should partner with outside partners, such as the Stevens Point Housing Authority, local corporations and foundations, to receive appropriate funding.

HISTORIC PRESERVATION REVOLVING LOAN FUND (HPRLF)

Program Mission:
Offering low-interest loans to owners of historic properties for both rehabilitating historic buildings and securing state historic rehabilitation tax credits for property owners.

Revolving Loan Fund
City of Green Bay, Wisconsin[93]

Policy 5.4: Partner with the Downtown Business

Improvement District to Create a Commercial Revitalization Fund.

Realtors and prospective business owners have recognized that while financial assistance to perform improvements on the exterior of historic buildings helps to obtain occupancy of a commercial space, the biggest barrier is the interior costs associated with remodeling a space to meet building code requirements.

The City of Milwaukee maintains a Commercial Revitalization Fund that provides grant funding to occupy vacant storefronts and to perform interior renovation of a storefront unit. The Commercial Revitalization Fund includes four programs, including the Retail Investment Fund. The Retail Investment Fund provides up to $5,000 per full-time job created or 40% of eligible costs, whichever is less. This Fund aims to promote the occupancy of commercial storefronts, which will result in job creation. The Downtown Business Improvement District should partner with relevant agencies to establish a grant program and outline minimum requirements.

Policy 5.5: New Financial Assistance Programs Should Prioritize Single- and Two-Family Residential Areas.

All City-administered financial assistance programs apply only to commercial and mixed-use buildings, leaving single- and two-family historic property owners to find financial assistance for rehabilitation work. In creating new local financial assistance programs, the City should work to ensure that residents of the Clark Street Historic District and eligible national historic districts can utilize these new financial resources.

Objective #2: Promote Outside Financial Assistance Programs to Owners of Historic Resources.

Policy 5.6: Provide Technical Assistance to Property Owners in Submitting Rehabilitation Tax Credit Applications.

Two tax credit projects were approved and completed in the last twenty years. One reason for the lack of tax credit projects occurring within the Mathias Mitchell Public Square and Clark Street – Main Street Historic Districts is due to the questions that property owners face in completing nomination papers for tax credits. As the City has ample historical data, City staff should work with prospective tax credit applicants in submitting their request to the State Historic Preservation Office.

Policy 5.7: Publicize and Encourage State and National Historic District Property Owners to Apply for Tax Credits.

With only two tax credit projects being approved and completed over the last twenty years, additional education and outreach is needed by City staff to eligible property owners. City staff should engage with eligible property owners by explaining eligible projects for tax credits, the application submittal, and reporting requirements. Outreach with property owners should start via mailers and should occur yearly, particularly during the late winter months.

Policy 5.8: Create a Comprehensive List of State, Federal, and Non-Profit Funding Sources and Publish it on the City's Website.

A significant number of financial resources exist for property owners of historic buildings, with such resources available through local, state, and federal agencies. The City should create and continually update a list of available funding sources. Key information that should be conveyed is eligible projects, minimum and maximum financial awards, the application process, and any reporting requirements that may exist.

Policy 5.9: Prioritize Community Development Block Grant Funds for Historic Areas Not Within a Local Historic District and Design Review District.

The Community Development Block Grant Program, offered through the U.S. Department of Housing and Urban Development, provides financial assistance for various community development activities, including historic preservation. While the City has not prioritized Community Development Block Grant funding in the past due to the extensive reporting requirements, award amounts can be significant. The Community Development Block Grant Program should be explored for larger city projects requiring a higher financial cost, including property rehabilitation, public facility projects and improvements, clearance activities, and engineering costs. To the greatest extent possible, priority should be given to the city's historic inventory outside a local historic and design review district.

Tourism

Until recently, tourism has been considered disconnected with preservation activites in communities. Over time, however, preservationists have found that both tourism and historic preservation can compliment one another - to achieve greater visibility of historic buildings, to bring more visitors to a historic district, and to highlight the economic impact that tourism has for historic areas. As City leaders recognize that parterships can occur with private organizations and stakeholders to promote tourism activities in historic areas, this section proposes actionable steps to activate heritage tourism in Stevens Point.

Goal: Promote Heritage Tourism by Showcasing Stevens Point's History and Culture.

Objective #1: Connect Preservation Initiatives with Heritage Tourism Activities and Programming.

Policy 6.1: Create a Plaque Program to Showcase Historic Buildings, Sites, and Improvements, Both Existing and Lost.

The City's Historic Preservation / Design Review Commission began work in 2022 to create a uniform plaque program modeled on a similar program from the City of Oshkosh, Wisconsin. While work on creating a plaque program has been on hiatus, the Commission should still work to establish one. Creating a plaque program is important to actively promote and identify historic locations and events of local, state, or national importance.

Policy 6.2: Partner with the Portage County Historical Society to Create a Virtual Walking Tour of Stevens Point's Historic Areas.

Conducting walking tours is a great way to highlight the City's cultural and civic pride through a storytelling approach. In recent years, community members have preferred to do a self-guided tour through an online platform. The City and the Portage County Historical Society, both having a large historic collection of books, photographs, and audio files, should work together to create an online interface capable of supporting a self-guided tour. Once created, the self-guided tour should be uploaded to the City's mobile app and advertised to residents and visitors once created.

Policy 6.3: Collaborate with the Stevens Point Area Convention & Visitors Bureau & Portage County Historical Society in Submitting a Grant Application Through the Wisconsin Heritage Tourism Program.

In the 1990s, the Wisconsin Department of Tourism established the Wisconsin Heritage Tourism Program. The

Program is intended for a municipality, its local tourism organization, and its local historical society to partner and receive technical advice from the Wisconsin Department of Tourism to produce long-term development plans, preservation, and marketing approaches resulting in increased tourism. Several projects in Wisconsin have been completed due to being enrolled in the Wisconsin Heritage Tourism Program, such as the Timber Trails in the Chippewa Valley region and the Heritage Highways created along Lake Superior communities. The City should work with the Stevens Point Area Convention & Visitors Bureau & Portage County Historical Society to create a project proposal and submit a program application.

Mathias Mitchell Public Square

Policy 6.4: Assess Historic Buildings and Sites that Contribute to Heritage Tourism.

Stevens Point has several historic buildings that contribute to its tourism economy, such as the Stevens Point Brewery and Old Main at the University of Wisconsin – Stevens Point. The City should work with the Stevens Point Area Convention & Visitors Bureau to conduct an audit of its' historic inventory and determine which buildings and sites are considered tourist attractions. Once these buildings and sites are identified, the City and Stevens Point Area Convention & Visitors Bureau should produce marketing materials and publicize these locations through future tourism efforts.

Policy 6.5: Work with Community Organizations to Establish a History Museum or Facility in Stevens Point.

While the City and community organizations have made significant progress in promoting historic materials and artifacts to the public, they do so without a history museum or comparable facility in Stevens Point. Having a history museum would allow residents and visitors to interpret the history of Stevens Point, along with the need to preserve its historical, architectural, cultural, and societal resources. The City also has several documents and other artifacts that could be better suited as part of a history museum. While this recommendation will take years, the City should work with relevant organizations, institutions, and stakeholders to prioritize this for future planning.

Policy 6.6: Develop Branding Materials to Highlight Heritage Tourism Attractions in Stevens Point.

City staff and local organizations should partner to produce marketing strategies and materials to highlight heritage tourism attractions. Such materials should include more traditional publications such as maps, fliers and resources on online platforms, but also less traditional publications such as conducting bike tours of Stevens Point's historic attractions.

Sense of Place

A successful preservation program in a community expands not only to a building or site, but also the surrounding streetscape. For decades, preservationists have sought to intergrate preservation principles within streetscape enhancements to achieve the following task - can a visitor of a community recognize that they are driving in a historic district without interpretive signage and monuments being present. This section seeks to recommend specific improvements to streetscapes in Stevens Point to make historic districts more recognizable beyond building architecture.

Goal: Increase the Visual Recognition of Historic Resources.

Objective #1: Identify Streetscape Enhancements that Contributes to Adjacent Historic Buildings and Sites.

Policy 7.1: Support Public Transit Improvements Along Arterial and Collector Streets.

A vibrant transportation corridor is an area where multiple modes of transportation are provided in a safe and welcoming environment. One type of transportation accommodation is public transportation. Along Main Street and Clark Street, which serves the City's downtown historic area and the Clark Street Historic District, one dozen bus stops are scattered along these two streets. While an appropriate number of bus stops exist, efforts should be made to make these bus stop locations safe and comfortable for potential users. Such efforts include providing bicycle parking at bus stops, increasing lighting, providing heated shelters at targeted locations, and improving its visibility. City staff should work with the City's Central Transportation to determine financial mechanisms to support such bus stop improvements.

Clark Street, Looking West

Policy 7.2: Provide More Illumination and Public Art Along the Church Street Underpass.

The Church Street underpass is surrounded by multiple buildings eligible for listing in the National Register of Historic Places, such as the Wisconsin Central/Soo Line Railroad Depot, Soo Line Engine & Caboose, and the Canadian National Railroad Yard Complex. The Church Street underpass, located on an arterial street serving the aforementioned historic resources, is viewed as unwelcoming and unsafe for commuters in the area, particularly for bicyclists and pedestrians. Increasing lighting at the underpass would improve the perceived safety of the underpass while incorporating public art is a tasteful approach that would complement the adjacent historic area north of the railroad.

Policy 7.3: Collaborate with the University of Wisconsin – Stevens Point to Incorporate Landscaping Improvements and Public Art Along Main Street in Front of Old Main.

The University of Wisconsin – Stevens Point maintains a presence along Main Street, contributing to the Clark Street – Main Street Historic District. The University's Facilities Management Department maintains a Campus Landscaping Plan, identifying locations for new landscaping and the type of species preferred. City staff and University officials should work together to determine appropriate landscaping and public decorations to install within the Main Street Right-of-Way between Reserve Street and Fremont Street.

Policy 7.4: Work with the Downtown Business Improvement District to Provide Flowers and Other

Low-Rise Vegetation Along Main Street and Clark Street.

Downtown business owners have identified a desire for a beautification campaign by planting flowers and other vegetation at targeted locations. Flowers and other low-rise vegetation planted in the ground or low-rise planters are not preferred due to their collection of garbage and other refuse materials. The Stevens Point Alliance and Downtown Business Improvement District, two organizations promoting vitality in Downtown Stevens Point, should determine landscaping improvements agreed upon by business owners that complement the historic streetscape of these two corridors.

Old Main
University of Wisconsin-Stevens Point

Policy 7.5: Evaluate and Implement Lighting Improvements that are Context-Sensitive.

Improving the lighting along historic streetscapes is crucial to providing a safe environment for foot traffic. City staff should work to establish a policy for the type of light fixture that is recommended to be installed along streets that intersect historic areas. Light fixtures installed along Third Street in the 2010s should be used as a template. As State highways intersect Stevens Point historic areas (i.e., Centerpoint Drive, Water Street, Main Street, and Clark Street), the City should have and maintain dialogue with Wisconsin Department of Transportation officials to determine their appetite for swapping out their tall light fixtures for more pedestrian-friendly fixtures.

Policy 7.6: Collaborate with City departments to Adopt an ADA Transition Plan.

Several City departments and commissions, such as the Community Development Department and Bicycle & Pedestrian Street Safety Commission, have expressed the need to produce an ADA Transition Plan. An ADA Transition Plan, required for public entities with more than 50 employees, is a planning document that identifies and plans to remove accessibility barriers as part of a community's transportation network and public buildings. Applicable City departments and commissions should strategize a timeline for producing the planning document, determining who will create the plan, and determining stakeholders to be involved in the planning process.

Objective #2: Encourage Improvements to Historic Buildings and Sites that Contributes to a Broader Historic District.

Policy 7.7: Incorporate Brick, Cobblestone, or Stamped Concrete Sidewalks for New Construction on Undeveloped Parcels.

Historic streetscapes were historically unpaved until the late 1800s, when the dirt surface was replaced with cobblestone and brick. Roads within Downtown Stevens Point used to have cobblestone streets; however, those streets were gradually replaced with asphalt or concrete surfaces throughout the twentieth century. Incorporating a sidewalk design that pays homage to the historic streetscape of the Downtown can accent and improve the surrounding historic buildings and sites. For new development within the downtown, such as the Shopko block, former Edgewater Manor site, and brownfield site between Water Street and Crosby Avenue, the City should work with developers in incorporating either a cobblestone, brick or stamped concrete sidewalk as part of new construction.

Policy 7.8: Collaborate with Property Owners to Encourage the Long-Term Maintenance of Existing Murals.

In 2023, the Stevens Point Common Council adopted its first mural ordinance governing the painting of murals on historic properties. Before 2023, all murals were considered by the Historic Preservation / Design Review Commission based on 1.) the mural not being a sign, 2.) the mural being painted on a wall that was historically painted, and 3.) the mural contributes to local, state or national historical importance. While the murals painted on historic buildings contributed to Downtown revitalization efforts in the 2000s, such murals were painted in a manner not consistent with the health and preservation of the buildings that were painted on. For example, a handful of murals in the Downtown take up 100% of a building's wall. Applying paint on a masonry façade is not welcomed. The paint blocks moisture transfer from the interior of the building to the exterior. The moisture gets trapped inside the brick material itself, raising the moisture content of the brick. When the temperature drops, moisture freezes inside the brick's pores and cracks the brick apart from the inside.

The Historic Preservation / Design Review Commission should identify murals that could pose long-term harm to the buildings that they are painted on. Once identified, the Commission and City staff should promote dialogue with the building's owner to outline rehabilitation efforts that could occur to improve the preservation of both the mural and the historic building, including the possibility of removing the mural.

Policy 7.9: Prioritize the Implementation of the City's Comprehensive Outdoor & Recreation Plan for Parks and Open Spaces that Contribute to a Historic District.

Several City parks are located within and adjacent to historic areas, including Pfiffner Park, Grant Park, and Seramur Park. Historic preservation advocates have long argued that parks and recreational amenities near historic districts contribute to and enhance the area's historic integrity. The City should seek to implement recommended projects for these parks as identified in the Comprehensive Outdoor and Recreation Plan.

Pfiffner Park

Education and Advocacy

An area of opportunity to improve preservation administration, as expressed by city residents, is to increase education and advocacy efforts. Education efforts pays significant dividends to promote historic preservation in a community, such as increasing recognition of both architectural sites and individuals that have contributed to its founding. Through public surveys, Stevens Point residents provided direction as to what educational and advocacy programming that they would like to see incorporated. This section outlines recommendations to be implemented by City staff and community stakeholders.

Goal: Highlight Stevens Point's History and the Importance of Historic Preservation.

Objective #1: Assist Property Owners of Historic Buildings with the Benefits of Historic Preservation and the Requirements of Owning a Historic Site.

Policy 8.1: Partner with Realtors and Financial Institutions to Provide Informational Materials to New Homeowners About the History of their Historic Building, Regulations, and Resources Available to Them.

Realtors and financial institutions are some of the first parties a prospective property owner engages with when purchasing a historic property. The City should partner with local realtors and financial institutions to provide training events to educate them about the history of a historic building for sale, regulations for owning property in a historic district, and resources that are available to them. When engaging with realtors, priority should also be given to individuals who list a limited number of buildings annually – not solely larger realtor groups.

Policy 8.2: Develop an Educational Handbook for Property Owners.

Owners of historic buildings have continually conveyed concerns about not knowing the 'do's and don'ts' of owning a historic property, such as architectural requirements, the history of their building and area, and online resources. City staff should provide a comprehensive handbook that outlines all necessary information and begin an outreach strategy to convey this handbook to selected individuals.

Policy 8.3: Partner with the Wisconsin Main Street Program to Provide Design Assistance to Property Owners and Contractors who Propose Improvements on a Historic Building and Site.

In 2023, Stevens Point became a Main Street Community, a program offered through the Wisconsin Economic Development Corporation that provides technical assistance to promote downtown vitality and growth. One advantage of being a Main Street Community is that the Wisconsin Economic Development Corporation provides design assistance to property owners and contractors when designing proposed improvements on their historic buildings. The City should promote and leverage this technical assistance opportunity to ensure a smooth application process for property owners receiving design review approval from the Historic Preservation / Design Review Commission.

Objective #2: Identify Platforms to Release Educational Programming that is Inclusive for all Stakeholders.

Policy 8.4: Create an Annual Report on Historic Preservation in Stevens Point and Present it to the Historic Preservation / Design Review Commission and Common Council.

An issue experienced by City staff is that residents and other preservation stakeholders are generally unaware of what preservation efforts have been made over the years. To improve the existing communication gap, the City should create an annual report on the status of historic preservation in Stevens Point. This report should be made with outside preservation organizations (e.g., Portage County Historical Society). It should identify key preservation initiatives in the past year, selected building improvements, and key statistics. Within this report, there should also be a list of endangered historic buildings and improvements. Such a list would bring awareness and promote community action of historic buildings, within the city's inventory, under a near and long-term threat.

Policy 8.5: Include Meeting Minutes of the Historic Preservation / Design Review Commission on Common Council Agendas for Approval.

Meeting minutes of the Historic Preservation / Design Review Commission are reviewed and approved solely by the Commission. In contrast, other City commissions that are advisory to the Common Council present meeting minutes to the Council for consideration. The City should require Historic Preservation / Design Review Commission meetings to be approved by the Council to increase awareness of Commission actions to Council members and members of the public who read monthly Council agendas.

Policy 8.6: Produce Regular Newsletters to Property Owners of Historic Buildings.

Given the regular ownership transfers of historic buildings, a continuous educational campaign should be directed to property owners to ensure that all stakeholders are up-to-date on new preservation strategies, statistics, and regulatory practices. Several communities with a larger historic inventory have produced regular newsletters sent out by the municipal government. At a minimum, two newsletters should be sent out yearly. However, additional newsletters may be necessary depending on public perception.

Policy 8.7: Partner with the University of Wisconsin – Stevens Point and Area High Schools to Produce Workshops with Students and Community Advocates on the Importance of Historic Preservation.

As Stevens Point is home to a four-year public university with a history department, the City needs to leverage this resource in disseminating and releasing information on historic preservation to the public. Like workshops that the University's Center for Land Use Education produces for zoning and land use topics, the City should partner with the University's History Department in holding community workshops that bring awareness to historic preservation's importance.

Policy 8.8: Create an Awards Program that Recognizes Property Owners of Successful Historic Preservation Projects.

Public recognition of successful projects can sometimes spur additional persons to produce a similar project. In Stevens Point, several preservation projects – from building improvements to public informational campaigns and community empowerment – could occur. For property owners, residents, and other community stakeholders who willingly perform preservation projects, an awards program should be created to recognize these preservation efforts.

Objective #3: Showcase Historic Buildings that have been Demolished in the Past.

Policy 8.9: Establish an Online Database of the City's Historic Collection.

As mentioned earlier, the City contains a number of archival records for many historic buildings. These records include historic photographs, building permit information, and past exterior improvements that may have been made to a building. While this will be a long-term project, the City should work to create an online database of select archival records tied to a historic property.

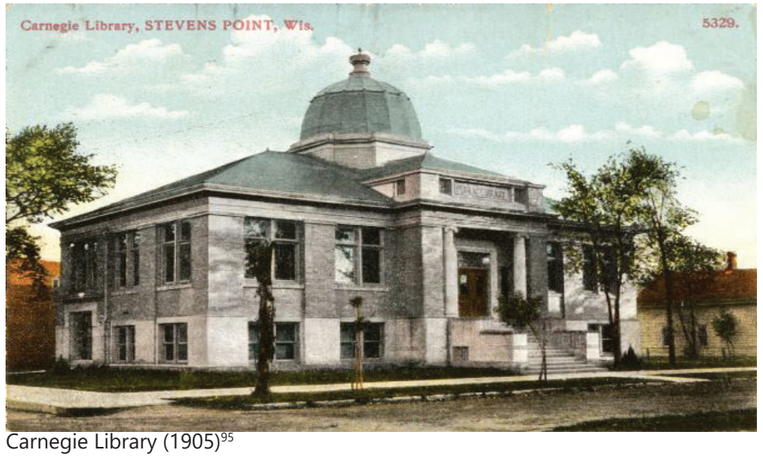
Policy 8.10: Create Online Tours and Websites About Lost Buildings Consequential to the History of Stevens Point.

Several buildings have been demolished over the last one hundred years. As the number of years removed from a historic building's demolition increases, so does the community's knowledge of the lost building. The City and other preservation advocates should work to assemble information and records on lost buildings, and disperse the information through multiple platforms (e.g., tours, website development, podcasts, etc.).

Portage County Courthouse (1910)[94]

Objective #4: Improve Communication Between City Stakeholders and Preservation Advocates.

Policy 8.11: Create an Ambassador Program that Focuses on Historic Preservation.



Carnegie Library (1905)[95]

Like neighborhood planning efforts, ambassadors are highly important for better-executing policies and a shared vision for a particular planning initiative. In larger communities, an ambassador program has been established, where preservation advocates are selected to explain the benefits of preservation to members of the public, listen and share lived experiences, and better understand success stories and concerns. Having an ambassador program ensures that the pulse of preservation in Stevens Point is constantly measured.

Policy 8.12: Amend the Noticing Process of Proposals Before the Historic Preservation / Design Review Commission for Consideration.

Currently, the process for a proposal going before the Historic Preservation / Design Review Commission consists of an applicant completing a design review application. In discussions with community stakeholders, it is desired that surrounding property owners be notified of a design review request before the Commission. Such notification is similar to when a property owner applies for a conditional use permit before the City's Plan Commission, and property owners within 200 feet of the subject property are notified of the request in advance.

Some communities have required that a small promotional sign be inserted in the front yard of a property seeking design review approval as part of the design review application. The City's Historic Preservation / Design Review Commission should consider a similar notice requirement to increase public recognition and awareness of preservation in Stevens Point.

7. Implementation Matrix

"How will we know it is us without our past?"[96, 97]

John Steinbeck
The Grapes of Wrath

Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Surveying Efforts & Priorities				
Policy 1.1: Complete a Citywide Intensive Survey by 2036.	10-15 Years	$$	HPDRC, City	High
Policy 1.2: Resurvey the Proposed Church of the Intercession – St. Stephens R.C. Church Historic District.	1-5 Years	$	HPDRC, City	High
Policy 1.3: Resurvey the Proposed Pine Street – Plover Street Historic District.	5-10 Years	$$	HPDRC, City	Low
Policy 1.4: Prioritize Areas in Stevens Point for Future Surveying Efforts.	5-10 Years	$	HPDRC, City, BID, OCS	Medium
Policy 1.5: Prioritize Areas in Stevens Point to Conduct an Archeological Survey.	5-10 Years	$	HPDRC, City, OCS	High

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$$ = Medium Cost
$$$ = High Cost

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 1.6: Promote Future Research and Documentation of the Following Ethnic and Social Groups within Stevens Point: the Indigenous Population, Eastern Europeans, Scandinavians, Hmong, Women, Latinx and LGBTQIA+.	5-10 Years	$$	City, OCS	Medium
Local and National District Nominations				
Policy 2.1: Designate the City Block Bounded by Clark Street, Division Street, Ellis Street, and Rogers Street to the Downtown Design Review District.	1-5 Years	$	HPDRC, City, OCS	High
Policy 2.2: Expand the District Boundary of the Clark Street Historic District to Match the Boundary of the Clark Street – Main Street Historic District.	1-5 Years	$	HPDRC, City, OCS	High
Policy 2.3: Promote Dialogue with Property Owners of Historic Sites to Encourage Local Landmark Designation Requests.	Ongoing	$	HPDRC, City, OCS	Medium
Policy 2.4: Require Property Owner Consent for Local Historic District Nominations.	1-5 Years	$	HPDRC, City	Medium

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 2.5: Prepare an annual report of each eligible National Historic District.	Ongoing	$	City	Low
Policy 2.6: Designate the Church of the Intercession – St. Stephens R.C. Church Historic District to the National Register of Historic Places if a Future Intensive Survey Confirms Eligibility to the National Register.	5-10 Years	$$	HPDRC, City	Medium
Policy 2.7: Designate the Pine Street – Plover Street Historic District to the National Register.	5-10 Years	$$	HPDRC, City	Medium
Policy 2.8: Prioritize Buildings and Properties Under City Ownership for National Register Nominations.	Ongoing	$$	City	Medium
Ordinance Amendments				
Policy 3.1: Adopt a Demolition Delay Ordinance.	1-5 Years	$	HPDRC, City	High

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 3.2: Incorporate Economic Hardship Provisions within the City's Historic Preservation Ordinance.	1-5 Years	$	HPDRC, City	High
Policy 3.3: Consider Requiring Façade Easements for Building Projects Receiving Financial Assistance from the City.	5-10 Years	$	HPDRC, City, BID, OCS	Medium
Policy 3.4: Promote the Adaptive Reuse of Historic Buildings as a Sustainability Initiative.	Ongoing	$$	City, OCS	Medium
Policy 3.5: Encourage the Reusing of Building Materials for Historic Buildings that were Demolished.	Ongoing	$	City, OCS	Low
Policy 3.6: Incorporate Sustainable Design Standards within the Historic Preservation / Design Review Commission's Design Guidelines.	1-5 Years	$	HPDRC, City	High
Policy 3.7: Adopt Design Guidelines About the Commercial Use of a Historic Building's Rooftop.	1-5 Years	$	HPDRC, City, BID	Medium

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 3.8: Provide Training Opportunities for Historic Preservation / Design Review Commission.	Ongoing	$$	HPDRC, City	Medium
Zoning & Development				
Policy 4.1: Create Conservation Districts Matching Eligible National Historic District Boundaries.	5-10 Years	$	City, PC, OCS	Medium
Policy 4.2: Consolidate and Match Applicable Rules and Regulations Between the Design Guidelines and Zoning Ordinance.	1-5 Years	$	City, PC	High
Policy 4.3: Amend the 'Downtown District' Future Land Use Criterion to Prioritize Mixed-Use Development Among Historic Buildings Along Main Street and Clark Street within the Downtown Design Review District.	1-5 Years	$	City, PC, BID, OCS	Medium

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 4.4: Promote the Rooftop Activation of Historic Buildings within the 'Housing' and 'Land Use' Elements of the Stevens Point Comprehensive Plan.	1-5 Years	$	City, PC	Low
Policy 4.5: Encourage the Adaptive Reuse of Historic Buildings, Particularly Vacant Second Floors, as an Option to Meet Affordable Housing Demand.	5-10 Years	$$	City, PC, BID, OCS	High
Financial Assistance				
Policy 5.1: Amend the City's Façade Improvement Grant Program to Encourage Greater Use.	1-5 Years	$	HPDRC, City	High
Policy 5.2: Promote the City's New Downtown Window Reopening Grant Program.	1-5 Years	$	HPDRC, City	Medium
Policy 5.3: Create a Revolving Loan Fund for Building Rehabilitation Projects.	1-5 Years	$$	City	High

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 5.4: Partner with the Downtown Business Improvement District to Create a Commercial Revitalization Fund.	5-10 Years	$$	City, BID	Low
Policy 5.5: New Financial Assistance Programs Should Prioritize Single- and Two-Family Residential Areas.	5-10 Years	$$	City	Medium
Policy 5.6: Provide Technical Assistance to Property Owners in Submitting Rehabilitation Tax Credit Applications.	Ongoing	$	City, OCS	High
Policy 5.7: Publicize and Encourage State and National Historic District Property Owners to Apply for Tax Credits.	Ongoing	$	City, OCS	High
Policy 5.8: Create a Comprehensive List of State, Federal, and Non-Profit Funding Sources and Publish it on the City's Website.	1-5 Years	$	City	High
Policy 5.9: Prioritize Community Development Block Grant Funds for Historic Areas Not Within a local historic district and design review district.	10-20 Years	$$$	City	Low

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Tourism				
Policy 6.1: Create a Plaque Program to Showcase Historic Buildings, Sites, and Improvements, Both Existing and Lost.	1-5 Years	$	HPDRC, City, OCS	High
Policy 6.2: Partner with the Portage County Historical Society to Create a Virtual Walking Tour of Stevens Point's Historic Areas.	1-5 Years	$$	City, OCS	High
Policy 6.3: Collaborate with the Stevens Point Area Convention & Visitors Bureau & Portage County Historical Society in Submitting a Grant Application Through the Wisconsin Heritage Tourism Program.	5-10 Years	$$	City, OCS	Medium
Policy 6.4: Assess Historic Buildings and Sites that Contribute to Heritage Tourism.	5-10 Years	$$	City, OCS	Low
Policy 6.5: Work with Community Organizations to Establish a History Museum or Facility in Stevens Point.	10-20 Years	$$$	City, OCS	Medium

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 6.6: Develop Branding Materials to Highlight Heritage Tourism Attractions in Stevens Point.	5-10 Years	$$	City, OCS	Low
Sense of Place				
Policy 7.1: Support Public Transit Improvements Along Arterial and Collector Streets.	10-20 Years	$$$	City, OCS	Medium
Policy 7.2: Provide More Illumination and Public Art Along the Church Street Underpass.	5-10 Years	$$	City, OCS	Low
Policy 7.3: Collaborate with the University of Wisconsin – Stevens Point to Incorporate Landscaping Improvements Along Clark Street in Front of Old Main.	10-20 Years	$$	City, OCS	Medium
Policy 7.4: Work with the Stevens Point Alliance and Downtown Business Improvement District to Provide Flowers and Other Low-Rise Vegetation Along Main Street and Clark Street.	5-10 Years	$$	City, BID, OCS	Low

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 7.5: Evaluate and Implement Lighting Improvements that are Context-Sensitive.	10-20 Years	$$$	City, OCS	Medium
Policy 7.6: Collaborate with City departments to Adopt an ADA Transition Plan.	5-10 Years	$$	City, OCS	High
Policy 7.7: Incorporate Brick, Cobblestone, or Stamped Concrete Sidewalks for New Construction on Undeveloped Parcels.	Ongoing	$$	City, OCS	Medium
Policy 7.8: Collaborate with Property Owners to Encourage the Long-Term Maintenance of Existing Murals.	Ongoing	$	City, OCS	High
Policy 7.9: Prioritize the Implementation of the City's Comprehensive Outdoor & Recreation Plan for Parks and Open Spaces that Contribute to a Historic District.	Ongoing	$$	HPDRC, City, OCS	Medium

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Education & Advocacy				
Policy 8.1: Partner with Realtors and Financial Institutions to Provide Informational Materials to New Homeowners About the History of their Historic Building, Regulations, and Resources Available to Them.	1-5 Years	$$	HPDRC, City, OCS	High
Policy 8.2: Develop an Educational Handbook for Property Owners.	1-5 Years	$$	City	High
Policy 8.3: Partner with the Wisconsin Main Street Program to Provide Design Assistance to Property Owners and Contractors who Propose Improvements on a Historic Building and Site.	Ongoing	$	City, OCS	Medium
Policy 8.4: Create an Annual Report on Historic Preservation in Stevens Point and Present it to the Historic Preservation / Design Review Commission and Common Council.	Ongoing	$	City	Low
Policy 8.5: Include Meeting Minutes of the Historic Preservation / Design Review Commission on Common Council Agendas for Approval.	Ongoing	$	City	Medium

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 8.6: Produce Regular Newsletters to Property Owners of Historic Buildings.	Ongoing	$	City, OCS	Low
Policy 8.7: Partner with the University of Wisconsin – Stevens Point to Produce Workshops with Students and Community Advocates on the Importance of Historic Preservation.	Ongoing	$$	HPDRC, City, OCS	Medium
Policy 8.8: Create an Awards Program that Recognizes Property Owners of Successful Historic Preservation Projects.	Ongoing	$	City	Low
Policy 8.9: Establish an Online Database of the City's Historic Collection.	5-10 Years	$$	City	High
Policy 8.10: Create Online Tours and Websites About Lost Buildings Consequential to the History of Stevens Point.	5-10 Years	$$	City, OCS	High

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Policy Recommendation	Timeline to Complete	Cost Estimate	Partners	Priority
Policy 8.11: Create an Ambassador Program that Focuses on Historic Preservation.	5-10 Years	$$	City, OCS	Low
Policy 8.12: Amend the Noticing Process of Proposals Before the Historic Preservation / Design Review Commission for Consideration.	1-5 Years	$	City	High

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Grand Opera House, circa 1910.[98]

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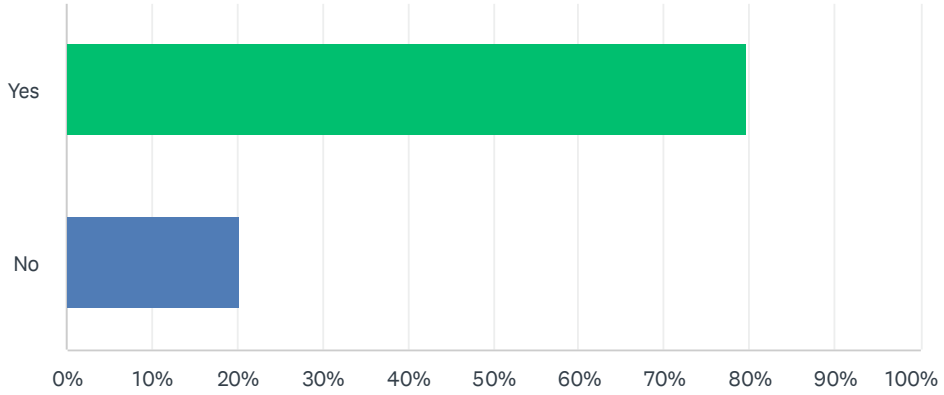
98. Wisconsin Historical Society, Author Unknown, Opera House in Stevens Point, Image ID 38661. Viewed online at: https://www.wisconsinhistory.org/Records/Image/IM38661.

Survey Results

Results from the community survey that took place during May of 2024 are enclosed.

Q1 Do you live in Stevens Point?

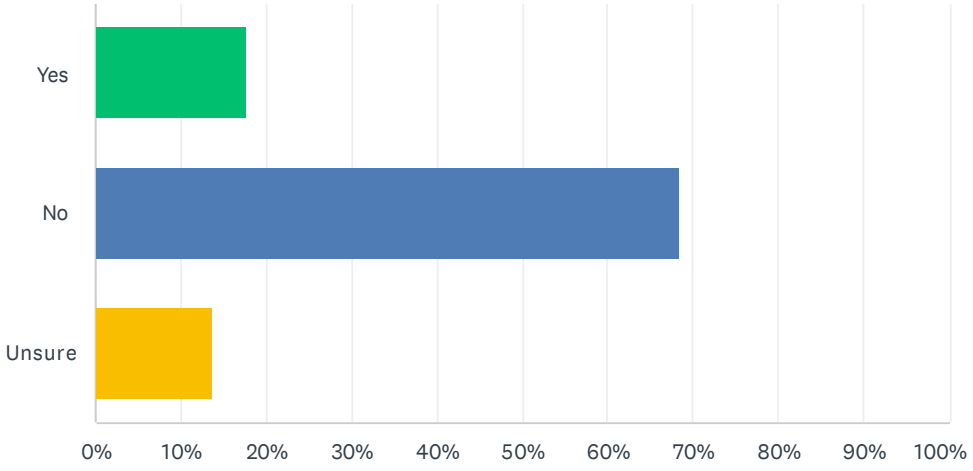
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	79.84%	99
No	20.16%	25
TOTAL		124

Q2 Do you live in a historic district?

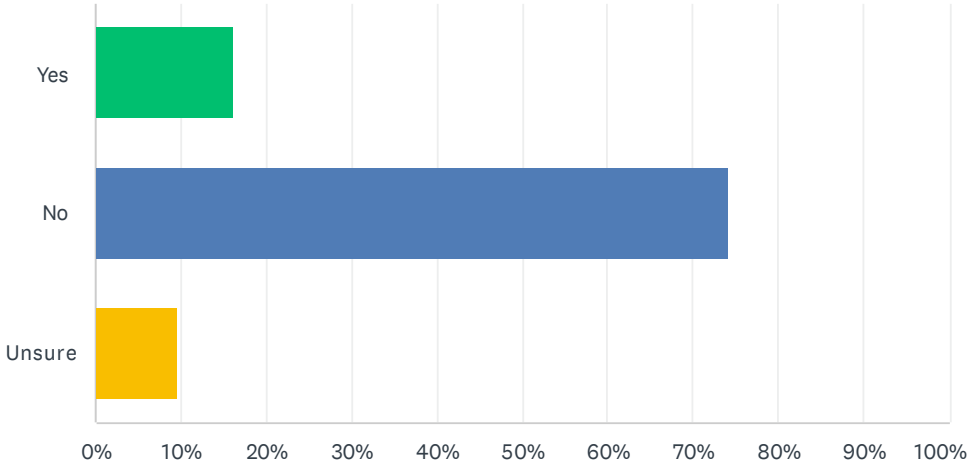
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	17.74%	22
No	68.55%	85
Unsure	13.71%	17
TOTAL		124

Q3 Are you a property owner in a historic district?

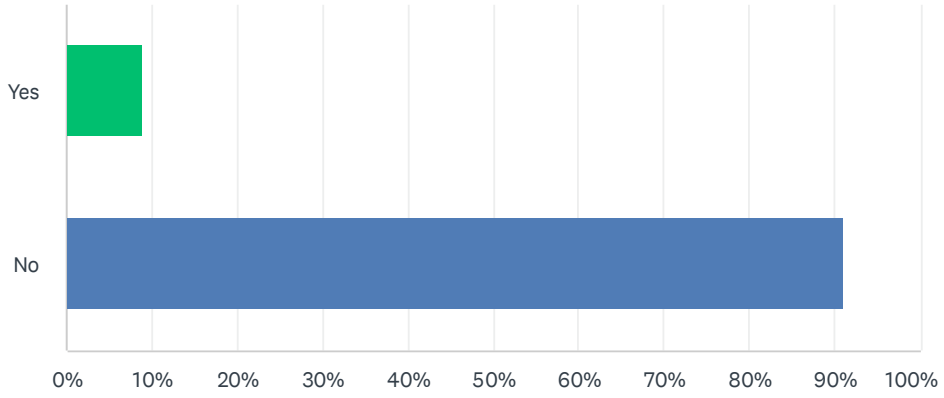
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	16.13%	20
No	74.19%	92
Unsure	9.68%	12
TOTAL		124

Q4 Have you ever completed a project which was regulated by the City for historic preservation?

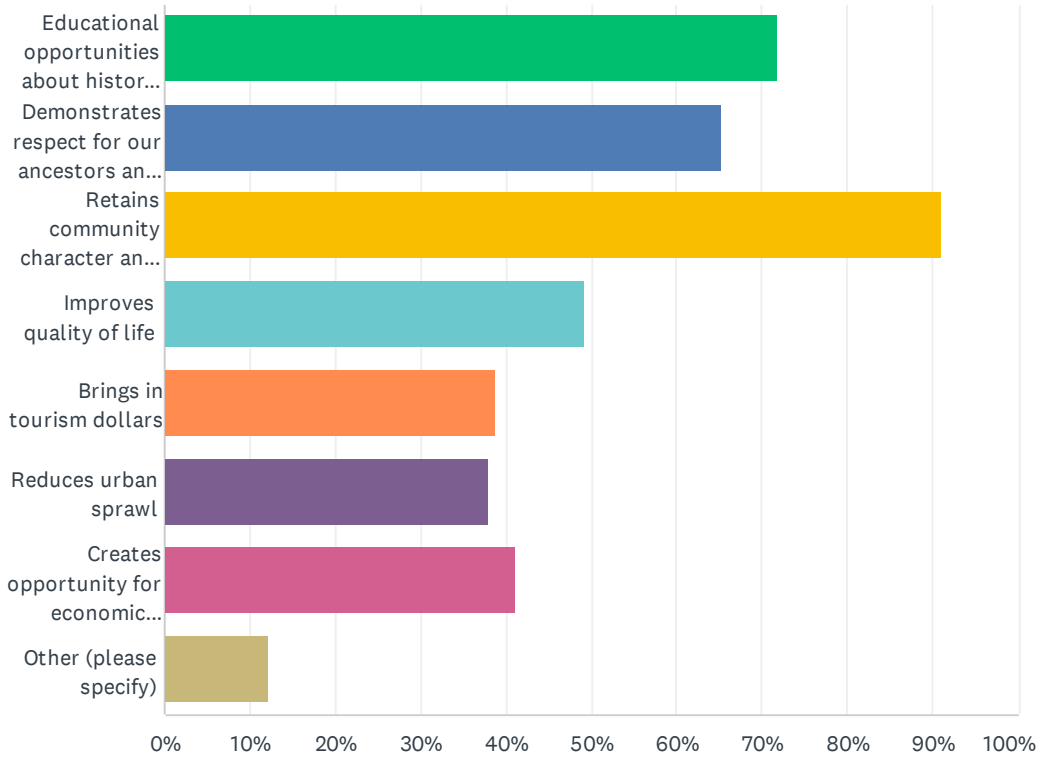
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	8.87%	11
No	91.13%	113
TOTAL		124

Q5 In your opinion, why is it important to preserve Stevens Point's historic resources? Please select all that apply.

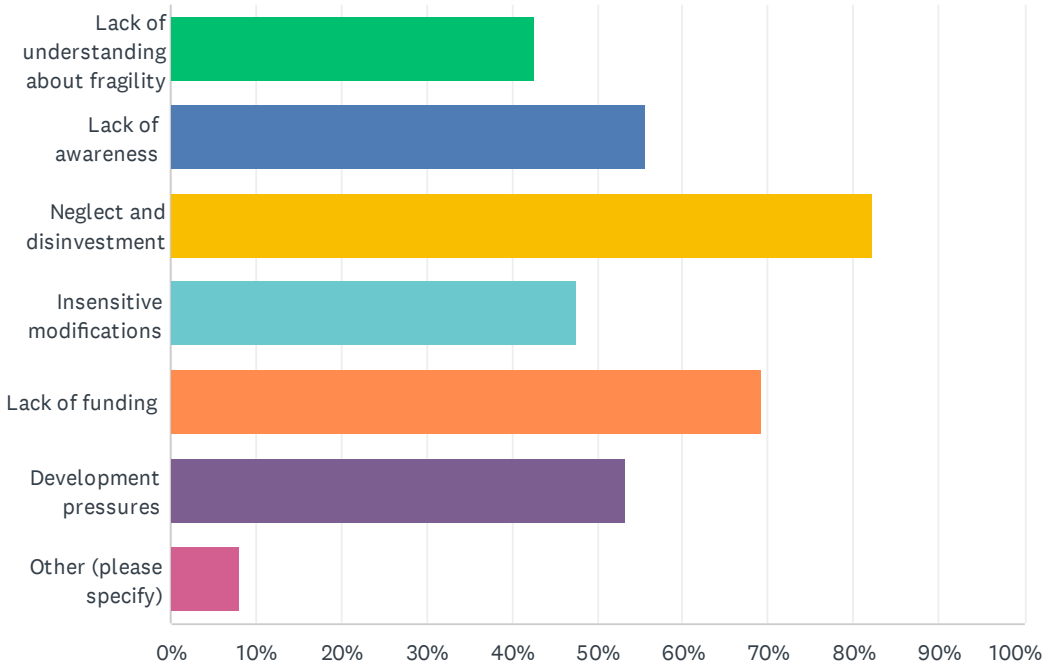
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Educational opportunities about history and culture	71.77%	89
Demonstrates respect for our ancestors and culture	65.32%	81
Retains community character and a sense of place	91.13%	113
Improves quality of life	49.19%	61
Brings in tourism dollars	38.71%	48
Reduces urban sprawl	37.90%	47
Creates opportunity for economic development	41.13%	51
Other (please specify)	12.10%	15
Total Respondents: 124		

Q6 When thinking about the historic sites or buildings that you felt were important to preserve, please identify the threats to those sites or buildings (select all that apply):

Answered: 124 Skipped: 0



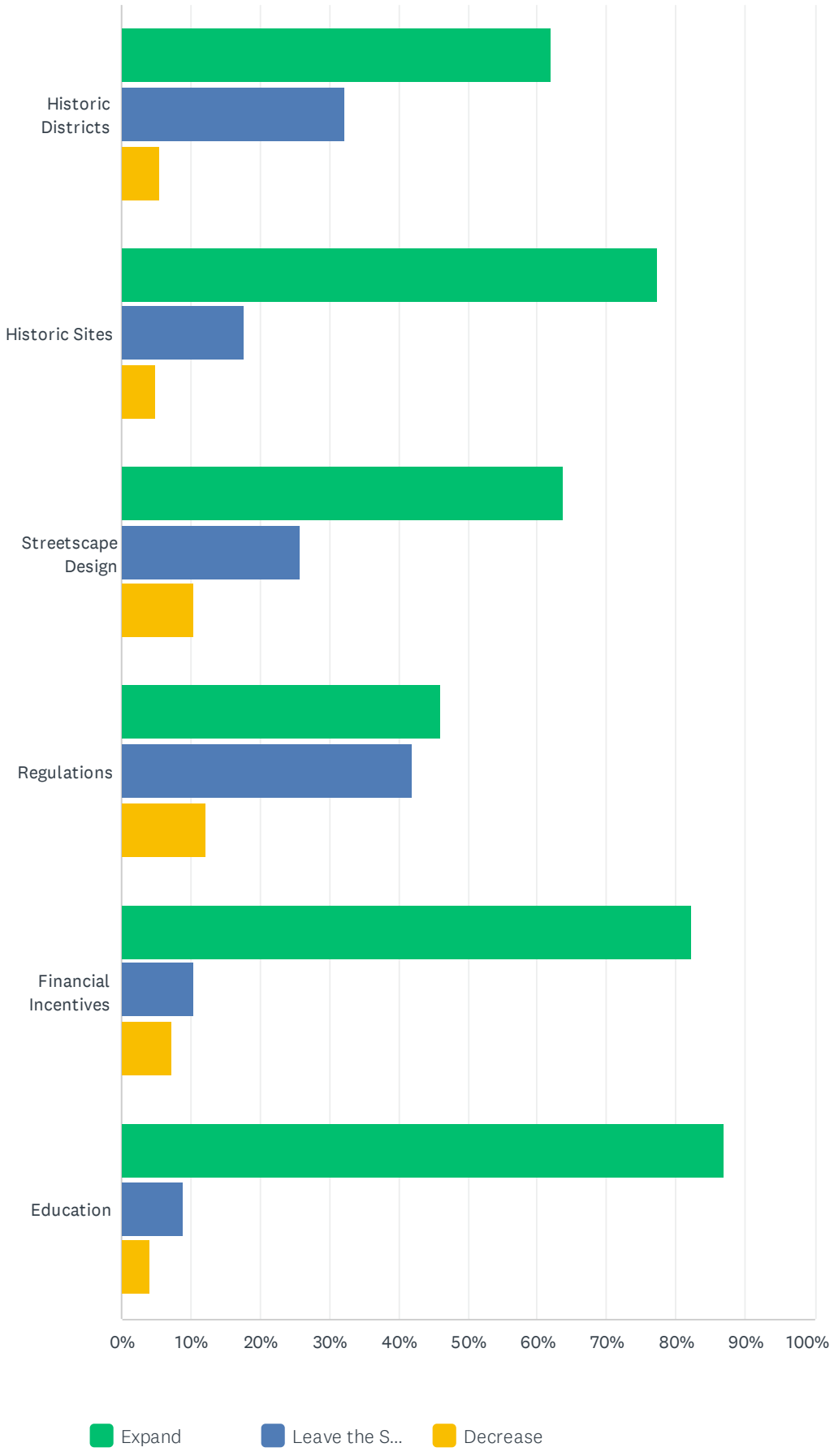
ANSWER CHOICES	RESPONSES	
Lack of understanding about fragility	42.74%	53
Lack of awareness	55.65%	69
Neglect and disinvestment	82.26%	102
Insensitive modifications	47.58%	59
Lack of funding	69.35%	86
Development pressures	53.23%	66
Other (please specify)	8.06%	10
Total Respondents: 124		

Q7 Please list the three historic buildings in Stevens Point that you feel are most endangered.

Answered: 124 Skipped: 0

Q8 What direction do you think that the City of Stevens Point should take in the future relating to historic preservation?

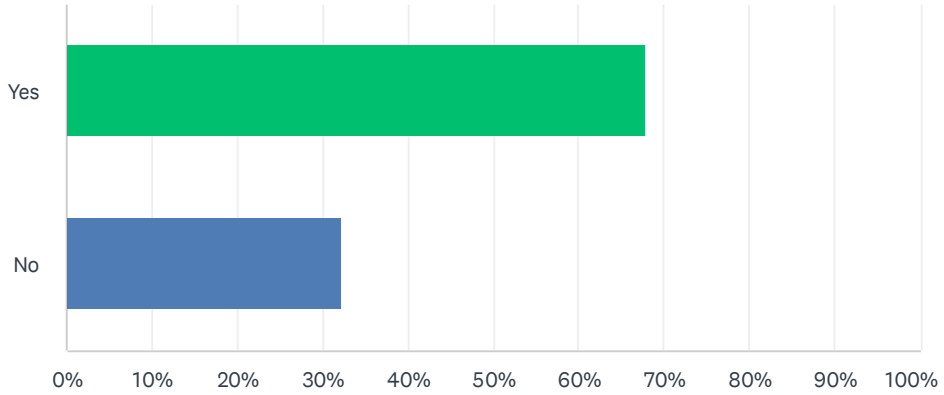
Answered: 124 Skipped: 0


Historic Districts
Historic Sites
Streetscape Design
Regulations
Financial Incentives
Education
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Expand
Leave the S...
Decrease

	EXPAND	LEAVE THE SAME	DECREASE	TOTAL
Historic Districts	62.10% 77	32.26% 40	5.65% 7	124
Historic Sites	77.42% 96	17.74% 22	4.84% 6	124
Streetscape Design	63.71% 79	25.81% 32	10.48% 13	124
Regulations	45.97% 57	41.94% 52	12.10% 15	124
Financial Incentives	82.26% 102	10.48% 13	7.26% 9	124
Education	87.10% 108	8.87% 11	4.03% 5	124

Q9 Are there individual properties, geographic areas or building types in Stevens Point that should be studied in the future for possible historic designation on the local and/or national level?

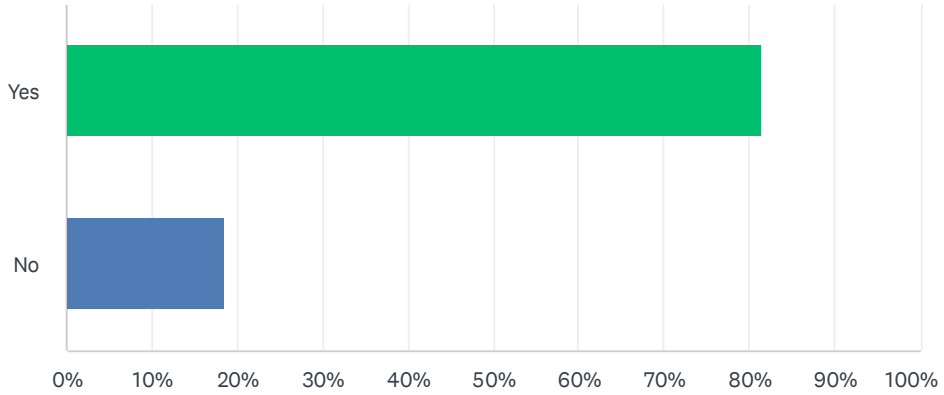
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	67.74%	84
No	32.26%	40
TOTAL		124

Q10 According to the National Parks Service, structures at least 50 years old can be eligible for historic designation. Do you believe that it is important to protect historic structures built between 1945 & 1974.

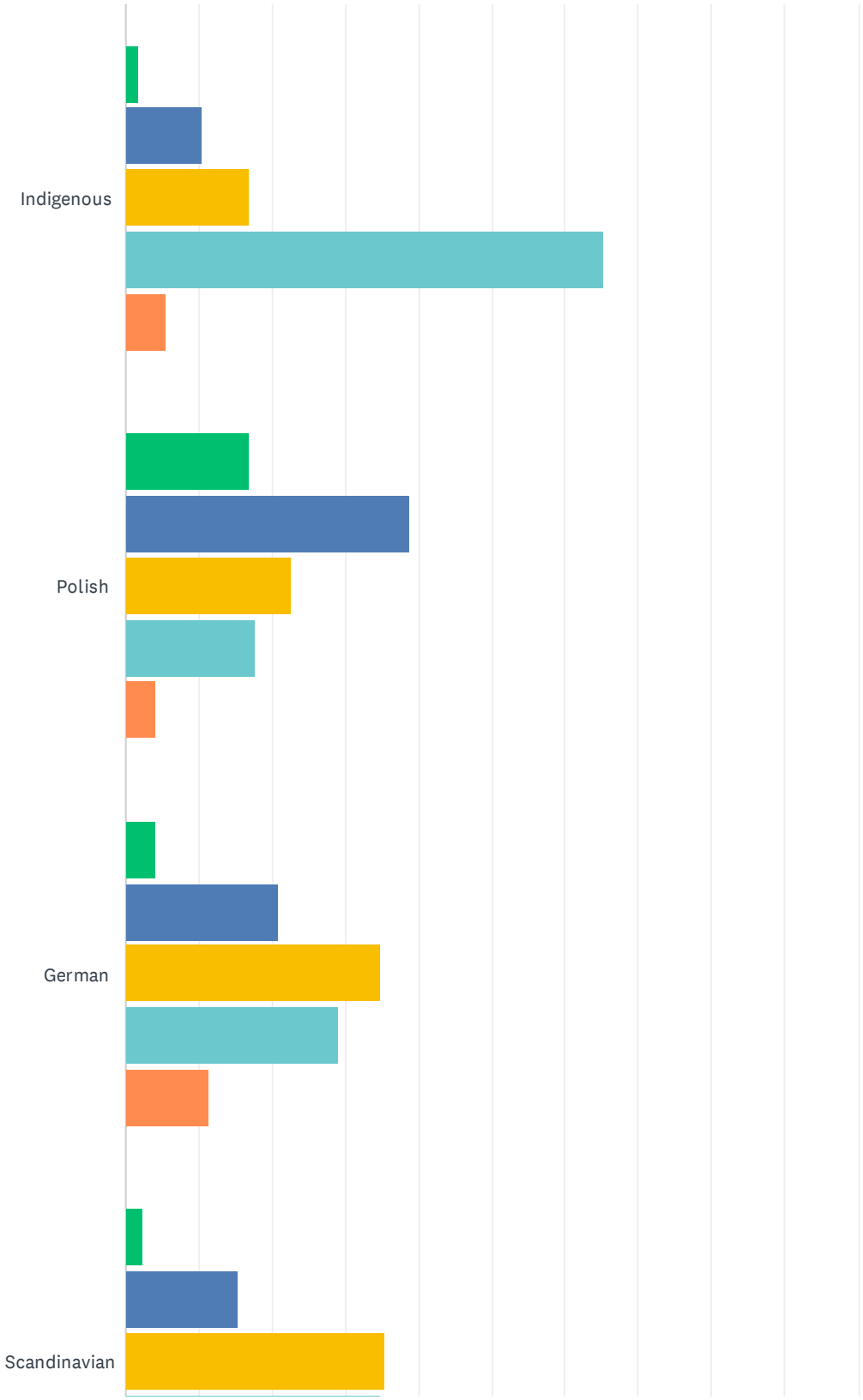
Answered: 124 Skipped: 0

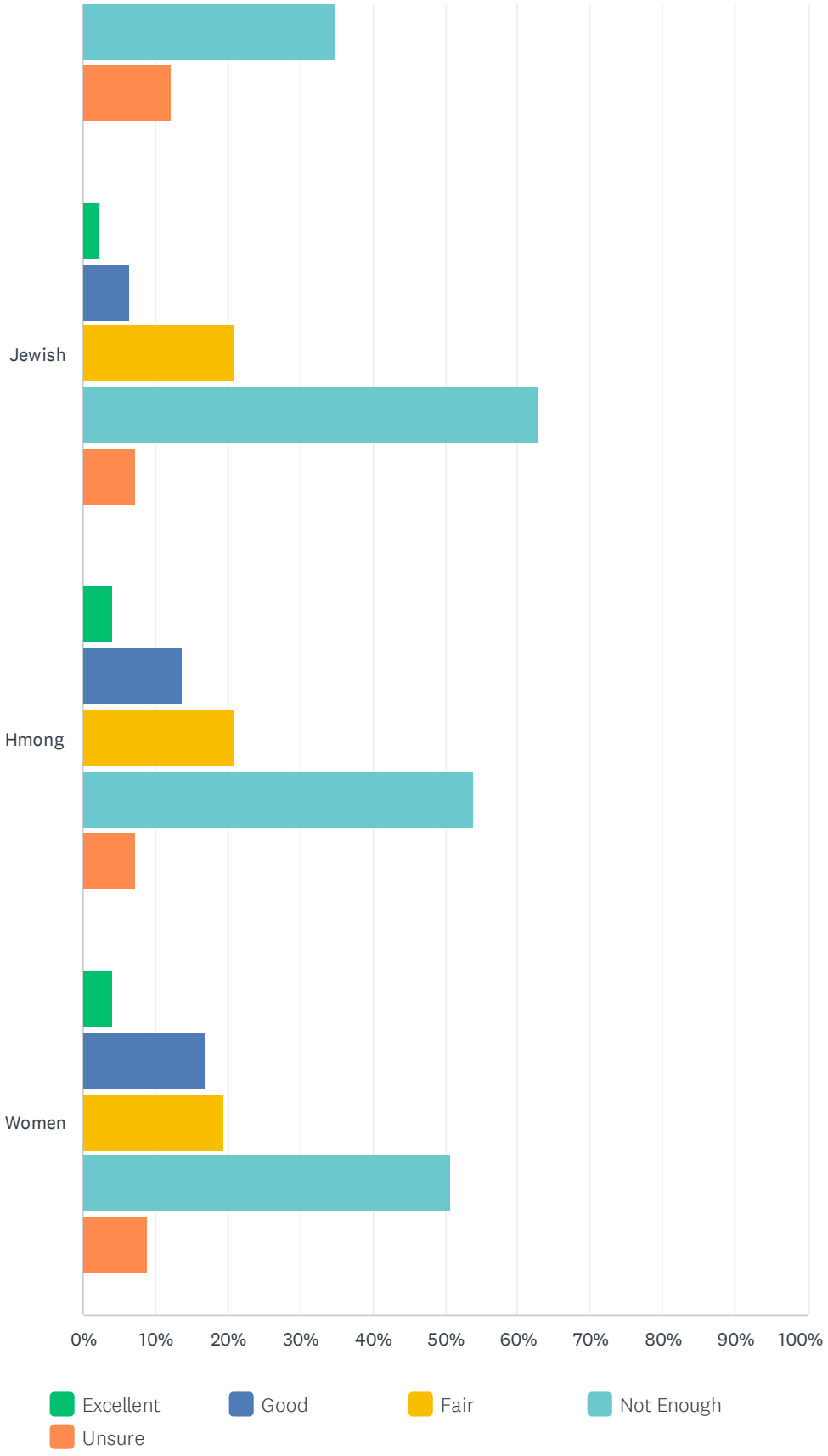


ANSWER CHOICES	RESPONSES	
Yes	81.45%	101
No	18.55%	23
TOTAL		124

Q11 How well our community educate the public about the historic context of the following social and cultural groups?

Answered: 124 Skipped: 0

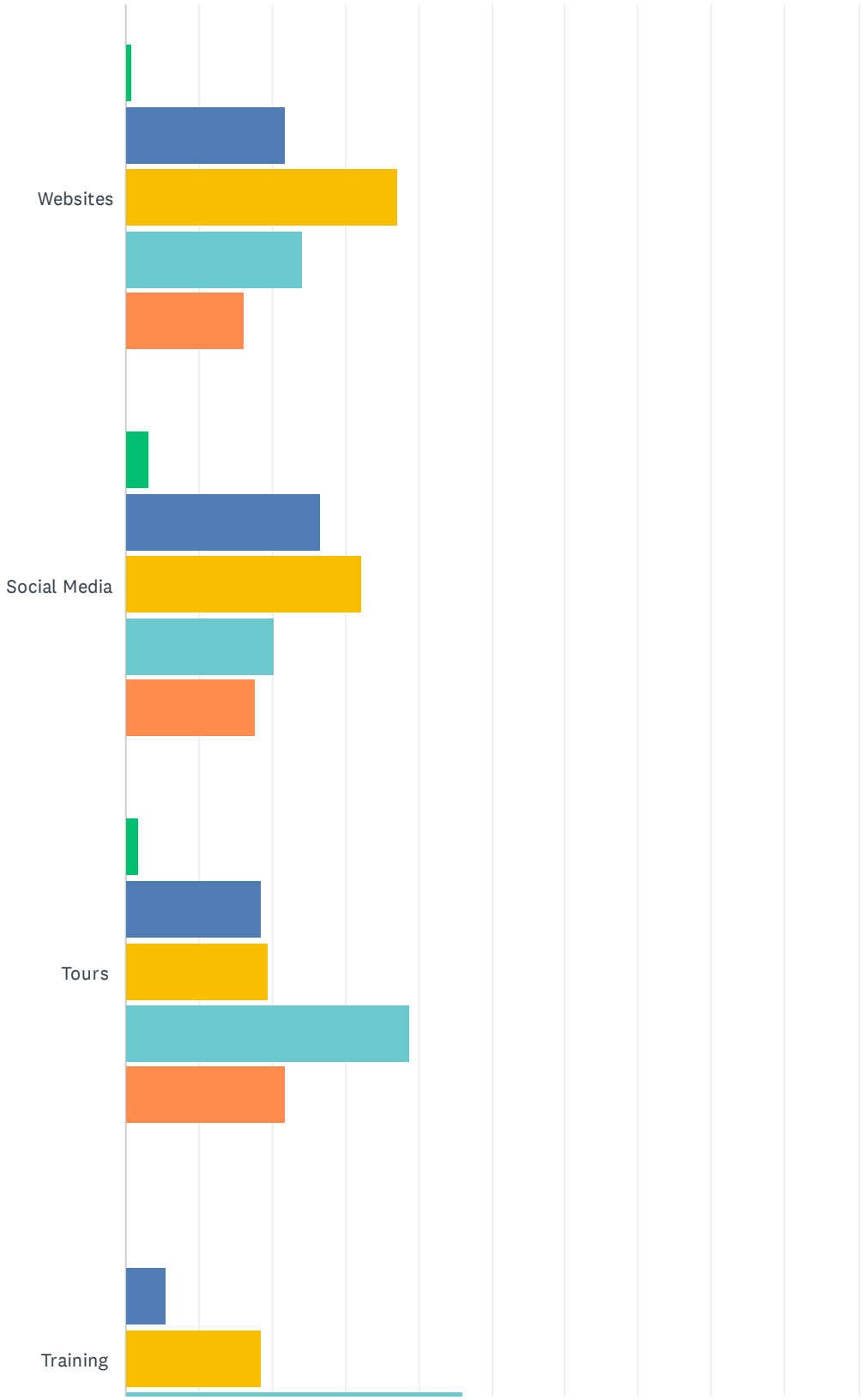


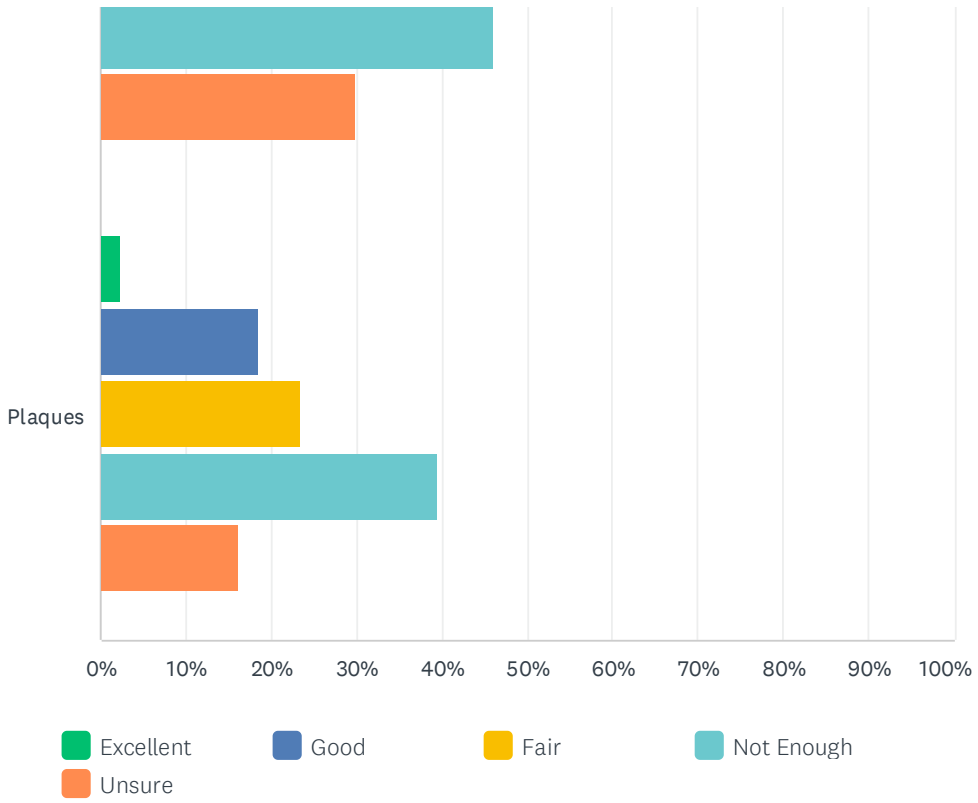

Jewish
Hmong
Women
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Excellent
Good
Fair
Not Enough
Unsure

	EXCELLENT	GOOD	FAIR	NOT ENOUGH	UNSURE	TOTAL
Indigenous	1.61% 2	10.48% 13	16.94% 21	65.32% 81	5.65% 7	124
Polish	16.94% 21	38.71% 48	22.58% 28	17.74% 22	4.03% 5	124
German	4.03% 5	20.97% 26	34.68% 43	29.03% 36	11.29% 14	124
Scandinavian	2.42% 3	15.32% 19	35.48% 44	34.68% 43	12.10% 15	124
Jewish	2.42% 3	6.45% 8	20.97% 26	62.90% 78	7.26% 9	124
Hmong	4.03% 5	13.71% 17	20.97% 26	54.03% 67	7.26% 9	124
Women	4.03% 5	16.94% 21	19.35% 24	50.81% 63	8.87% 11	124

Q12 How well does our community use the following to inform or educate the public about preservation projects and programs?

Answered: 124 Skipped: 0

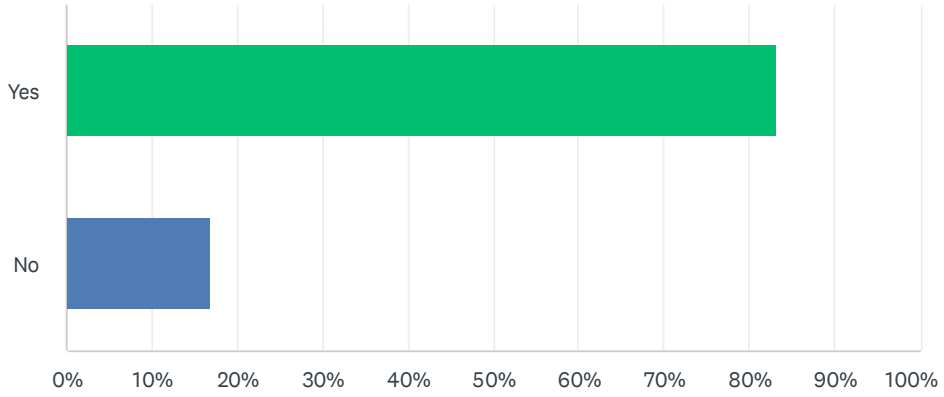




	EXCELLENT	GOOD	FAIR	NOT ENOUGH	UNSURE	TOTAL
Websites	0.81% 1	21.77% 27	37.10% 46	24.19% 30	16.13% 20	124
Social Media	3.23% 4	26.61% 33	32.26% 40	20.16% 25	17.74% 22	124
Tours	1.61% 2	18.55% 23	19.35% 24	38.71% 48	21.77% 27	124
Training	0.00% 0	5.65% 7	18.55% 23	45.97% 57	29.84% 37	124
Plaques	2.42% 3	18.55% 23	23.39% 29	39.52% 49	16.13% 20	124

Q13 The purpose of this community preservation plan, in part, is to examine what gives the city's historic areas a sense of place. Besides buildings, are there other things that the City should protect within historic areas to protect its sense of place?

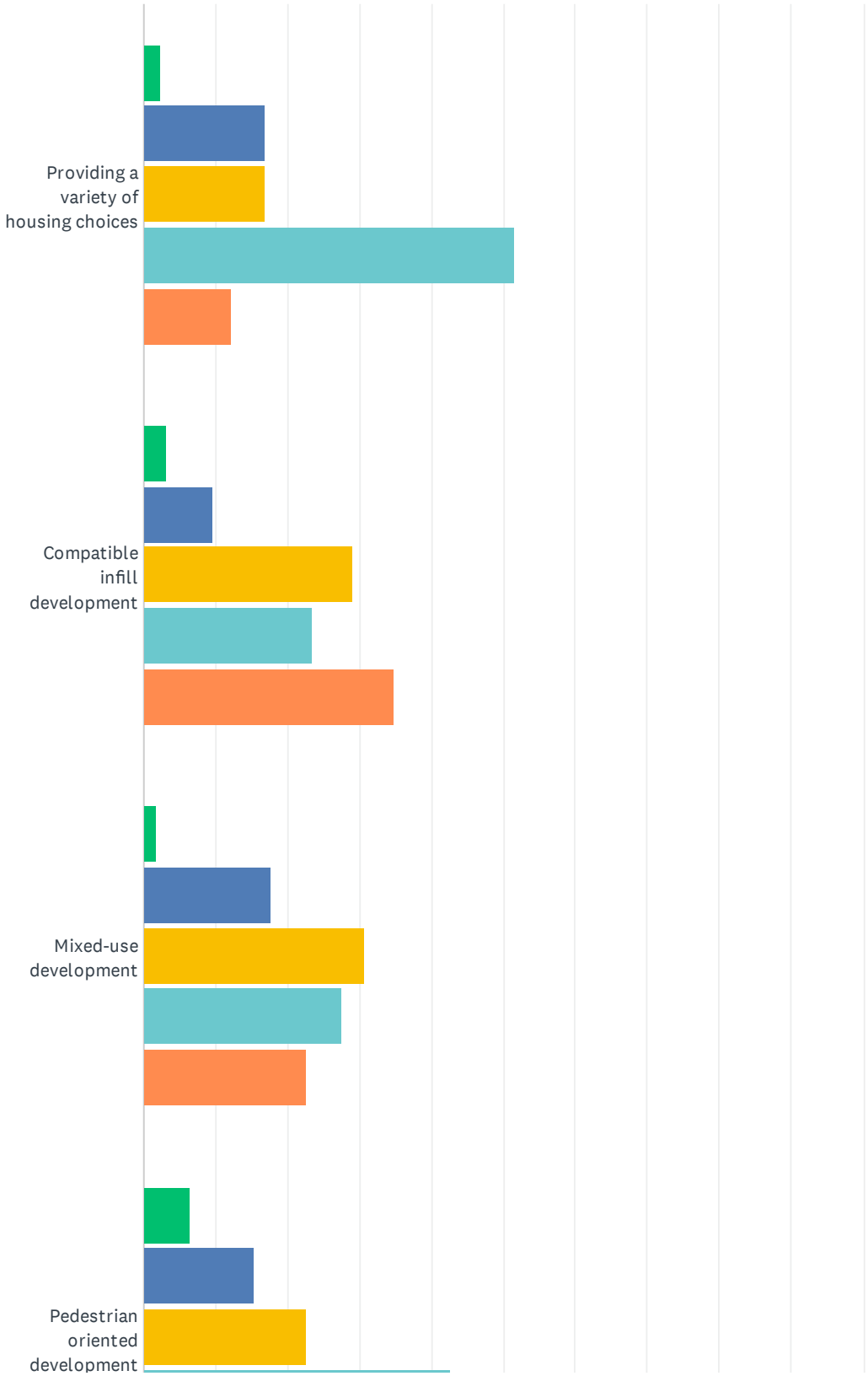
Answered: 124 Skipped: 0

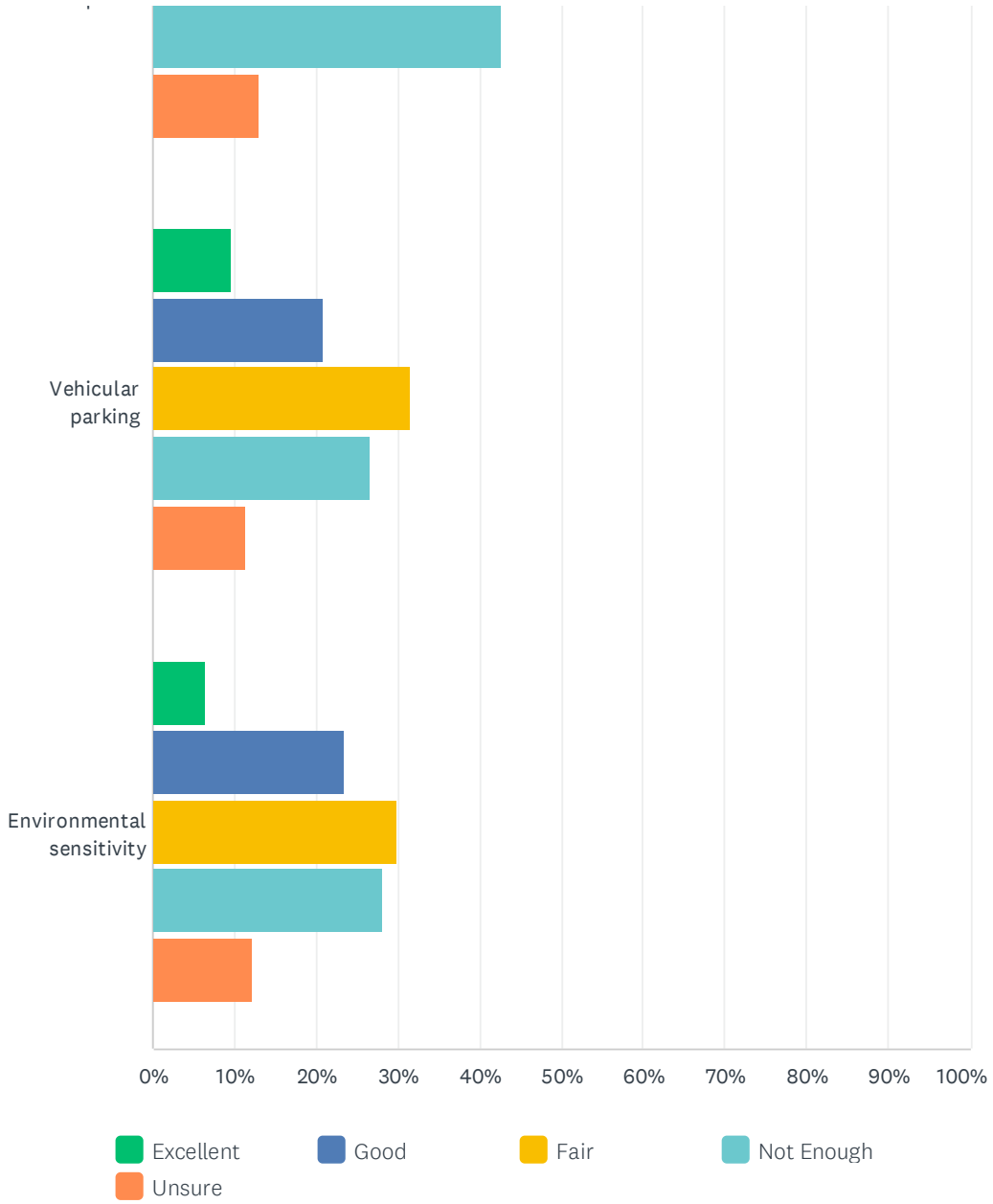


ANSWER CHOICES	RESPONSES	
Yes	83.06%	103
No	16.94%	21
TOTAL		124

Q14 How well is the City doing in balancing historic preservation goals with other development related goals?

Answered: 124 Skipped: 0

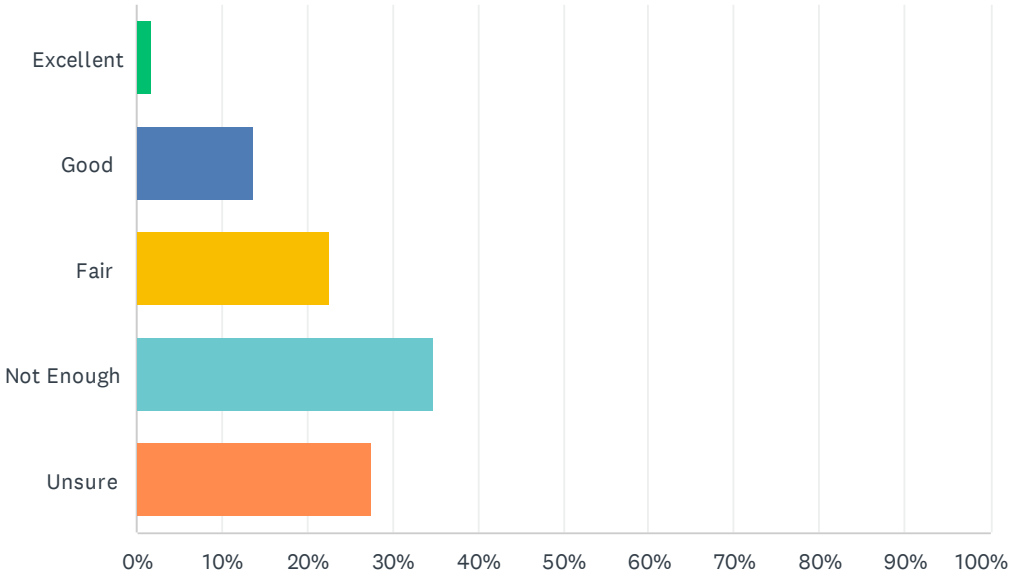




	EXCELLENT	GOOD	FAIR	NOT ENOUGH	UNSURE	TOTAL
Providing a variety of housing choices	2.42% 3	16.94% 21	16.94% 21	51.61% 64	12.10% 15	124
Compatible infill development	3.23% 4	9.68% 12	29.03% 36	23.39% 29	34.68% 43	124
Mixed-use development	1.61% 2	17.74% 22	30.65% 38	27.42% 34	22.58% 28	124
Pedestrian oriented development	6.45% 8	15.32% 19	22.58% 28	42.74% 53	12.90% 16	124
Vehicular parking	9.68% 12	20.97% 26	31.45% 39	26.61% 33	11.29% 14	124
Environmental sensitivity	6.45% 8	23.39% 29	29.84% 37	28.23% 35	12.10% 15	124

Q15 How well does the City provide adequate protections for preserving designated historic properties?

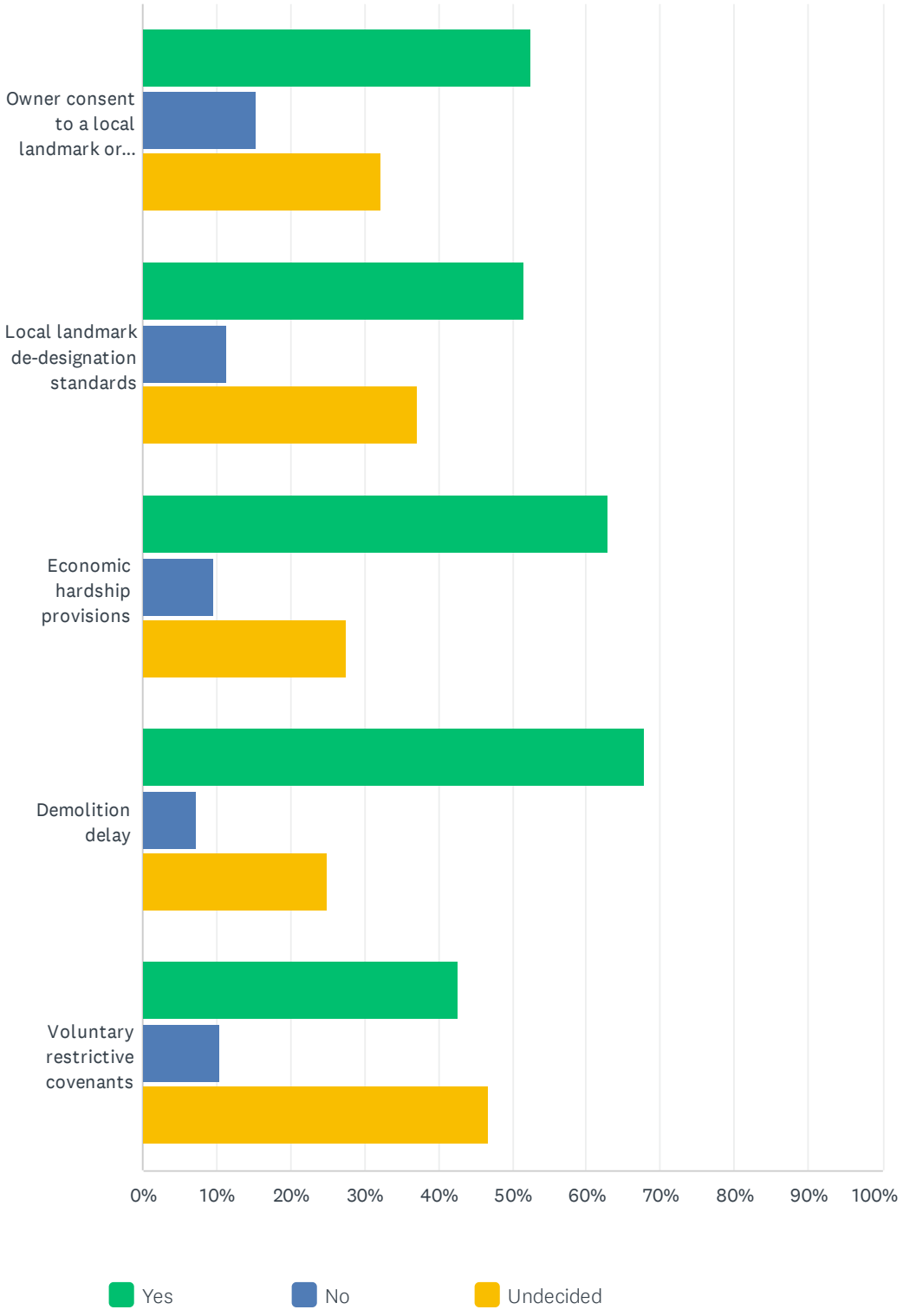
Answered: 124 Skipped: 0



ANSWER CHOICES	RESPONSES	
Excellent	1.61%	2
Good	13.71%	17
Fair	22.58%	28
Not Enough	34.68%	43
Unsure	27.42%	34
TOTAL		124

Q16 Other communities in Wisconsin have adopted the following ordinances related to their historic preservation efforts. Should the City pursue adopting ordinance language on the following?

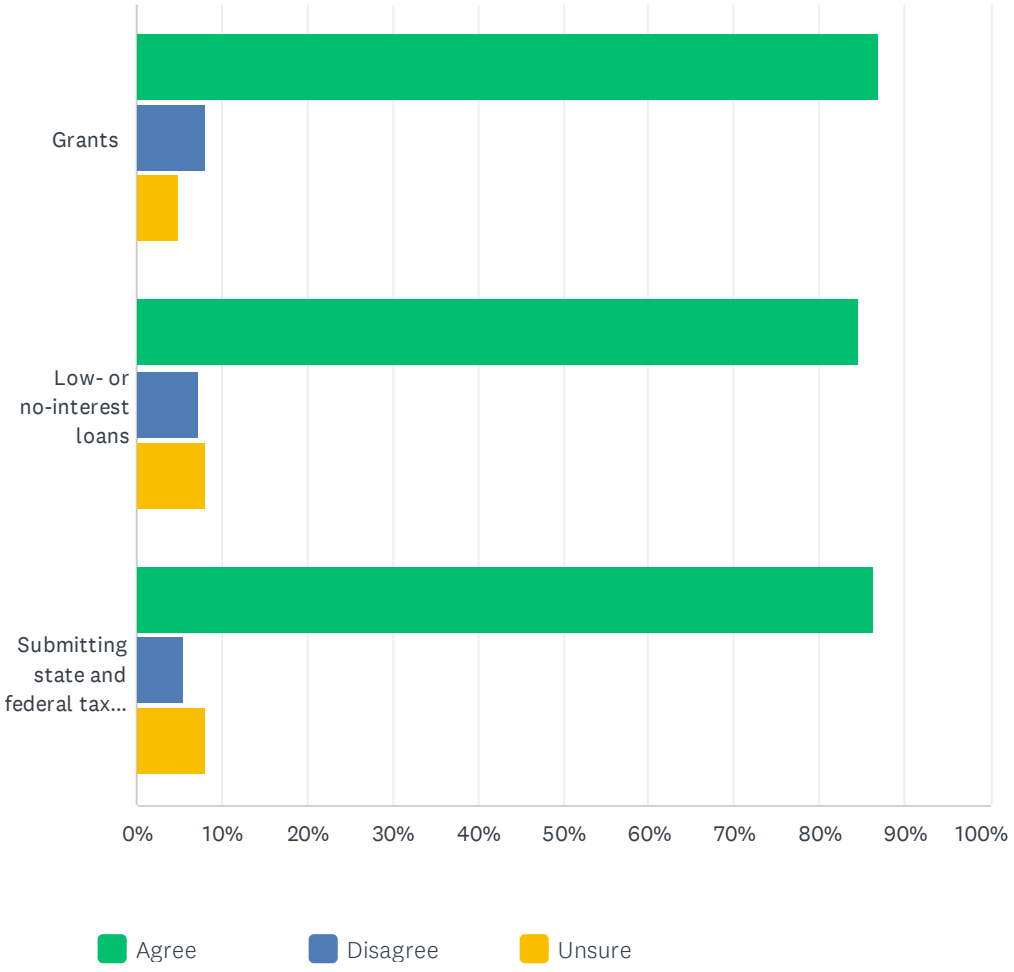
Answered: 124 Skipped: 0



	YES	NO	UNDECIDED	TOTAL
Owner consent to a local landmark or district designation	52.42% 65	15.32% 19	32.26% 40	124
Local landmark de-designation standards	51.61% 64	11.29% 14	37.10% 46	124
Economic hardship provisions	62.90% 78	9.68% 12	27.42% 34	124
Demolition delay	67.74% 84	7.26% 9	25.00% 31	124
Voluntary restrictive covenants	42.74% 53	10.48% 13	46.77% 58	124

Q17 Please state you opinion on the following: The City should assist the owners of historic buildings in making improvements through

Answered: 124 Skipped: 0



	AGREE	DISAGREE	UNSURE	TOTAL
Grants	87.10% 108	8.06% 10	4.84% 6	124
Low- or no-interest loans	84.68% 105	7.26% 9	8.06% 10	124
Submitting state and federal tax credit applications	86.29% 107	5.65% 7	8.06% 10	124

Q18 What is your email address?

Answered: 124 Skipped: 0

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

Department of Community Development
Adam Kuhn
Associate Planner
Zoning Administrator
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: December 2, 2024

RE: Housing Affordability Report: Posting Year 2024, Permit Year 2023

Background: As required by Wis. Stats. 66.10013, enclosed the Plan Commission will find the "Housing Affordability Report" for permitting year 2023.

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

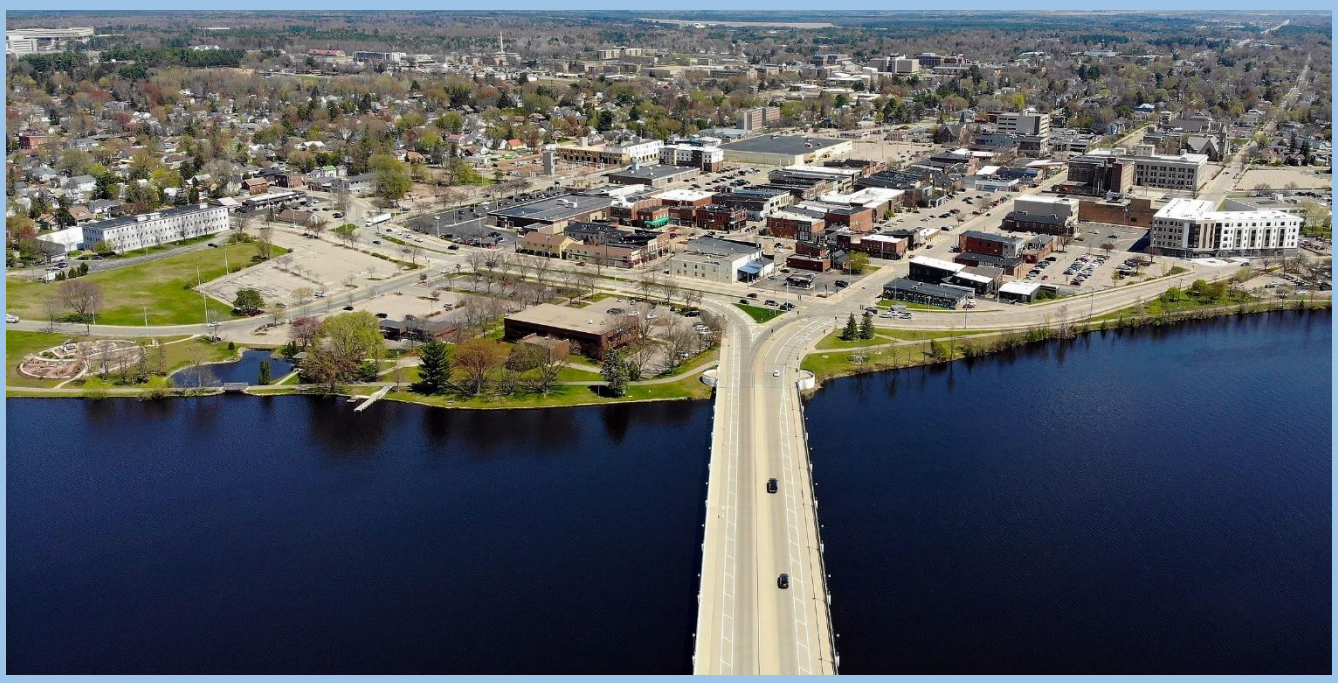
§66.10013 requires that the City find ways to reduce the cost of new housing construction by 20%. While the sentiment still holds true that the City's *true* ability to reach this 20% threshold is limited - a significant share of construction costs are outside of the City's sphere of influence (e.g., cost of materials, cost of labor, and federal regulations like the Davis-Bacon Act and the Buy American Act) – it is nonetheless a useful document to outline a community's aspirations to address high housing costs. Overall, recommendations are to advocate for planned development rezonings for multi-family housing construction, amend land use regulations by making more housing developments a permitted land use, and encourage partnerships between the City and third-party organizations to reduce the cost burden on a developer.

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

www.stevenspoint.com

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

Housing Affordability Report



REPORT YEAR 2024, PERMIT YEAR 2023

Department of Community Development
City of Stevens Point, Wisconsin

Introduction

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

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

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

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

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

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

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

Additionally, this Housing Affordability Report will analyze the progress toward goals contained in the Housing Element Chapter of the City's 2005 Comprehensive Plan. This 2024 Housing Affordability Report is written to analyze the 2023 permit year, and complies with all requirements contained within §66.10013 of Wis. Stats.

Process & Data

As a result of §66.10013, this report was compiled utilizing data from permitting year 2023. This includes platting, development, and other permit data required to comply with the January 1, 2025 posting deadline outlined in 2017 Act 243. In 2023, changes in the fee schedule for various permits were proposed and adopted. Most changes saw a slight increase in fees required for scopes of work that charged a flat fee (e.g., water heater replacements, installation of accessory structures, roofing and siding replacement, etc.). These changes were effective starting with the 2024 permit year and is not represented in the data presented in this report.

Additionally, as required by 2017 Act 243, this report is posted to the City's website (**https://stevenspoint.com/197/Community-Development**) for the public to view. All members of the City's Plan Commission and Common Council will also receive a copy of this report.

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

Housing Demand & Affordability

Population

Over the last ten years, Portage County has had a 0.51% increase in population. Over the same time period, the City of Stevens Point and the Village of Whiting saw a slight decrease in population (3.93% and -7.13%, respectively), while the Village of Plover saw a significant increase in population (11.52%). The urban area of Portage County (considered the City of Stevens Point, the Village of Plover, the Village of Whiting and the Town of Hull), make up 66.22% of the total County population. This percentage has stayed stagnant over the last decade.

As the County seat, Stevens Point has a traditional development pattern, mixed with some suburban residential development. The City's existing housing stock similar in nature to other older communities that have experience population growth. The City has roughly 5,638 homes, of which 45% were constructed before 1950, 6% were constructed prior to 1900, and 11% were constructed

after 2000. Home construction has been cyclical in Stevens Point. Single-family home construction reached its peak in the 1960s during which 13% of the City's current stock was built. In the 1980's, only 3% of the City's current housing stock was constructed (note: Town of Hull and Village of Plover saw significant single-family housing development during this time). In the 1990's, the City's housing development increased as correlated to the development of the more suburban parts of the city. As of now, single-family construction since 2010 in Stevens Point accounts for 2% of its total housing stock, meaning a moment of waning in single-family housing development within the city. 54% of the City's housing stock are detached single-unit structures, meaning one residential unit is on one tax parcel. 95% of all homeowners in the city live in single-unit structures. Due to significant student populations encompassing the University of Wisconsin-Stevens Point and Mid-State Technical College, the city does have a disproportionate percentage of City households occupied by renters (49%). For the last several years, this number has remained nearly the same, but there has been a slight decline, from 51% to 49%.

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

In 2013 the Wisconsin Department of Administration (DOA) provided population estimates for the year 2040 based on the 2010 Census and other data provided to the State. The DOA estimates indicated a population of 30,150 persons by 2040. These estimates translate to 12,369 households with an average household size of 2.13 persons per household. There are concerns over the accuracy of this population projection as the 2020 Census results for the City is 2,754 individuals behind the original 2020 projection.

Growth Trends & Focus Areas of the Community

For the last several years, a significant refocus in public policy towards housing has occurred. Local elected and appointed officials have opted to spend efforts on redeveloping and reinvesting the City's existing neighborhoods, while discouraging suburban greenfield development. This means that fewer new utilities and roadways are installed, and therefore fewer (if any) impact fees are assessed to

developers seeking to construct new residential subdivisions. The implementation of this shift in policy is new – however, the City's 2005 Comprehensive Plan identified upkeep, maintaining, and offering incentives to homeowners to improve the existing housing stock. Major non-single-family developments either have occurred (Berkshire Senior Housing, BANTR Apartments, Northside Yard and The Grove), and several additional multi-family housing developments are planned in the next few years. These developments are on existing lots within the City's core neighborhoods, and are not considered greenfield development. While infill development does require building permits and some impact fees, it is not as impactful to the developer if a greenfield development were to occur. Additionally, given the focus on infill redevelopment and reinvestment, you will see that the City's building permits on alterations is higher than other municipalities that are hyper-focused on suburban development and subdivisions.

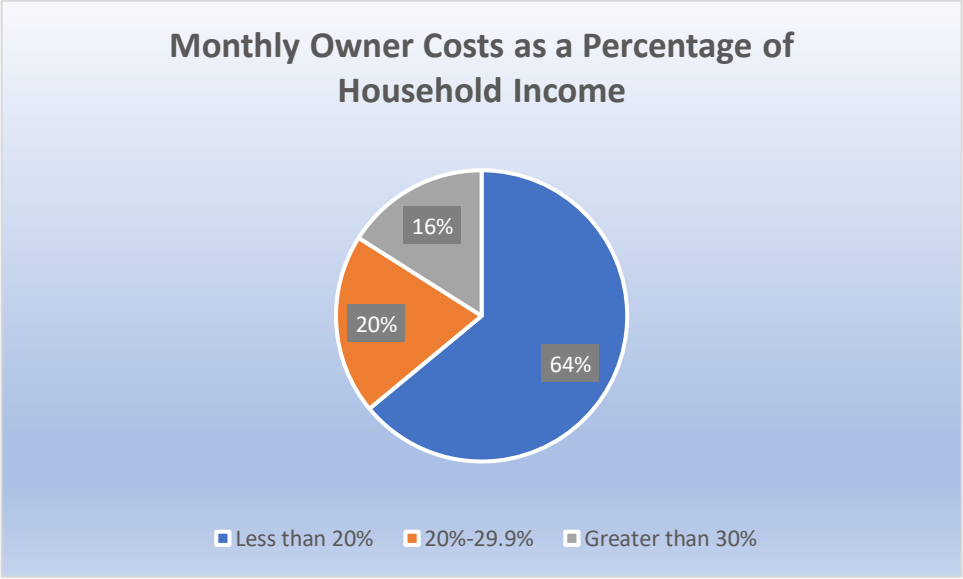
Housing Affordability

Utilizing data from the 2022 American Community Survey, we can provide generalizations on how affordable housing (whether rental or owner-occupied) is within the City of Stevens Point. Housing affordability has been defined by the amount of monthly income that is dedicated to paying a mortgage or rent. According to the U.S. Department of Housing and Urban Development, families that pay more than 30% of their monthly income for housing are considered housing cost-burdened. This means that those families are financially limited on other non-discretionary costs of living within the community (transportation, groceries, student loans & debt service, childcare, etc.). In the City of Stevens Point, the median gross household income is $46,663.

Owner-Occupied Housing

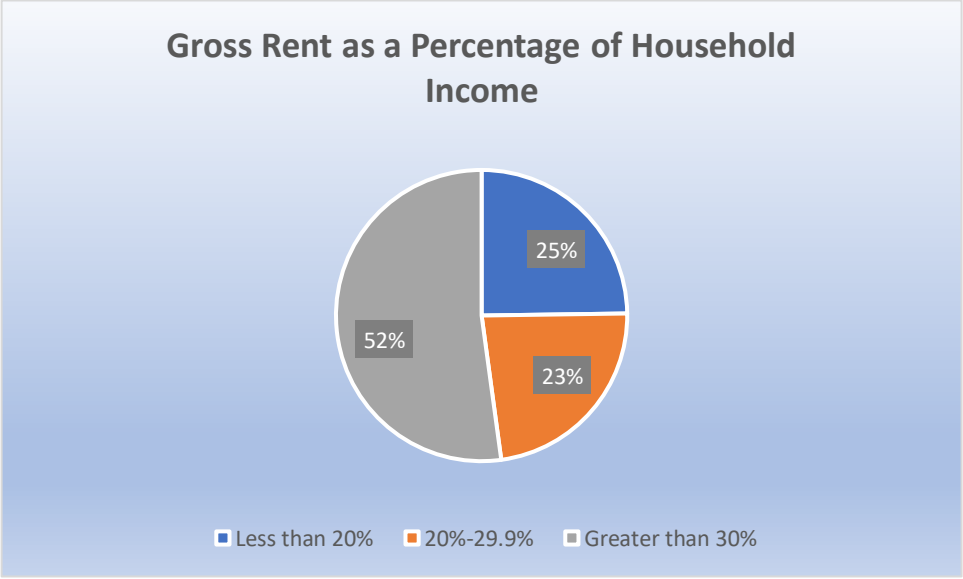
For us to dive further into the concept of housing affordability, we need to better understand the data in which we are pulling this information from. When identifying "Monthly Owner Costs," it should be known that this includes the sum of payments for mortgages, deeds of trust, contracts to purchase, or other similar debts on the property. It also includes real estate taxes, proper insurances, and utilities.

According to the 2022 American Community Survey, there are 10,273 occupied housing units within the city. Of those, 5,098 (49.6%) are owner-occupied. Additionally, of the 5,098 owner-occupied units, 3,021 (59.3%) have a mortgage or mortgage equivalent. Of those with a mortgage or mortgage-equivalent, roughly 816 households (16%) spend more than 30% of their household income on Monthly Owner Costs. Below is a percentage breakdown of the percentage of household income spent on Monthly Owner Costs.



Non-Owner-Occupied Housing (Renters)

With a high student population and older housing stock, it is no surprise to public officials that the city has a higher percentage of non-owner-occupied housing than peer communities. Of the 10,273 occupied housing units in the community, 5,075 (49.4%) are renter-occupied. Based on data gathered from the U.S. Census, 52% of renter-occupied housing units pay over 30% of their household income towards rent.



This state-mandated report is well intended and affords municipalities the opportunity to review our internal fee structures and identify ways to reduce the cost of developing housing within the City, thereby reducing the cost shift from the developer to the new home owner. With that said, it is

important to point out the contradictory language between §66.10013, §66.10014, and §66.1015. §66.1015 outlines limitations on a municipality's ability to enact inclusionary zoning. It reads, in part:

> *(3) Inclusionary zoning prohibited.*
>
> *(a) In this subsection:*
>
> *1. "Inclusionary zoning" means a zoning ordinance, as defined in s. 66.10015 (1) (e), regulation, or policy that prescribes that a certain number or percentage of new or existing residential dwelling units in a land development be made available for rent or sale to an individual or family with a family income at or below a certain percentage of the median income.*
>
> *2. "Median income" has the meaning given in s. 234.49 (1) (g).*
>
> *(b) No city, village, town, or county may enact, impose, or enforce an inclusionary zoning requirement.*

It is a contradiction to require municipalities to write this report annually and identify ways to reduce our impact fees at the time of approval of a new subdivision by 20 percent – under the premise of 'Housing Affordability' – but prohibit local governments to require that new housing developments have *some* type of affordable housing. Arguably, one of the best ways to address local housing shortages is to allow the local municipality to regulate development of *some* affordable housing when working through a new development – not by solely relying on the market to drive this component.

Housing Goals in the Comprehensive Plan

The City's most recently adopted Comprehensive Plan was approved in 2005. The existing Comprehensive Plan focuses on strengthening our neighborhoods, improving the housing stock, and furthering housing policy that promotes affordability, availability, and accessibility of units. Each of those development goals include specific policy items as outlined below:

Goal A. Allow for an adequate supply of housing to meet the needs of all citizens; a diverse housing stock exists across income levels and within neighborhoods.

Objective A1: *Planning policies and development regulations should be flexible, and not impose unnecessarily rigid or strict residential environments, allowing for variation in housing type and density, and in the socio-economic composition of neighborhoods in all sections of the city.*

> ***Policy A1.1:*** *Create zones where maximum lot sizes, smaller lots, and mixed uses would be considered as part of an overall design theme perhaps using Traditional Neighborhood Principles.*
>
> ***Policy A1.2:*** *Promote the availability of adequate and affordable housing for the elderly, disabled, and low income.*
>
> ***Policy A1.3:*** *Residential growth should be clustered, where appropriate, within walking or biking distance of everyday necessities, incorporate green space and other natural resources into its design, contain a diverse housing stock, be located near services, and less reliant on the automobile.*
>
> ***Policy A1.4:*** *Mixed-Use Flexibility - To plan for "mixed-use" residential areas where appropriate, with guidance and participation by neighborhood residents and alderperson to assist the Planning Department in establishing specific neighborhood densities, zoning districts, and zoning boundaries.*
>
> ***Policy A1.5:*** *Environmental Quality - To reject or require changes in residential development proposals which are determined to result in environmental problems such as groundwater or surface water pollution, destruction of scenic quality, adverse effects on shorelands or wetlands, creation of surface drainage problems, and loss of good farmland.*

Objective A2: *Infilling and Avoidance of Sprawl - To plan for and advocate the development and/or redevelopment of close-in parcels of land having some or all existing City services as a means of bringing available City lands on the market for residential expansion. As a general rule these lands will be less costly to develop than the extension of services to fringe lands.*

> ***Policy A2.1:*** *To develop incentives for the owners of such lands to initiate developments.*
>
> ***Policy A2.2:*** *To provide reasonable incentives to developers to develop such parcels where there is a confirmed fiscal benefit to the City.*

Policy A2.3: *Develop housing close to places of employment.*

Policy A2.4: *Reemphasize residential development at downtown locations in conjunction with retail and commercial development.*

Goal B. Maintain or improve the quality and integrity of existing housing and neighborhoods. The result will be residential neighborhoods which are safe and pleasant, where property values are protected, and which are free from incompatible land uses and traffic volumes.

Objective B1: *Housing is monitored and quality maintained through the strict enforcement of guidelines and codes*

Policy B1.1: *Review and update building maintenance and occupancy codes; enforce minimum housing standards throughout the City.*

Policy B1.2: *Enforce maintenance and occupancy codes to targeted neighborhoods and respond to housing maintenance concerns on a complaint-made basis.*

Policy B1.3: *Take action to address property maintenance and night-time noise complaints, surrounding college housing. Possible actions include targeted policing and neighborhood watch programs.*

Policy B1.4: *Apply codes relating to sidewalk maintenance and shoveling uniformly across the City.*

Objective B2: *Establish a subcommittee to evaluate costs and benefits of a design review process for multifamily projects approvals.*

Objective B3: *Maintain and expand housing owner and landlord rehabilitation loan programs.*

Policy B3.1: *Maintain and administer City Housing and Community Development Authority Housing rehabilitation programs.*

Policy B3.2: *Apply for additional City housing rehabilitation funding through Community Development Block Grant and other programs.*

Policy B3.3: *Assist renters to become homeowners with down payment assistance, training, rehabilitation costs and others as needed.*

Policy B3.4: *Coordinate City housing programs with CAP Services Inc. housing programs to maximize leverage of additional funds.*

Policy B3.5: *Support the expansion and continuation of CAP Services Inc. housing rehabilitation programs.*

Policy B3.6: *Provide assistance to the Stevens Point Area Senior High School, Habitat for Humanities, or other appropriate new house construction program by assisting with financing, lot purchase, or other assistance.*

Policy B3.7: *Apply public housing programs in a manner that does not result in the over-concentration of low-income persons or a single ethnic group in a single area.*

Objective B4: *Older homes are preserved through incentives that are offered to those who revitalize and maintain existing housing within the urban area.*

Policy B4.1: *Allow for the reasonable remodeling and expansion of those older homes and garages to modern standards while at the same time protecting the rights of privacy and enjoyment of open space of neighbors.*

Policy B4.2: *Create a working group to study the impact of current setback requirements on older neighborhoods and to amend those codes as necessary.*

Policy B4.3: *Identify existing homes that are in such poor condition that they should be demolished and the lots made available for new housing.*

Goal C. Plan for an adequate supply of land for residential development which allows choices between different types of residential environments.

Objective C1: *The City works to identify and preserve areas for future city growth.*

Policy C1.1: *Work with neighboring towns to identify and preserve areas for future city growth.*

Policy C1.2: *Maintain an adequate supply of land for residential development.*

Policy C1.3: *Avoid residential sprawl outward along Highways 10 and 66 through use of available City powers including extraterritorial plat review.*

Policy C1.4: *Compliance With Development Standards - review all subdivision plats and lot splits to assure that all City residential development standards are met and to insure that each subdivision is planned to interrelate well with surrounding development, existing or future.*

Policy C1.5: *Encourage housing projects which have a net positive tax impact to the City.*

Policy C1.6: *Neighborhood design enhances community character.*

Objective C2: *Growth boundaries are established and maintained in the urban area to assist zoning in regulating and managing outward growth and protecting undeveloped land.*

Policy C2.1: *Local units of government work together to develop creative ways to plan for and share the benefits of growth across municipal boundaries.*

Policy C2.2: *Develop an educational program for municipal boards and the public related to housing issues.*

Objective C3: *Payment for Development Costs - require developers to provide required public services as determined by Council, and provide arrangements for payment of that portion of development costs before such developments receive final approval by the City.*

Policy C3.1: *Investigate strategies to reimburse the City for the costs of new development.*

Meeting the Housing Goals of the Comprehensive Plan

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

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

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

Lastly, it should be noted that the City is currently undergoing a rewrite of its Comprehensive Plan, creating neighborhood plans along targeted areas of the city. 2023 saw the adoption of the City's first neighborhood plan – a plan for the Goerke Park-Washington Elementary School neighborhood. As the City adopts additional neighborhood plans, careful emphasis should be given to ensure that the housing goals identified are representative of the need for new and refurbished housing units among the city as a whole.

Residential Activity & Fees Collected

Consistent with §66.10013(2)(a) and (b) of the Housing Affordability Report requirements, in 2023 the City approved the following plats, permits, and maps for residential development:

Table 1: Residential Activity, 2023

Fees Collected - 2023	**Projects**	**Total Fees**	**Avg. Project Cost**	**Avg. Fee per Project**
New Single Family Residential	**15**	**$1,989,268.00**	**$132,617.87**	**$1,016.17**
New Duplex(s)	**14**	**$4,154,500.00**	**$296,750.00**	**$1,400.37**
New Multi-Family	**3**	**$221,334.00**	**$73,778.00**	**$606.50**
Addition	**16**	**$999,705.00**	**$62,481.56**	**$254.34**
Alteration	**335**	**$2,569,114.70**	**$7,669.00**	**$87.25**
Demolition	**9**	**$36,840.00**	**$4,093.33**	**$66.67**
New (Deck, Driveway, etc.)	**151**	**$1,069,934.69**	**$7,085.66**	**$62.63**
Replacements	**524**	**$5,054,815.28**	**$9,646.59**	**$50.68**
Unclassified	**19**	**$320,688.00**	**$16,878.32**	**$97.05**
TOTAL	**1086**	**$16,416,199,.67**	**$611,000.33**	**$3,641.66**

Table 2: Residential Units Created, 2023

Type	Residential Units Created
Subdivision Plat	60
Certified Survey Maps	15
Condo Plats	0
Single-Family Permits	16
Two-Family Permits	14
Multi-family Permits	3

Permits issued and units created in 2023 represent all residential activity in the City. Consistent with previous years, there is significantly more activity will alterations and additions as opposed to creation of new units of housing. This also indicates that homeowners within the City of Stevens Point are working to maintain their properties and could also be considered that property owners within the City are living within their financial means. This provides for a more resilient community during economic uncertainties.

Of note in meeting affordability and upkeep/maintenance goals that improve the condition of existing housing stock, it is worth reiterating that 81% of all permits were issued for additions, alterations and replacements. Considering the general homeownership affordability in the City, as well as the number and percentage of improvement-related fees, owners appear to be spending significant amounts of capital in increasing the condition of homes.

Table 3: Residential Permits, 2023

Type	Residential Permits
Subdivision Plats	0
Certified Survey Maps	5
Condo Plats	0
New Unit Building Permits	29
Alteration Permits	335
Addition Permits	16

For new construction, the average new home project cost for single-family residential in 2023 was nearly $132,617 per unit. This indicates that while there is a small market for new construction, these homes are targeted to higher-income households. This is consistent with the known gap in housing availability, higher-priced new construction lifts pressure and burden on lower-cost housing options for lower income households - especially under consideration of stagnant or slightly decreasing housing demand in the City, and inflationary measures within the global economy. Lastly, it should be noted that the average cost of a new housing unit did decease by roughly 30% from the 2022 permit year. This decrease is more so an anomaly given the significant increase in permits issued for mobile home units, which incurs a lesser project cost.

Financial Impact of Fees on Development

City fees for new development are modeled below to illustrate impact on a hypothetical subdivision. For purposes of this illustration, these fees demonstrate cost for a development of 30 single family units and 16 duplex units, all 3-bedroom units. Size of units are assumed to be 2,500 square feet for single-family units and 1,500 square feet for duplex units. On a per-unit basis, the estimated fee is $1,515.96.

Fee	Amount	Unit
Park Improvement Fees and Fee in Lieu of Land - Single family	$300.00	Dwelling Unit
Park Improvement Fees and Fee in Lieu of Land - Duplex	$500.00	Dwelling Unit
New Residential Building Plan Review (1 and 2 family)	$0.02	SF (min $40)
New Residential Electrical Review	$0.01	SF (min $40)
New Residential HVAC Review	$0.01	SF (min $40)
New Residential Plumbing Review	$0.01	SF (min $40)
New Residential Zoning Review	$0.02	SF (min $200)
New Residential Building Inspection	$0.10	SF (min $200)
New Residential Electrical Inspection	$0.10	SF (min $200)
New Residential HVAC Inspection	$0.10	SF (min $200)
New Residential Plumbing Inspection	$0.10	SF (min $200)
New Residential Zoning Inspection	$0.06	SF (min $120)
Wisconsin Uniform Building Permit Seal	$43.00	Dwelling Unit
Temporary Electric Permit	$50.00	Per Service
Preliminary Plat	$300.00	Application
Preliminary Plat	$10.00	Lot
Final Plat	$50.00	Application

Analysis of Development Regulations

Regulation

Residential development within the City of Stevens Point is generally consistent, predictable, and effective across different zoning districts. The City updated fee tables in 2018 to increase transparency of development and addition/alteration, and offer straightforward calculations to estimate impact. The City Plan Commission meets monthly to review and discuss development

proposals. In addition, the City Code of Ordinances is complete in zoning and development requirements – creating uniformity in consistency and expectation for developers who are proposing new construction or alteration/rehab within the City.

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

The Subdivision Ordinance creates additional requirements in platting and survey maps, consistent with Chapter 36 of the Wisconsin State Statutes. The ordinance also creates consistency with the City's Comprehensive Plan, requiring public dedication and improvements for final subdivision plats and maps to be granted. Amendments to this Ordinance are underway and is expected to be completed in 2025.

Costs of improvements and dedications are funded through unit sales and rent revenue and are generally passed on to consumers which impacts affordability of development in the City. However, in 2023 the degree of new unit development is reflective of the need for rehabilitation and redevelopment across many districts. Generally, the City's land use regulations are not considered overly burdensome to the development of housing within the community.

Land Costs

Land costs are directly impacted by land use regulations and are passed onto development through regulatory requirements of individuals districts. Due to the necessary costs associated with fees to promote health, safety, and welfare of residents, the largest potential for reducing time and cost of development is through regulations associated with land cost. However, due to the nature of the housing market affordability of rehabilitation as opposed to new construction, the amount of impact is limited. It is not believed that it is the responsibility nor the role of the City to reduce land costs for the development of a greenfield subdivision. Developers take on specific risks when developing greenfield subdivision, and the land regulations regulated through the City's Zoning and Subdivision Code are specifically written for a purpose. As an example, the 2018 Housing Affordability Report encourages the City to consider reducing the minimum square footage requirements for low-density residential developments. Currently, the required lot size is two acres. The intention of this district is to provide for low-density residential land usage and accessory uses particularly in fringe areas of the City to reduce the need for and cost of public services such as sewer and water, or to be applied in those areas of the City where natural environmental conditions present physical development problems such as from high ground water, bedrock, clay soils, etc. If the City were to reduce the size of the minimum square footage required, we would actively be working against our own zoning code.

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

Undeveloped Parcels Permitted for Residential Use

Per §66.10013(2)(c) and (d) of the Housing Affordability Report, a list and map of undeveloped parcels in the municipality that are zoned for residential development and a list of all undeveloped parcels in the municipality that are suitable for, but not zoned for residential development, are found at the end this document.

Zoning regulations for development within the City of Stevens Point are regulated within Chapter 23 of the Revised Municipal Code.

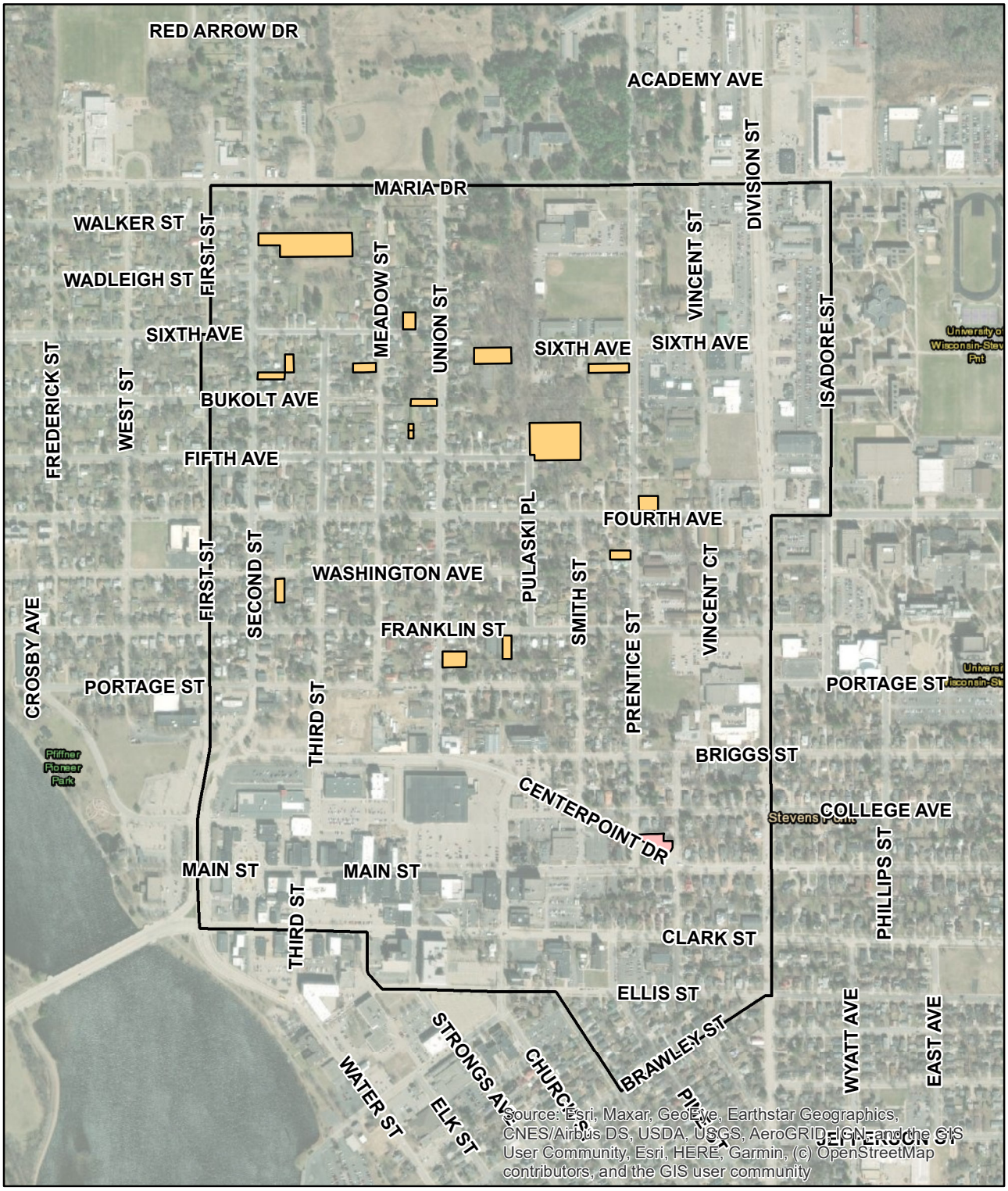
Subdivision regulation for development within the City of Stevens Point are regulated within Chapter 20 of the Revised Municipal Code.

Plan Review and Building Permit Fees for development within the City of Stevens Point are outlined in the Fee Schedule of the Community Development Department.

Developers and Builders are strongly advised to reach out to Community Development Staff before making offers to purchase on any land for residential development.

This regulatory document was reviewed by the City Plan Commission on December 2, 2024 and accepted by the Common Council of the City of Stevens Point on December 16, 2024.

Undeveloped Land Zoned for Residential Development District #1



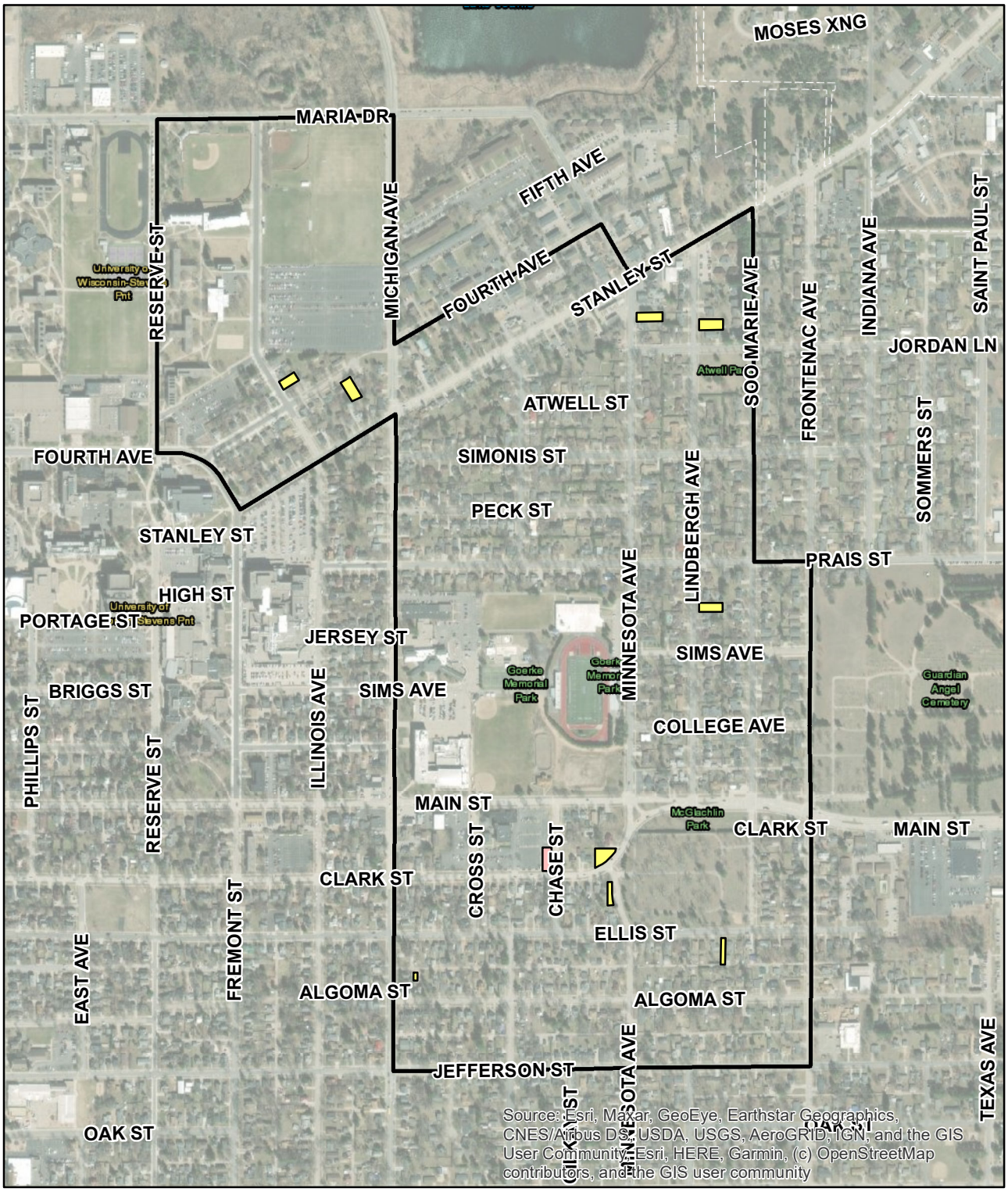
Zoning District

- R3
- R5
- Aldermanic District #1

0 250 500 1,000 1,500 2,000 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #2



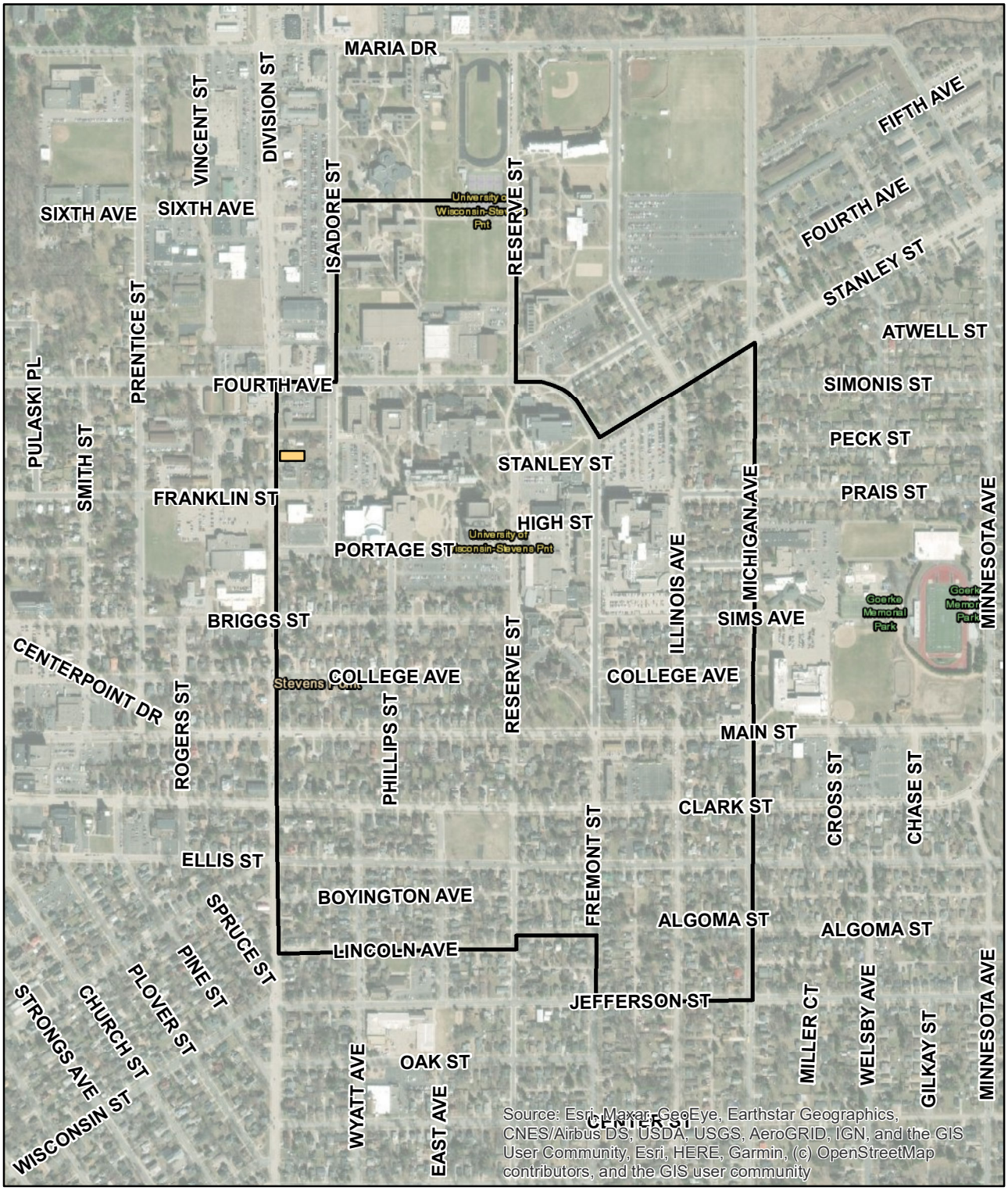
Zoning District

- R2
- R5
- Aldermanic District #2

0 250 500 1,000 1,500 2,000 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #3



Zoning District

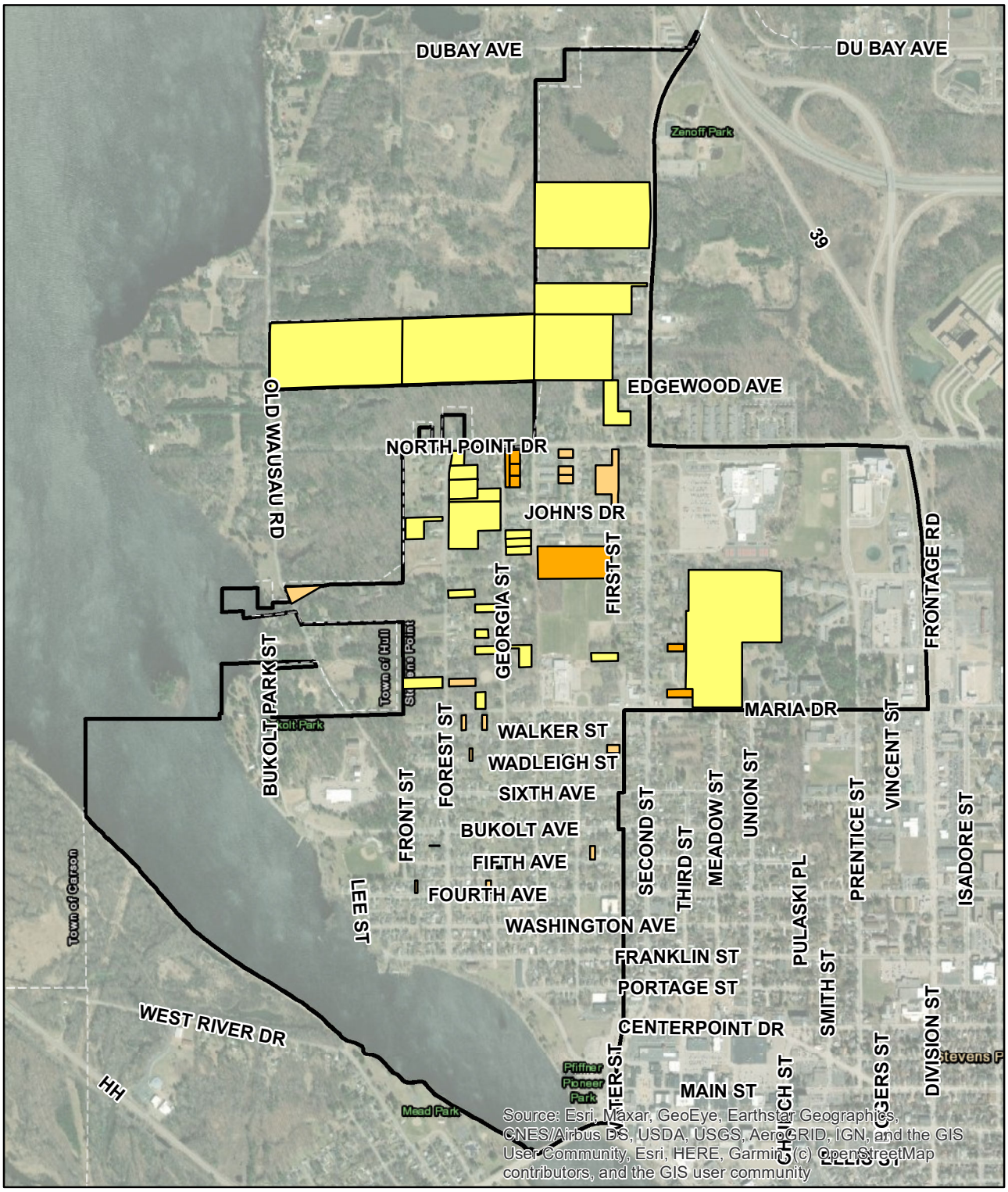
R3

Aldermanic District #3

0 250 500 1,000 1,500 2,000 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #4



Zoning District

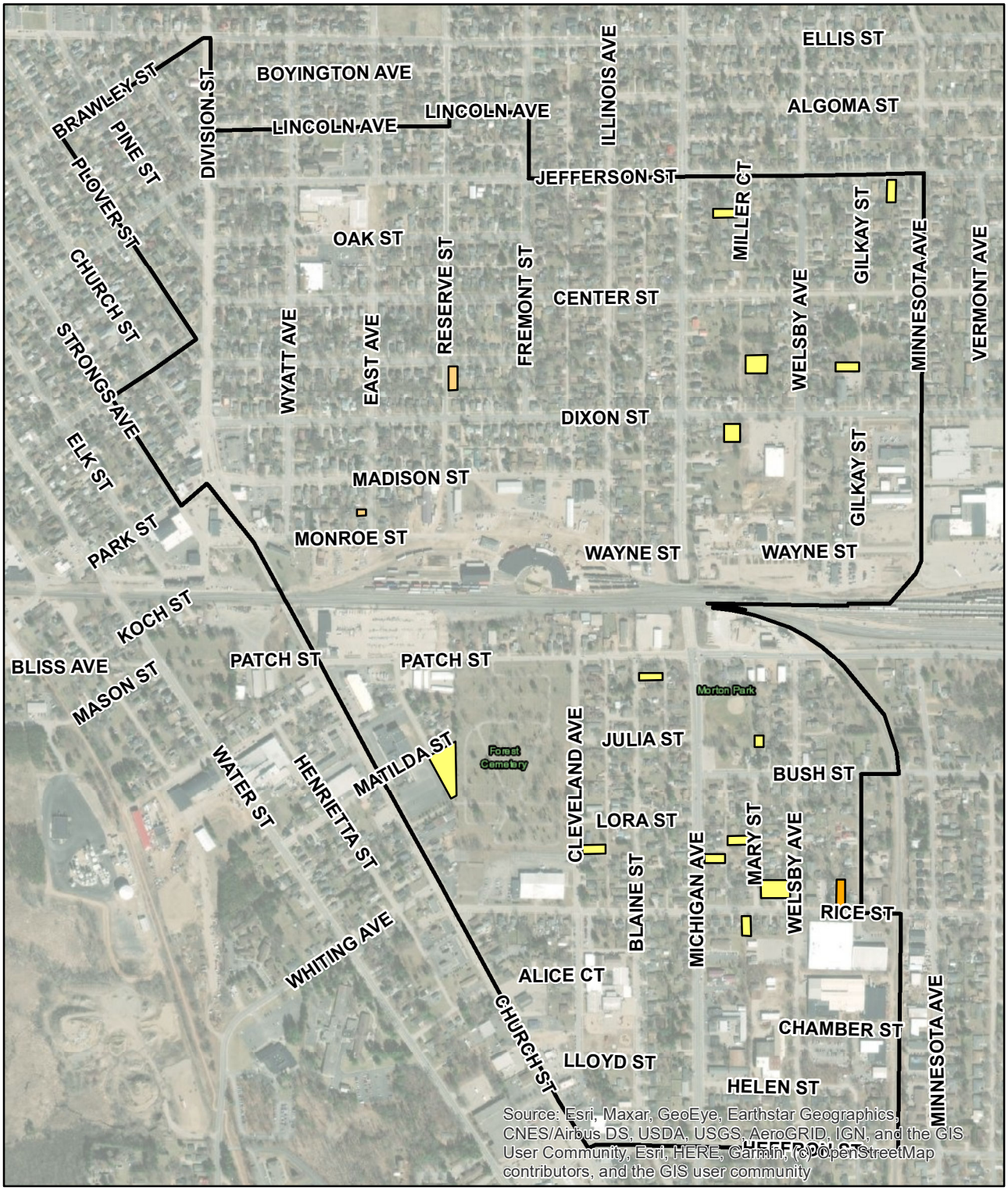
- R2
- R3
- R4

Aldermanic District #4

0 450 900 1,800 2,700 3,600 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #5



Zoning District

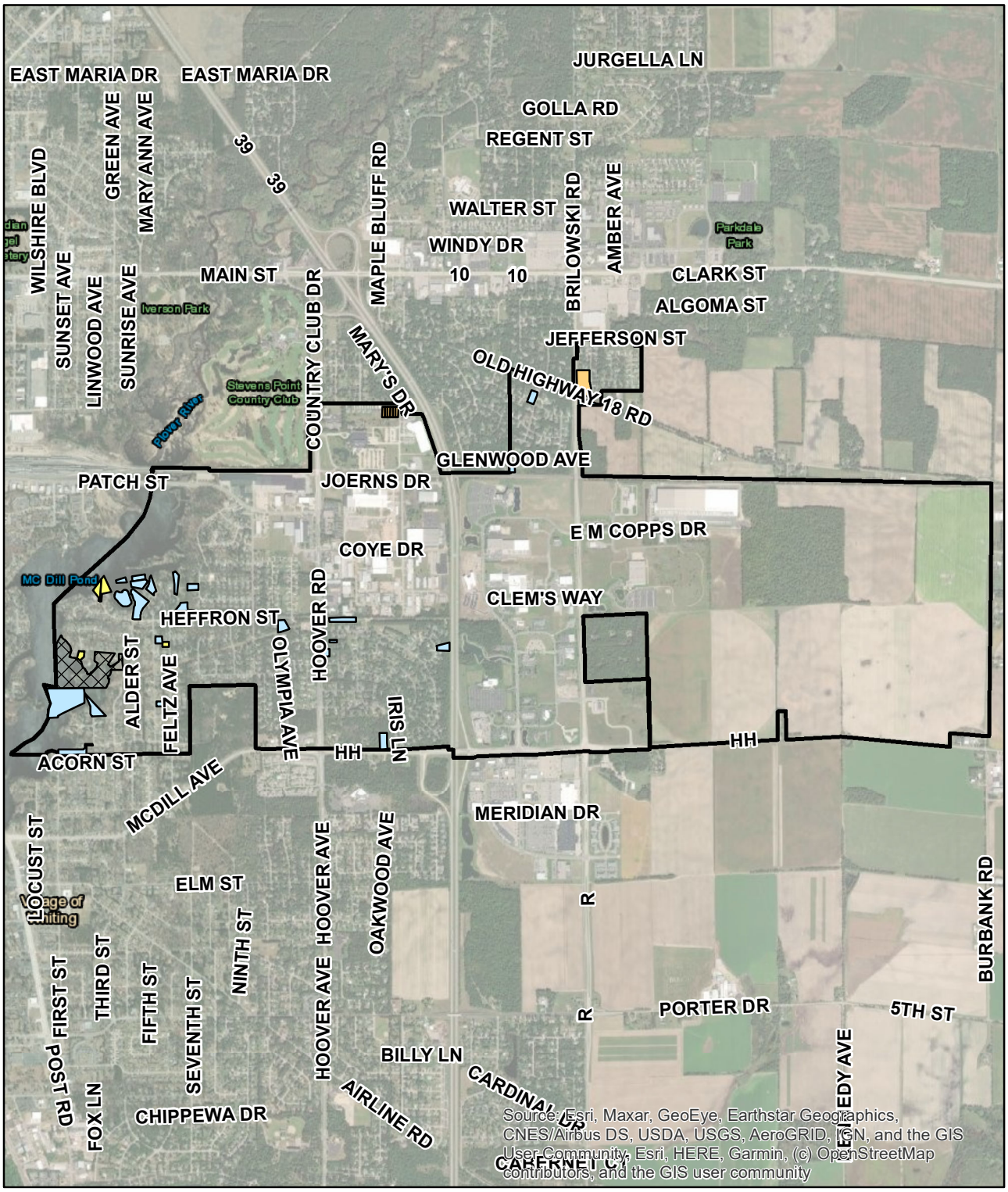
- R2
- R3
- R4

Aldermanic District #5

0 250 500 1,000 1,500 2,000 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #6



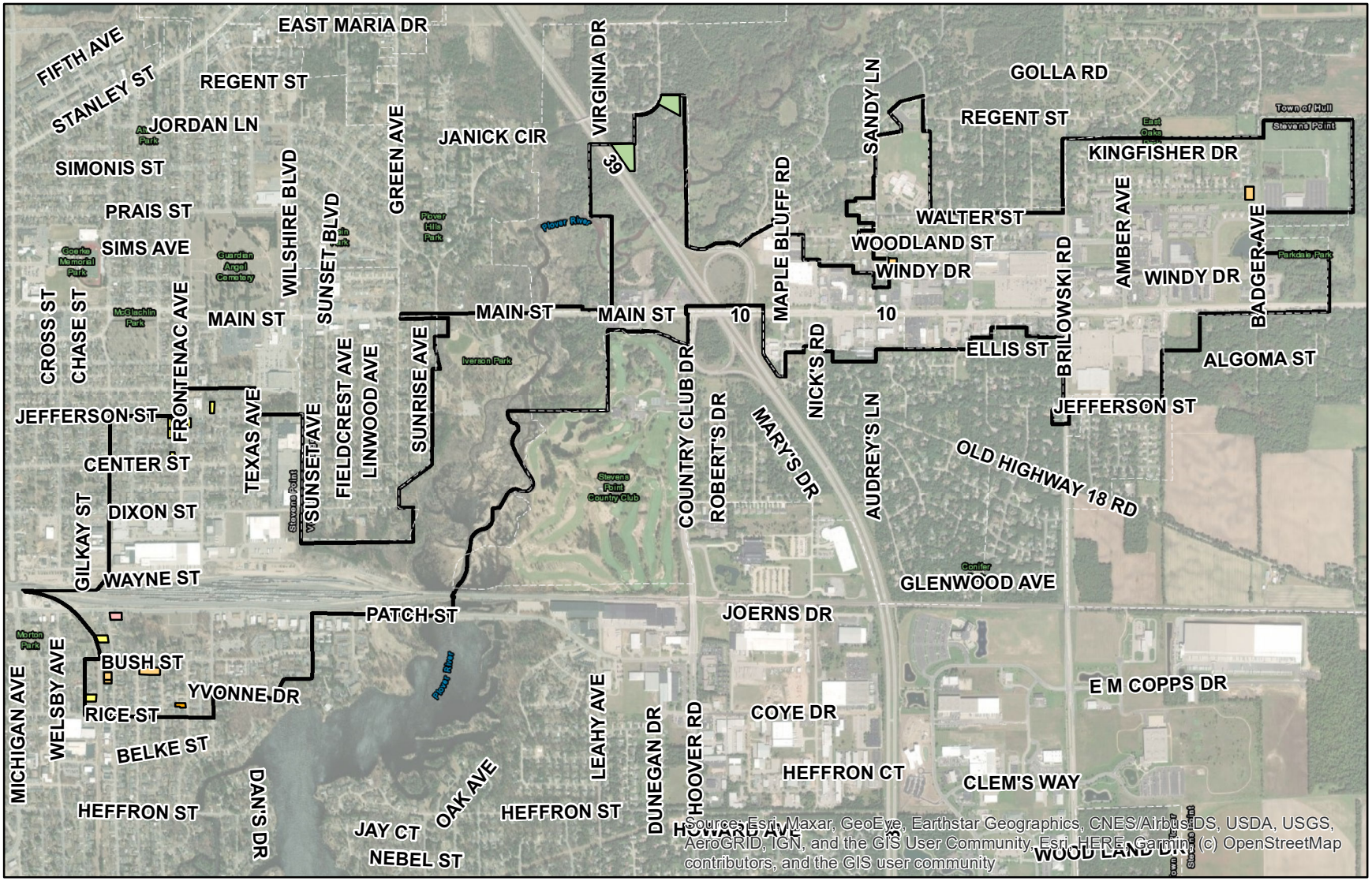
Zoning District

- R1
- R2
- R3
- Split Zoned
- Aldermanic District #6

0 900 1,800 3,600 5,400 7,200 Feet

N W E S

Undeveloped Land Zoned for Residential Development
District #7



Zoning District

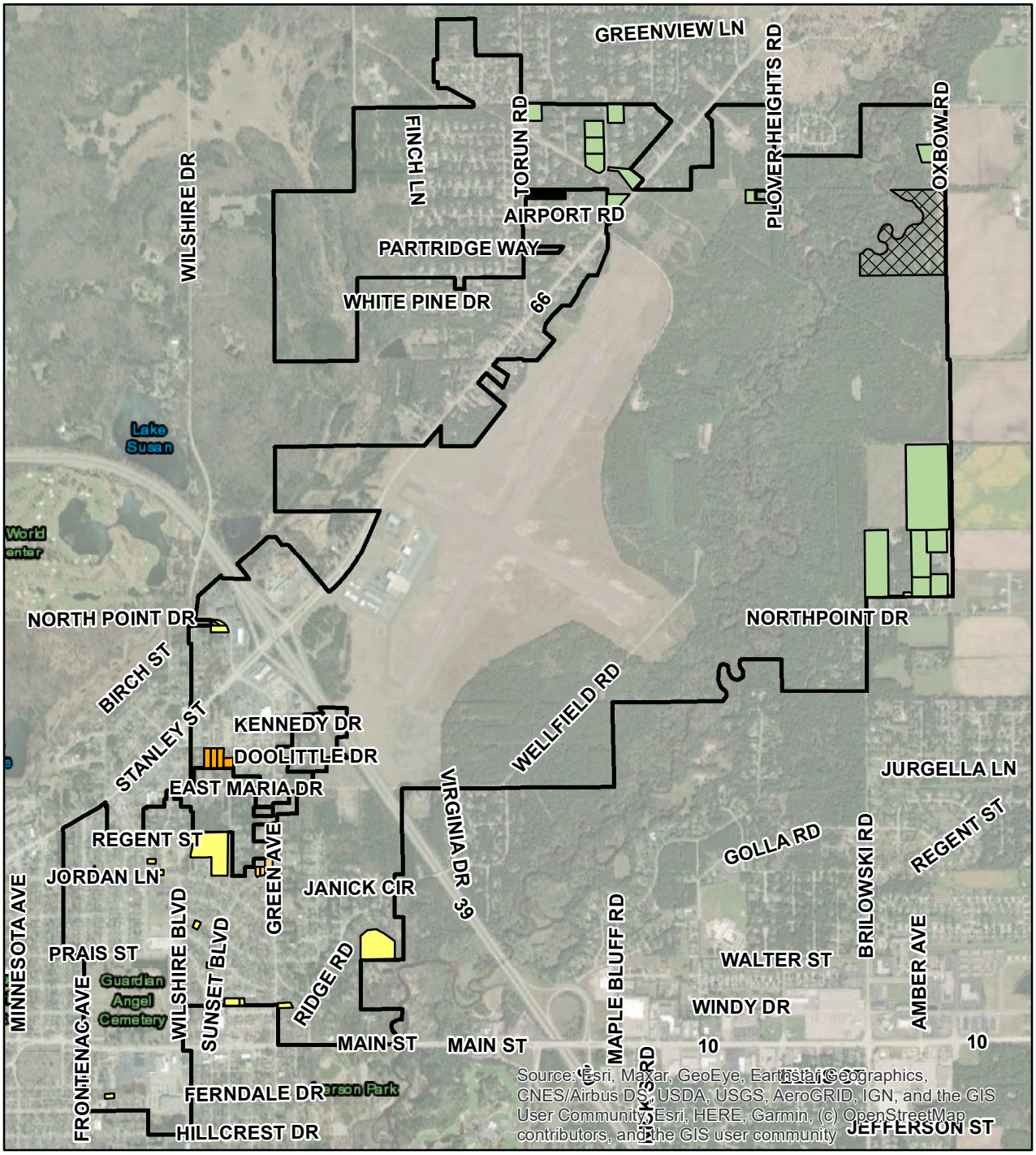
- RLD
- R2
- R3
- R4
- R5

Aldermanic District #7

0 650 1,300 2,600 3,900 5,200 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #8



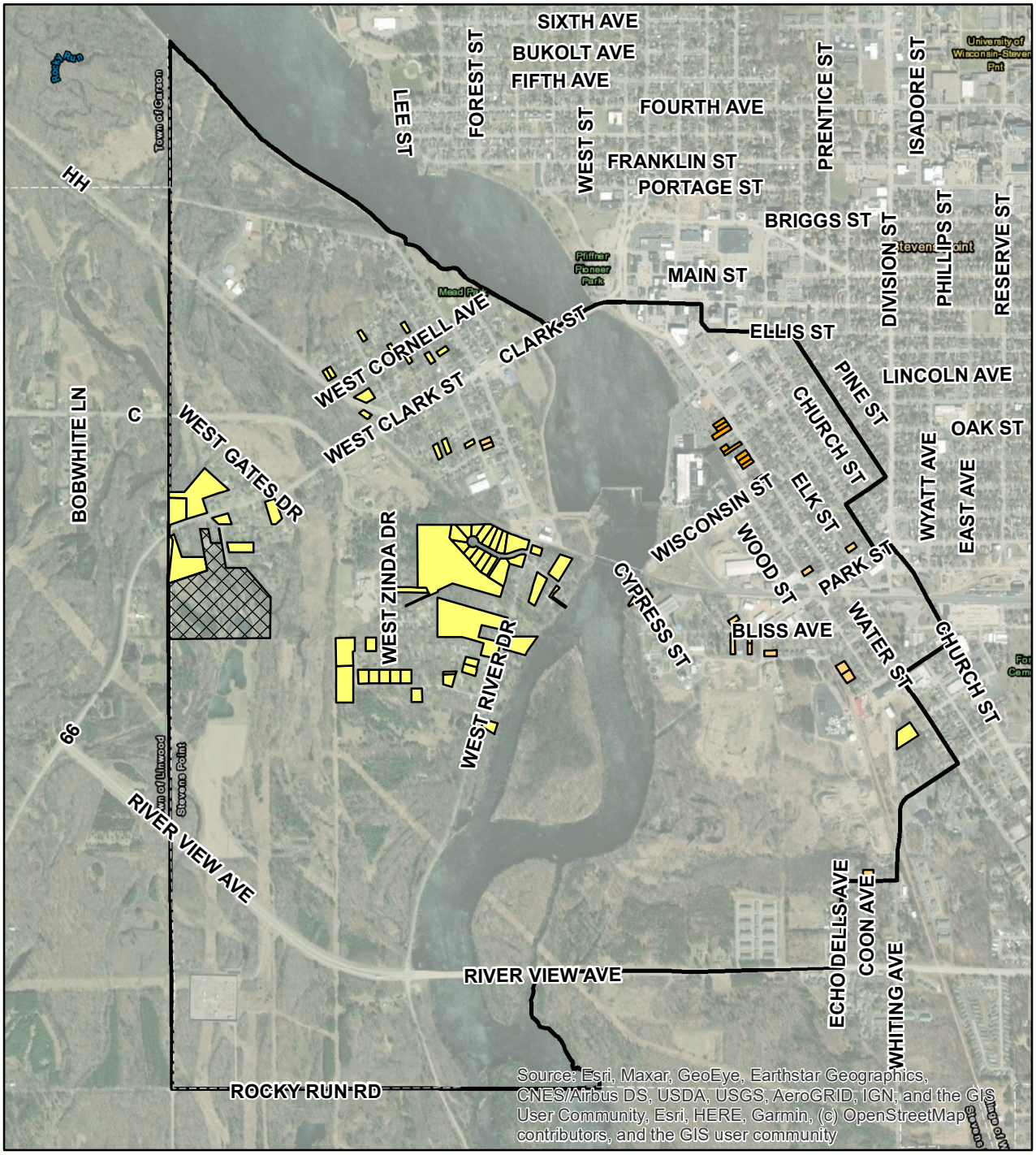
Zoning District

- RLD
- R2
- R3
- R4
- Split Zoned
- Aldermanic District #8

0 875 1,750 3,500 5,250 7,000 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #9



Zoning District

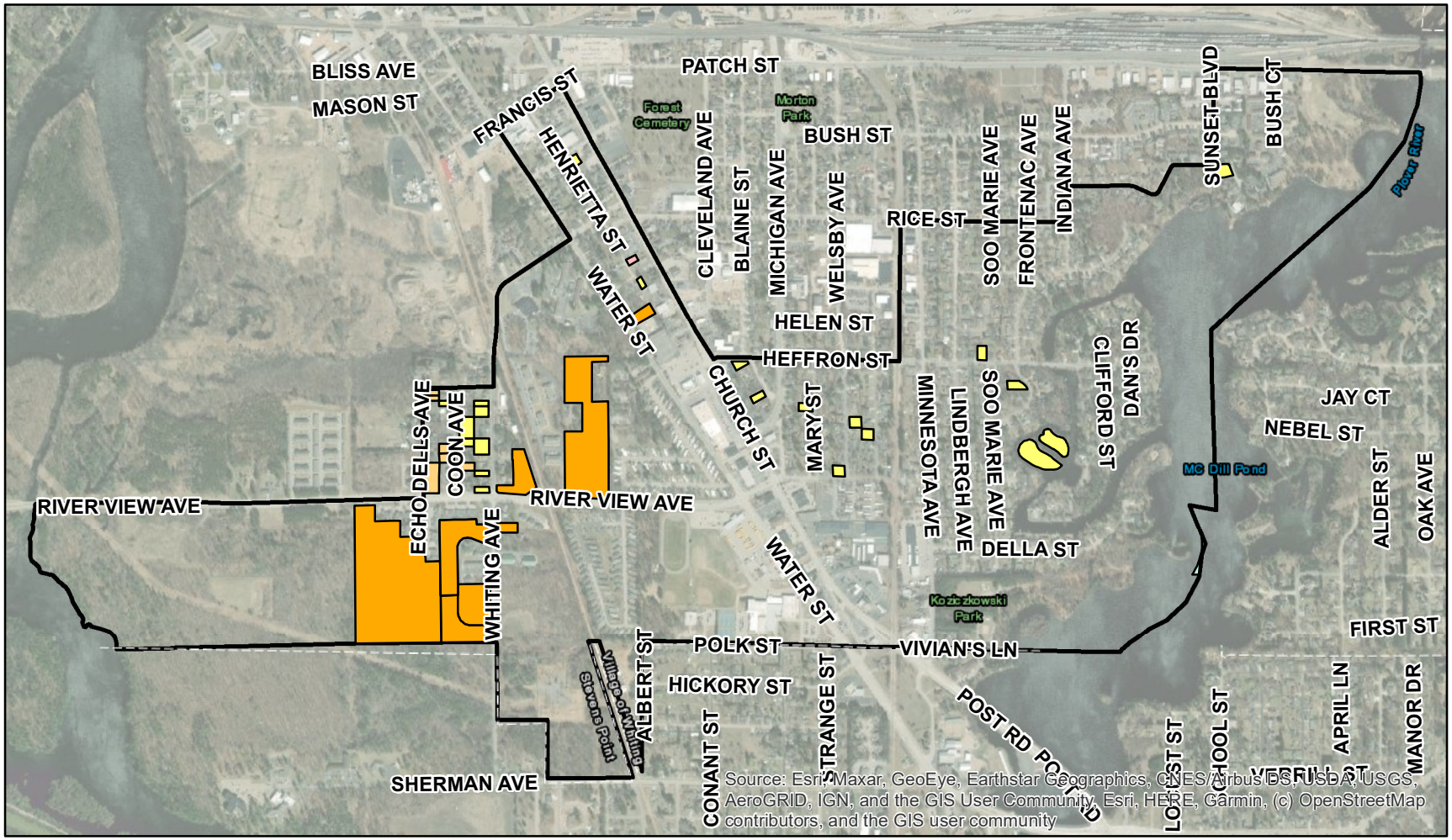
- R2
- R3
- R4
- Split Zoned

Aldermanic District #9

0 625 1,250 2,500 3,750 5,000 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #10



Zoning District

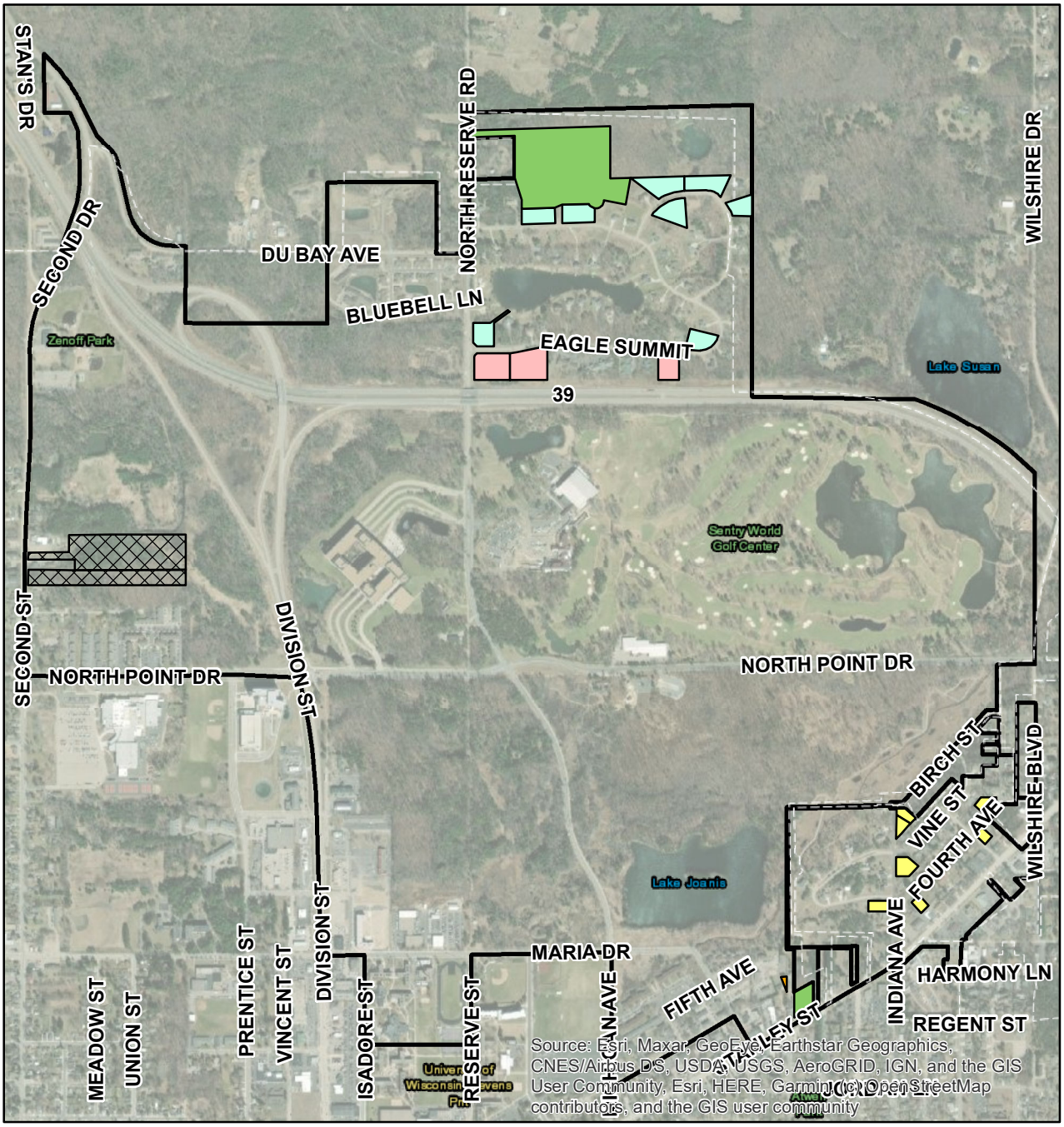
- R1
- R2
- R3
- R4
- R5

Aldermanic District #10

0 625 1,250 2,500 3,750 5,000 Feet

N W E S

Undeveloped Land Zoned for Residential Development District #11



Zoning District

- RLD
- R1
- R2
- R4
- R5
- Split Zoned

0 500 1,000 2,000 3,000 4,000 Feet

N W E S

PIN	Site Address	Zone
281230801300001	5640 CARRIE FROST DR STEVENS POINT WI 54482	B4
281240836220053	0 SONGBIRD LN STEVENS POINT WI 54482	B5
281240820140137	1917 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140138	1919 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140139	1925 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140140	1927 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140141	1933 BLUEBELL LN STEVENS POINT WI 54482	PD
281240820140142	1935 BLUEBELL LN STEVENS POINT WI 54482	PD
281240830402428		PD
281240830402427		PD
281240830402426		PD
281240830402425		PD
281240830402424		PD
281240830402423		PD
281240830402422		PD
281240830402421		PD
281240830402420		PD
281240830402417		PD
281240830402416		PD
281240830402413		PD
281240830402412		PD
281240830402411		PD
281240830402410		PD
281230803340207	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803340208	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803310709	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200103	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803130057	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803330120	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330123	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330105	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330128		R1
281230803310509	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200126	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803200121	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803130021	3000 PARKWAY DR STEVENS POINT WI 54481	R1
281230803200110	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803200123		R1
281230803200124		R1
281230803200125		R1
281230803200105	0 OAK AVE STEVENS POINT WI 54481	R1
281240821200316	EAGLE SUMMIT STEVENS POINT WI 54482	R1
281240821200347	1109 RESERVE ST NORTH STEVENS POINT WI 54482	R1
281240821200124	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200123	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200401	2309 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200407	2408 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200410	2316 OSPREY RETREAT STEVENS POINT WI 54482	R1
281240821200409	2324 OSPREY RETREAT STEVENS POINT WI 54482	R1
281230802300125	0 CLOVER CT STEVENS POINT WI 54481	R1
281230802300604	0 HOOVER RD STEVENS POINT WI 54481	R1
281230802300610	0 TULIP LN STEVENS POINT WI 54481	R1
281230803400124	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230802300102	0 HOWARD AVE STEVENS POINT WI 54481	R1
281230802301119	0 COUNTY ROAD HH STEVENS POINT WI 54481	R1
281240836320102	OLD HIGHWAY 18 RD STEVENS POINT WI 54482	R1
281240835400511	0 ELMWOOD AVE STEVENS POINT WI 54482	R1
281240835401317	0 GLENWOOD AVE STEVENS POINT WI 54482	R1
281230802301119	0 COUNTY ROAD HH	R1
281230803200121	0 ISLAND VIEW CT	R1
281230806100112	0 WEST RIVER DR STEVENS POINT WI 54481	R2

281230806100403	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100511	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100512	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100517	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100518	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100519	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100520	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100521	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100303	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100603	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100602	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281230806100306	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100304	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281240831401223	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401222	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401221	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401220	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401219	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300623	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300622	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831401212	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401213	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401214	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401218	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401217	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401215	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300504	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300508	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300209	0 WEST GATES DR STEVENS POINT WI 54481	R2
281240831401103	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401240	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401232	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401225	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300613	0 WEST SESAME ST STEVENS POINT WI 54481	R2
281240831401241	WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401216	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300218	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281230805420407	1616 RIVER VIEW AVE STEVENS POINT WI 54481	R2
281230805420408	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420621	0 COON AVE STEVENS POINT WI 54481	R2
281230805420808	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420707	0 COON AVE STEVENS POINT WI 54481	R2
281230805420811	0 WHITING AVE STEVENS POINT WI 54481	R2
281230806100101	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401424	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401506	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401226	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401507	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281230805420620	0 WHITING AVE STEVENS POINT WI 54481	R2
281230805420622	0 COON AVE STEVENS POINT WI 54481	R2
281230805101216	0 WATER ST STEVENS POINT WI 54481	R2
281240831401427	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401211	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281230804300413	0 NEBEL ST STEVENS POINT WI 54481	R2
281230804400418		R2
281230804300314	0 MARTHA'S LN STEVENS POINT WI 54481	R2
281230804400419		R2
281230804300533	0 MARY ST STEVENS POINT WI 54481	R2
281230804300720	0 DALANEY ST STEVENS POINT WI 54481	R2
281230804400509	0 CHANNEL DR STEVENS POINT WI 54481	R2
281230804300306	0 WELSBY AVE STEVENS POINT WI 54481	R2
281230804300701	0 HEFFRON ST STEVENS POINT WI 54481	R2

281230804100536	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230804200802	0 WILLIAMS ST STEVENS POINT WI 54481	R2
281230804202108	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281230804201116	0 CLEVELAND AVE STEVENS POINT WI 54481	R2
281230804202125	0 MARY ST STEVENS POINT WI 54481	R2
281230804200403	0 BLAINE ST STEVENS POINT WI 54481	R2
281240833302102	0 DIXON ST STEVENS POINT WI 54481	R2
281240833300344	0 MILLER CT STEVENS POINT WI 54481	R2
281230804202004	0 RICE ST STEVENS POINT WI 54481	R2
281230805101602	0 MATILDA ST STEVENS POINT WI 54481	R2
281230805101701	1333 MATILDA ST STEVENS POINT WI 54481	R2
281230804200330	0 BUSH ST STEVENS POINT WI 54481	R2
281240833302323	0 WELSBY AVE STEVENS POINT WI 54481	R2
281230804202211	0 MARY ST STEVENS POINT WI 54481	R2
281230804202406	2827 MARTHA'S LN STEVENS POINT WI 54481	R2
281230804200106	2600 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240833302417	0 DIXON ST STEVENS POINT WI 54481	R2
281240833400415	0 OAK ST STEVENS POINT WI 54481	R2
281240833400402	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281240833400307	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281240833401138	0 CENTER ST STEVENS POINT WI 54481	R2
281240833300103	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281230803320011	0 NEBEL ST STEVENS POINT WI 54481	R2
281230803310503	0 FELTZ AVE STEVENS POINT WI 54481	R2
281230803230009	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803230008	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803220072	0 SUNSET BLVD STEVENS POINT WI 54481	R2
281240830100249	0 MARIA DR STEVENS POINT WI 54481	R2
281240819400301	0 OLD WAUSAU RD STEVENS POINT WI 54481	R2
281240830100309	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100237	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100316	0 FOREST N ST STEVENS POINT WI 54481	R2
281240830100202	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240819400401	0 FREDERICK N ST STEVENS POINT WI 54481	R2
281240830100265		R2
281240830100269		R2
281240830100268		R2
281240830100270		R2
281240829230024	0 SECOND N ST STEVENS POINT WI 54481	R2
281240830100220	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100135	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100238	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100137	317 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100138	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100139	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100234	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829240033	0 MARIA DR STEVENS POINT WI 54481	R2
281240820330007	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240820330023	0 SECOND N ST STEVENS POINT WI 54481	R2
281240820320008	0 SECOND N ST STEVENS POINT WI 54481	R2
281240820320001	0 SECOND N ST STEVENS POINT WI 54481	R2
281240833202226	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281240828301206	0 ILLINOIS AVE STEVENS POINT WI 54481	R2
281240828301316	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240833100808	0 ELLIS ST STEVENS POINT WI 54481	R2
281240833202901	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240833100305	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
281240828400607	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
281240833101721	JEFFERSON ST STEVENS POINT WI 54481	R2
281240833101924	0 ALGOMA ST STEVENS POINT WI 54481	R2
281240833203011	2724 CLARK ST STEVENS POINT WI 54481	R2
281240828400426	0 JORDAN LN STEVENS POINT WI 54481	R2

281240828400713	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240828100105	0 INDIANA N AVE STEVENS POINT WI 54481	R2
281240828100023	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100408		R2
281240828100409	0 INDIANA N AVE STEVENS POINT WI 54481	R2
281240828100519	0 VINE ST STEVENS POINT WI 54481	R2
281240827300918	0 SUNSET BLVD STEVENS POINT WI 54481	R2
281240827300805	0 SIMONIS ST STEVENS POINT WI 54481	R2
281240828402113	3416 JORDAN LN STEVENS POINT WI 54481	R2
281240828100005	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240827200224	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240834200305	0 GREEN AVE STEVENS POINT WI 54481	R2
281240827301912	0 RIDGE RD STEVENS POINT WI 54481	R2
281240828402102	409 SAINT PAUL ST STEVENS POINT WI 54481	R2
281240827300507	0 WEIR BLVD STEVENS POINT WI 54481	R2
281240828100312	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240827200223	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240834201110		R2
281240834201109		R2
281240831400407	0 WEST KARNER ST STEVENS POINT WI 54481	R2
281240831400424	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831400405	0 WEST KARNER ST STEVENS POINT WI 54481	R2
281240831100505	0 COUNTY ROAD HH STEVENS POINT WI 54481	R2
281240831100409	0 WEST WILSON AVE STEVENS POINT WI 54481	R2
281240831100307	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100306	549 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100705	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831101005	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831100817	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831100910	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100802	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100724	0 WEST WILSON AVE STEVENS POINT WI 54481	R2
281240831100307	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100306	549 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240828100519	0 VINE ST	R2
281230805420402	0 COON AVE STEVENS POINT WI 54481	R3
281230805420708	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420702		R3
281230805420109	0 HOWARD AVE STEVENS POINT WI 54481	R3
281230805100703	0 MASON ST STEVENS POINT WI 54481	R3
281230805200004	0 BLISS AVE STEVENS POINT WI 54481	R3
281240832300907	0 TAMARAC ST STEVENS POINT WI 54481	R3
281240832300303	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832300403	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832402307	2157 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805420304	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420523	0 COON AVE STEVENS POINT WI 54481	R3
281230805420522	0 COON AVE STEVENS POINT WI 54481	R3
281230805100714	0 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805200022	0 MASON ST STEVENS POINT WI 54481	R3
281230805200005	0 BLISS AVE STEVENS POINT WI 54481	R3
281230805200009	517 BLISS AVE STEVENS POINT WI 54481	R3
281240832402508	2157 ELK ST STEVENS POINT WI 54481	R3
281240832403616	0 EAST AVE STEVENS POINT WI 54481	R3
281240833300907	0 McCULLOCH ST STEVENS POINT WI 54481	R3
281230804202504	0 MINNESOTA AVE STEVENS POINT WI 54481	R3
281230804202503	0 MINNESOTA AVE STEVENS POINT WI 54481	R3
281230804100803	0 SOO MARIE AVE STEVENS POINT WI 54481	R3
281240830400921	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830401511	0 WADLEIGH ST STEVENS POINT WI 54481	R3
281240830100243	0 FOREST N ST STEVENS POINT WI 54481	R3
281240830400714	0 FIFTH AVE STEVENS POINT WI 54481	R3

281240830400207	0 WALKER ST STEVENS POINT WI 54481	R3
281240830100406	0 OLD WAUSAU RD STEVENS POINT WI 54481	R3
281240830401915	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830402504		R3
281240829301913	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829303608	0 SECOND ST STEVENS POINT WI 54481	R3
281240829300220	0 SIXTH AVE STEVENS POINT WI 54481	R3
281240829300714	0 WEST ST STEVENS POINT WI 54481	R3
281240829303203	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240829303711	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829303614	0 THIRD ST STEVENS POINT WI 54481	R3
281240829302214	0 FIRST ST STEVENS POINT WI 54481	R3
281240829300340	0 SECOND ST STEVENS POINT WI 54481	R3
281240829304407	0 FRANKLIN ST STEVENS POINT WI 54481	R3
281240829400818	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829401040	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829304810	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829400624	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829300132	0 UNION ST STEVENS POINT WI 54481	R3
281240829304413	917 UNION ST STEVENS POINT WI 54481	R3
281240829401306	0 DIVISION ST STEVENS POINT WI 54481	R3
281240829304809	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829400627	0 PULASKI PL STEVENS POINT WI 54481	R3
281240829304818	0 UNION ST STEVENS POINT WI 54481	R3
281240830400203	0 WALKER ST STEVENS POINT WI 54481	R3
281240829220033	0 WEST N ST STEVENS POINT WI 54481	R3
281240829220032	424 WEST N ST STEVENS POINT WI 54481	R3
281240829220030	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240829220047	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240827300424	0 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300423	332 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300420	400 GREEN AVE STEVENS POINT WI 54481	R3
281240835300044	5301 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300045	5303 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300046	5309 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300047	5311 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300048	5317 CAROL'S LN STEVENS POINT WI 54481	R3
281240835300049	5319 CAROL'S LN STEVENS POINT WI 54481	R3
281240836320105	0 SCHILLER DR STEVENS POINT WI 54482	R3
281240836320146	0 JEFFERSON ST STEVENS POINT WI 54482	R3
281240825340115	0 SANDPIPER DR STEVENS POINT WI 54482	R3
281240835120147	5416 WINDY DR STEVENS POINT WI 54482	R3
281240831400207	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281240831400206	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281230805400116	3332 WHITING AVE STEVENS POINT WI 54481	R4
281240832300218	924 WISCONSIN ST STEVENS POINT WI 54481	R4
281240832300224	1740 WATER ST STEVENS POINT WI 54481	R4
281240832300226	1732 WATER ST STEVENS POINT WI 54481	R4
281240832300227	1724 WATER ST STEVENS POINT WI 54481	R4
281240832300230	0 WATER ST STEVENS POINT WI 54481	R4
281240832300236	1552 WATER ST STEVENS POINT WI 54481	R4
281240832300237	1544 WATER ST STEVENS POINT WI 54481	R4
281230805400154	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805430043	0 RIVER VIEW AVE STEVENS POINT WI 54481	R4
281230805410022	0 WHITING AVE STEVENS POINT WI 54481	R4
281240832300219	0 WATER ST STEVENS POINT WI 54481	R4
281240832300229	1708 WATER ST STEVENS POINT WI 54481	R4
281240832300234	1560 WATER ST STEVENS POINT WI 54481	R4
281230805400146	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805400147	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805440023		R4
281230805410003	0 WATER ST STEVENS POINT WI 54481	R4

281230804200835	0 WATER ST STEVENS POINT WI 54481	R4
281230804100921	0 FRONTENAC AVE STEVENS POINT WI 54481	R4
281230804202321	0 RICE ST STEVENS POINT WI 54481	R4
281240829240028	0 SECOND N ST STEVENS POINT WI 54481	R4
281240829220004	0 FREDERICK N ST STEVENS POINT WI 54481	R4
281240830100131	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240830100132	0 NORTH POINT DR STEVENS POINT WI 54481	R4
281240829240021	0 MARIA DR STEVENS POINT WI 54481	R4
281240830100142	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240830100140	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R4
281240828401915	0 STANLEY ST STEVENS POINT WI 54481	R4
281240827230102	0 EAST MARIA DR STEVENS POINT WI 54481	R4
281240827230109	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230110	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281240827230111	0 DOOLITTLE DR STEVENS POINT WI 54481	R4
281230805440023		R4
281230805101419	0 HENRIETTA ST STEVENS POINT WI 54481	R5
281230804100204	2501 MINNESOTA AVE STEVENS POINT WI 54481	R5
281240832101609	0 CENTERPOINT DR STEVENS POINT WI 54481	R5
281240833202512	2624 CLARK ST STEVENS POINT WI 54481	R5
281240821200107	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200133	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200102	EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240828402012	2928 STANLEY ST STEVENS POINT WI 54481	RLD
281240821220006	0 RESERVE ST STEVENS POINT WI 54482	RLD
281240827440007	0 HOFMEISTER DR STEVENS POINT WI 54481	RLD
281240827440005	0 BARBARA'S LN STEVENS POINT WI 54481	RLD
281240824330010	BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824330012	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330013	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330007	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824330011	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330003	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240824320001	0 BRILOWSKI N RD STEVENS POINT WI 54482	RLD
281240814430003	0 PLOVER HEIGHTS RD STEVENS POINT WI 54482	RLD
281240814300112	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300210	0 HAMPTON RD STEVENS POINT WI 54482	RLD
281240814300212	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300106	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300114	0 AIRPORT RD STEVENS POINT WI 54482	RLD
281240813320016	0 OXBOW RD STEVENS POINT WI 54482	RLD
281240814300211	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300204	0 TORUN RD STEVENS POINT WI 54482	RLD
281240831300624	0 WEST CLARK ST STEVENS POINT WI 54481	Split Zoned
281230803320058	0 NEBEL ST STEVENS POINT WI 54481	Split Zoned
281240820340053	0 SECOND N ST STEVENS POINT WI 54481	Split Zoned
281240820340001	0 SECOND N ST STEVENS POINT WI 54481	Split Zoned
281240813330001	0 BRILOWSKI RD STEVENS POINT WI 54482	Split Zoned

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

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

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

November 20, 2024

To: Plan Commission

From: Scott Beduhn, Director of Public Works

Re: Request for Donation Waiver
Curb Ramp Replacement Project
WisDOT Project 6998-15-20/70 Portage Co STH 66

The Wisconsin Department of Transportation (WisDOT) is preparing for an upcoming project involving the replacement of existing curb ramps along the STH 66 and USH 10 corridors through the City of Stevens Point. This project will replace over 300 existing curb ramps that do not meet current ADA requirements. In addition, a handful of new curb ramps will be installed in areas known to be frequently used by pedestrians where no curb ramp currently exists. The goal of this project is to improve the pedestrian environment throughout the corridors by providing safe, ADA compliant curb ramps.

While many of the existing noncompliant curb ramps can be replaced without any concern, physical constraints along the corridor can limit the ability to install a compliant ramp. These constraints are generally the result of limited space within the existing right of way. In some instances, a compliant ramp by itself will physically not fit within the existing right of way. In other cases, a compliant ramp will fit but will require grading and blending to match the existing terrain. The disturbances outside of the right of way are necessary to complete the installation.

Regarding the latter constraint, WisDOT has identified 14 locations where additional work (grading) outside of the right of way is necessary for the proper installation of the curb ramps. WisDOT is therefore looking for permission to complete the off right of way work and is in need of temporary limited easements (TLE). Even though they are temporary, TLEs are recorded legal documents and are subject to compensation. The total value of the TLEs, as estimated by WisDOT, is $7,000.

Because the project will provide a direct benefit to the City of Stevens Point, WisDOT is asking that we partner with them in this project and consider waving the compensation and donating the TLEs through a Donation Waiver. If agreeable, WisDOT will prepare the Donation Waiver for execution by the City.

Staff concurs with WisDOT's opinion as to the direct benefit to the community and therefore recommends partnering with them in this project. Therefore, staff supports and recommends donating the required TLEs.

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

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RESOLUTION

Establishing Alternate In-person Absentee Voting Location for the February 18, 2025 (if necessary) and April 1, 2025 Elections

WHEREAS, voting is a right which forms the foundation of a healthy democracy; and

WHEREAS, the goal of the Stevens Point City Clerk's Office is that each eligible voter will be able to cast a ballot and have that ballot counted; and

WHEREAS, municipalities may elect to designate an alternative site for electors to request and vote an in-person absentee ballot; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Stevens Point chooses to make in-person absentee voting more accessible by establishing the following in-person absentee voting location and hours for the February 18, 2025 Election (if necessary):

City Hall – First Floor Conference Room, 1515 Strongs Avenue
7:30 a.m. to 4:00 p.m., Monday through Friday, February 4 through February 14, 2025

and the following in-person absentee voting location and hours for the April 1, 2025 Election:

City Hall – First Floor Conference Room, 1515 Strongs Avenue
7:30 a.m. to 4:00 p.m., Monday through Friday, March 18 through March 26, 2025
7:30 a.m. to 5:00 p.m., Thursday and Friday, March 27 and March 28, 2025

This resolution shall take effect upon Council approval and remain in place until April 2, 2025.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: December 10, 2024
Adopted: December 16, 2024

RESOLUTION
Directing a Spring Primary Election

The Common Council of the City of Stevens Point does hereby resolve:

Pursuant to 8.11(1)(a) of the Wisconsin Statutes, there shall be a Spring Primary Election in any Aldermanic District, Office of City Clerk, Comptroller/Treasurer or City Attorney in the event there are three (3) or more qualified candidates and such election shall be held on Tuesday, February 18, 2025.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: December 10, 2024
Adopted: December 16, 2024

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

Corey D. Ladick
Comptroller-Treasurer

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

December 11, 2024

To: Common Council

Subject: Amendments to the 2024 Budget

Now that we are at the end of the year, we need to do some minor budget amendments based on approved changes in 2024.

First, it was approved to increase the hours for the permit technician in the Community Development Department from 32 hours/week to 40 hours per week. This change can be accommodated in the existing Community Development budget since there are some savings from turnover and vacancies during 2024. The budget amendment is below:

Directors Salary	100.52.18400.1110	Reduce by $9,514
Admin Asst Wages	100.52.18400.1250	Increase by $9,514

Second, an overlap was approved for the position of Finance Office Manager/Deputy Comptroller Treasurer which resulted in an increase of budgeted expenses for that position. There is also the added expense of a vacation payout for that position. The proposed budget amendment is below:

Levy for Contingency	100.51.19850.9050	Reduce by $33,512
Misc. Expenses	100.51.19850.5000	Reduce by $5,000
Finance Office Manager	100.51.14520.1254	Increase by $38,512

The official resolution approving these changes is attached.

Resolution
Budget Amendment

Pursuant to Sec 65.90(5)(a) Wisconsin Statutes the Common Council of the City of Stevens Point does hereby amend its Budget for the year 2024 in the Following Manner:

Expenditure Accounts:

1. Account 100.52.18400.1110 “Directors Salary” shall be reduced by $9,514.
2. Account 100.52.18400.1250 “Admin Asst Wages” shall be increased by $9,514.
3. Account 100.51.19850.9050 “Levy for Contingency” shall be reduced by $33,512.
4. Account 100.51.19850.5000 “Misc Expenses” shall be reduced by $5,000.
5. Account 100.51.14520.1254 “Finance Office Manager” shall be increased by $38,512.

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

Approved:_____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: December 11, 2024
Adopted: December 16, 2024
Published: