



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

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

Members

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

AGENDA

CITY PLAN COMMISSION

Date and Time:	March 3, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 861 0519 6416
			Passcode: 221390
			<u>By Computer:</u>
			https://us02web.zoom.us/j/86105196416?pwd=fP9SCVbdIcY56gomjS2lZv
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the February 3, 2025 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, for a preliminary subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), consistent with Ch. 20.05(1).
4. A request from the City of Stevens Point to approve a right-of-way plat and relocation order as part of the north segment Business 51 reconstruction project.
5. A request from the City of Stevens Point to approve a right-of-way plat and relocation order as part of the south segment Business 51 reconstruction project.

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.

6. Presentation on agreements with the Village of Park Ridge, with possible recommendations on ordinance amendments to Chapter 13 and a future water use agreement with the Village.
7. Discussion only: Zoning Code rewrite.
8. October - December 2024 Monthly Reports.
9. Director's Report.

Closing Section:

10. Adjourn



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Members

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	February 3, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 827 5985 6950 Passcode: 811580 <u>By Computer:</u> https://us02web.zoom.us/j/82759856950?pwd=mq7maggDpkOd6a5bXa48sH <u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Meeting Called to order: 6:00PM

Members Present: Wiza, Kneebone, Arntsen, Beacom, Miskowiak, Rice, Schuler

Discussion and Possible Action on:

2. Report of the January 6, 2025 meeting of the City Plan Commission.

Background: Report of the January 6, 2025 meeting of the City Plan Commission included in the agenda packet.

Motion: Arntsen moves approval of the report of the January 6, 2025 meeting of the City Plan Commission.

Second: Miskowiak seconds the motion.

Discussion: None.

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

Vote: Unanimous approval.

3. Public Hearing and action on a request from Brian McManus, representing 3535 Jefferson Street LLC, to rezone an unaddressed parcel bounded by Texas Avenue, Jefferson Street, & Pinecrest Avenue (Parcel ID 281240833101949) from the “B-4” Commercial District to the “M-1” Light Industrial District.

Background: Associate Planner Kuhn presents background information on the rezoning request to support the relocation warehouse facility. Kuhn presents the review standards for the rezoning request. Staff recommends approval of the request because the review standards are met.

Discussion:

- Arntsen: requests clarification of the approval process for rezoning requests. Attorney Beveridge answers.

Public Hearing:

- Andrea Olson, 410 Franklin St, comments on the applicability of future land use designations and the zoning of adjacent parcels, and requests more details of the development proposed for the parcel.
- John Okonek, 2916 Dixon St, reports issues of traffic and truck safety near the subject parcel and requests more information to be acquired before any approvals are granted.
- Patricia Baker, 509 Linwood Ave, Park Ridge, reports additional traffic safety concerns on Jefferson Street and Pine Crest Avenue for pedestrians and bicyclists; recommends that the parcel would be a strong opportunity for infill residential development. Truck traffic often utilizes roads in Park Ridge, which are not built to support semi-truck loads.
- Hans Walther, 520 Greenbriar Avenue, Park Ridge, cites that safety considerations are reasonable to deny rezoning requests. Reports that insufficient buffer exists between adjacent residential parcels.
- Daniel Kieffer, resident of Park Ridge, also cites the conflicting adjacent land uses and safety concerns for children.
- Amy Walther, 3322 Pine Crest Avenue, speaks in opposition to the rezoning request citing the semi-truck and other vehicle traffic.
- Shaun Marrow, Alder for District 11, encourages the applicant to make an effort to communicate their development plans with adjacent residents and resolve concerns like other developers have recently done.
- Brian McManus, applicant, shares that rezoning is one step and wants to be considerate of resident concerns during the design phase of the project.
- Laura Courtright Burns, 809 Sunset Avenue (Park Ridge), shares additional concerns about the impacts of the manufacturing center on nearby residents and how this case may be extremely similar, and encourages the commission to reject the request.
- John Okonek, 2916 Dixon Street, urges the applicant to review other nearby opportunities, such as vacant buildings in the area, for their warehousing needs.
- Fritz Kokesh, 40 Crestwood Drive, speaks in opposition to the rezone request due to poor site access and availability of sites on more conducive transportation routes.
- Trevor Roark, 601 Washington Avenue, speaks in opposition to the rezoning request, citing the need for the trees to be preserved and the ability to use unused parking stalls on site.

Discussion:

- Mayor Wiza responds to the comments made during the public hearing. Wiza and staff share comparisons of the rezone request to businesses allowed in B-3 and B-4 zoning districts that also produce similar negative impacts (traffic, noise, and safety concerns).
- Arntsen comments on the possibilities that a rezone would open up for the parcel and the conflicting adjacent uses, and a concern for the permitted uses possible under the proposed zoning classification.
- Schuler comments on the prior planning performed for the district and difficulty of the situation and decision.
- Beacom comments on the possibility that traffic estimates from the applicant may not be accurate and the impact may be larger, and asks what happens if that is the case.
- Miskowiak comments that the project may have differing impacts on truck traffic since trucks currently move product from the applicant's facility to the existing warehouse. The applicant addresses this possibility. Miskowiak presents a comparison of traffic generation if the parcel was residential, stating that he is unsure if it would be more or less conflicting if the parcel was residential.
- Rice asks if there is a zoning classification where warehousing is a conditional use; Rice also asks if the adjacent grocery store aligns with other future land use designations than industrial. Rice encourages staff to work with the applicant to find a more appropriate location. Arntsen agrees that finding an alternative location would be a good step.
- Kneebone responds to the resident concerns, expresses that it would be more appropriate to consider the parcel for residential use and does not support the request.

Motion: Wiza moves approval of the rezone request.

Second: Schuler seconds the motion.

Discussion:

- Kneebone points out the zoning was originally B-4.
- Rice reminds the commission and staff that there's more of an opportunity to discuss the decision before approving the request.

Vote:

- Yea: Beacom, Schuler, Miskowiak, Wiza
- Nay: Arntsen, Rice, Kneebone
- Motion passes 4-3.

Further discussion:

- Patrick Perzynski comments on the previous agenda item, stating that truck traffic directly to the previous warehouse location was overlooked.

4. A request from Adam Sandstrom, representing FFH Holdings, LLC, for a conceptual plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102).

Background: Kuhn presents background information on the request and the instruments for subdivision. Kuhn also presents the need to amend the future land use designation to accommodate the request.

- Schuler asks for the decision to provide a private drive or public road.
- Arntsen points out the lack of access points; the design had been reviewed by the Fire Department for emergency response. Kuhn shares design considerations from the public works department as well.
- Beacom asks what specifications the private drive would need to be built to; Wiza answers.
- Schuler asks for clarification about the replacement of future land use designations in this case as compared to the previous agenda item; Schuler further asks about road specifications, clearing, and other city services.
- Rice asks for clarification about input from the residents from the comprehensive planning process.
- Andrea Olson, 410 Franklin Street, comments on the parcel citing the Southeast planning area and offers other housing options for the parcel.
- Jacqui Guthrie, Alder District 2, requests more information about the housing planned for the subdivision to explain the need for the private drive.
- Marc Christianson, 1641 Clark Street, requests clarification on trash pick-up strategy for the homes in the subdivision.
- Trevor Roark, 601 Washington Ave, comments on the ability to connect the subdivision to the Hoover Road recreational path.
- Schuler asks if access to Hoover Road will be complete restricted. Kuhn affirms that access to all parcels would be from the private drive.
- Arntsen requests clarification if any commercial properties could have access to Hoover Road.
- Rice asks for clarification about the need or possibility for higher density given the recent zoning changes to decrease lot sizes for single family and two family residential parcels.
- Schuler comments on the need to review the subdivision plat again, and the possibility to see changes from this original draft and the final plat.

5. A request authorizing the rewrite of the Stevens Point Zoning Ordinance.

Background: Associate Planner Kuhn presents history of the zoning ordinance and the rationale for rewriting the current zoning code.

Public comments:

- Jim Connors, 2349 4th St, writes in to support a rewrite of the city zoning ordinance.
- Aaron Redman, 2037 Center Street, speaks in favor of revising the City's zoning ordinance also expressing the ability to grow capacity of local governance and representation.
- Carolyn Peterson, representing Midstate Independent Living Choices, speaks in favor of revising the City's zoning ordinance.
- Hope Mahon, 1605 Division Street, speaks in favor of revising the City's zoning ordinance.
- Ryan Carrol, 1024 Park Street, speaks in favor of revising the City's zoning ordinance.
- Marc Christianson, Alder District 1, speaks in favor of revising the City's zoning ordinance and also cites Kuhn's professional capacity to handle the project.
- Deb Knippel, 611 Soo Marie Avenue, speaks in favor of revising the City's zoning ordinance.

- Mary McComb, 2100 Elk Street, speaks in favor of revising the City's zoning ordinance.
- William John Colletta, 2209 Ellis Street, speaks in favor of revising the City's zoning ordinance.
- Andrea Olson, 410 Franklin Street, speaks in favor of revising the City's zoning ordinance.
- Erin Redman, 2324 Ellis Street, speaks in favor of revising the City's zoning ordinance.
- Jessycah Anderson, 924 Second Street, speaks in favor of revising the City's zoning ordinance.
- Lara Broderick, 433 Wadleigh Street, speaks in favor of a comprehensive overhaul of the City's zoning ordinance.
- Trevor Roark, 601 Washington Avenue, speaks in favor of revising the City's zoning ordinance, citing that the current ordinance's exclusionary code results in excessive infrastructure and high costs to residents.
- Attorney Beveridge comments on the difficulty of previous zoning code revision attempts.

Motion:

- Kneebone moves to approve the request to revise the zoning ordinance.

Second

- Miskowiak seconds the motion.

Discussion

- Schuler expresses his optimism for the project.

Vote

- Unanimous approval.

6. Discussion on Comprehensive Plan update.

Background: Neighborhood Planner Klesmith presents background information on the previous comprehensive plan update attempt and new direction for the Comprehensive Plan update. A full comprehensive plan revision will be coordinated and neighborhood plans will be drafted from the updated plan.

Discussion:

- Schuler expresses gratitude for staffs' previous efforts and for acknowledging and utilizing a local resource to complete the work.

7. Director's Report.

Discussion: Director's report is included in the agenda packet; Schuler asks for clarification on the responsibility of maintaining landscaping and the flags.

Closing Section:

8. Adjourn

Meeting adjourned at 8:51PM.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

FAILURE TO PRINT LEGIBLY MAY RESULT IN MISS SPELLED NAMES ON OFFICAL RECORD OF MEETING MINUTES.

NAME:

ADDRESS:

Deb Knippel	Well Soo Marie Ave SP
John Okonek	2916 Dixon St SP
HANS WALTHER	520 GREENBRIAR AVE PARK RIDGE
Trevor Rook	601 Washington Ave.
William John Coletta	2209 Ellis St. ST. PT.
Aaron Redman	2037 Center St.
Brian McManus	3535 Jefferson St ST PT
Amy Walther	322 Pinecrest Ave
Evan Walther	322 Pinecrest Ave
JOAO CASTRO SILVA JUNIOR	703 SUNSET AVE
CAROLYN SILVA	703 SUNSET AVE
Laura Courtright Burns	809 Sunset Ave
David Blado	408 Pinecrest Ave.
Gudy Kokosh	40 Crestwood Dr
Fritz Kokosh	40 Crestwood Dr.
Ryan Carroll	1074 Park St.

PLEASE RETURN TO SECRETARY, THANK YOU.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

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NAME:

ADDRESS:

Jessyrah Andersen	924 2nd St. StevensPoint, WI
Hope Mahon	1605 Division St
Freesia McKee	2501A Algoma St
Ginger Keymer	1816 Lincoln Ave / Dist 3
Nick Norton + Ana Norton	402 pinecrest Ave
Patrick Perzysski	708 Sunset Ave. Stpt
Suzanne Watter	520 Greenbriar Ave.
Andree Olson	410 Franklin St
Patrizia Burke	509 LENWOOD AVE
Erin Redman	2324 Ellis St.

PLEASE RETURN TO SECRETARY, THANK YOU.

Image submitted by John Okonek as a part of the public hearing for agenda item #3.



Image submitted by John Okonek as a part of the public hearing for agenda item #3.



2-3-25

I support a rewrite
of the city zoning code.

Jim Connors

2349 4th ST.

STEVENS POINT

54481

JIM CONNORS

Administrative Staff Report

Preliminary Subdivision Plat Review

Hoover Road and Heffron Street

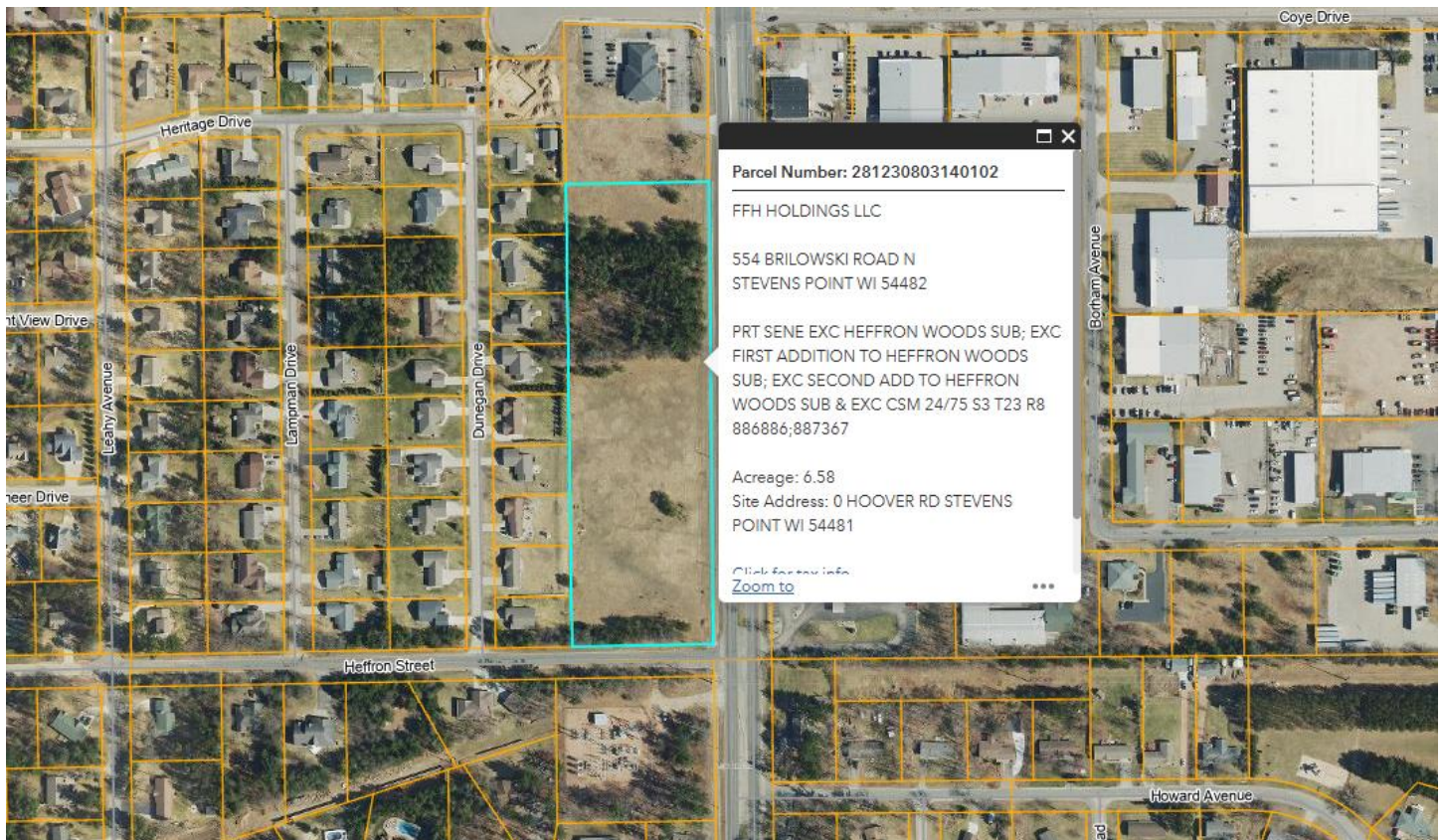
March 3, 2025



Department of Community
Development

Applicant(s): - Adam Sandstrom, representing FFH Holdings LLC Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281230803140102 Zone(s): "M-1" Light Industrial Master Plan: - Commercial/Office/Multi-Family Council District: - District 6 – Ald. Steinmetz Lot Information: 17 lots Current Use: - Vacant Applicable Regulations: - Ch. 20.05(1)	Request - Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, for a preliminary subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), consistent with Ch. 20.05(1). Attachment(s) - Application - Plat Findings of Fact - As part of a potential real estate transaction, the applicant is requesting to subdivide the subject property into 17 lots. - Duplexes are proposed to be constructed on the 17 created lots. Sufficient lot width is proposed to allow for zero-lot-line development should interest arise in the future. - Most of the proposed lots are slightly over 12,000 square feet in size, with the remaining three being 15,000 sq ft and 20,000 sq ft in size. - Access to the proposed lots would be off of a new public street that will terminate into a cul-de-sac. - The subject property is zoned "M-1" Light Industrial with a 'Commercial/Office/Multi-Family' designation within the City's Comprehensive Plan. A rezoning and Comprehensive Plan amendment is planned for April should the preliminary plat review be approved. - The creation of five or more lots requires the Common Council to approve both a preliminary plat review and a final plat review. Staff Recommendation Approve the preliminary subdivision plat review of a proposed subdivision on an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102), subject to the following conditions: - The subject property is rezoned from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District. - The future land use designation of the subject property is amended from 'Commercial/Office/Multi-Family' to 'Residential.' - Starling Court and the proposed multi-use path extension shall be constructed meeting minimum design standards.
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Vicinity Map



Background

The applicant is requesting a preliminary subdivision plat review for a proposed 17-lot subdivision on the subject property. Most of the proposed lots would be roughly 12,000 square feet in size. Lots 1, 10 & 17 would be slightly larger – 15,095, 19,969 & 14,989 square feet, respectively. According to the applicant, the proposal is to construct duplexes on each of the proposed lots. Please note that if the preliminary and final subdivision plats are approved, the duplexes will be constructed in a manner that could be split into a zero-lot-line duplex. As will be discussed later in this report, adequate lot width is proposed for the 17 lots under the proposed zoning designation to allow for zero-lot-line duplexes to exist.

Access: Last month, the Plan Commission reviewed a conceptual plat of the proposed subdivision. While the number of proposed lots did not change between the conceptual and preliminary plats, one change is to replace the proposed private driveway with a public street. The City's Subdivision Ordinance allows lots to front *either* a public or private street, and in a number of cases, private driveways are necessary to facilitate infill development. Previous examples where infill development occurred using private driveways include the duplex developments off of Doolittle Drive, Patch Street, North Point Drive, and the commercial development along U.S. Highway 10 East containing Scooters Coffee and Tsunami Car Wash.

Ultimately, utilizing a public street or private driveway for this proposed subdivision has benefits and drawbacks. A benefit of utilizing a private driveway for this subdivision is that it maximizes the amount of buildable area. With a public street, the City's Subdivision Ordinance requires cul-de-sacs to be 110' in diameter to meet a sufficient turning radius for City plow trucks and recycling trucks. A benefit of utilizing a public street for this subdivision is that it reduces the need for some private utility agreements and the need for establishing a homeowners association to handle the long-term

maintenance of private infrastructure. For this proposed subdivision, either a public street or private driveway would have been doable. After back-and-forth conversations with the applicant, he has elected to propose a public street – with consent obtained by the City’s Public Works Director.

Lastly, some explanation is beneficial as to why a cul-de-sac is recommended over having a road connection onto Hoover Road. Within transportation planning, it is a common principle that for development pads abutting two or more streets, access to said development area must be off of the street with a lower road classification. Hoover Road is considered a minor arterial road, while Heffron Street is a collector street. In layman’s terms, collector streets have a lower road classification than arterial streets, resulting in access being prioritized off of Heffron Street for this proposed subdivision. Beyond that, as Hoover Road may see additional traffic should further development within the Industrial Park occur, traffic circulating towards Hoover Road should be prioritized at specific intersections – Heffron Street being one of them.

Utilities: A new water main is proposed within Starling Court, the new public street proposed as part of this subdivision. The new water main would provide service to a new fire hydrant situated on the northern half of the subject property, as well as providing utility connections through laterals for the lots west of Starling Court. Water and sanitary laterals are proposed from existing connections off of Hoover Road to service the lots east of Starling Court. Due to using water and sanitary laterals off of the Hoover Road Right-of-Way, utility easements are proposed along both side lot lines for lots 12 & 16.

Zoning and Land Use: The subject property is zoned “M-1” Light Industrial, which allows duplexes and zero-lot-line homes via a conditional use permit. As single- and two-family residential uses does not meet the intent statement of the “M-1” District, the applicant will be requesting a zoning map amendment of the subject property from the “M-1” District to the “R-3” Single- and Two-Family Residence District. It is my perspective that having the subject property be zoned with a “R-3” District designation provides the best land use transition from the more suburban single-family lots to the west with the industrial land uses to the east of Hoover Road. With the proposed lots being slightly more dense (~12,000 sq ft compared to the ~17,000 sq ft lots along Dunegan Drive), this gradual increase in land use intensity would be achieved.

Within the “R-3” District, duplexes are allowed on lots at least 8,000 sq ft in size. As the smallest lots being proposed are slightly more than 12,000 sq ft in size, minimum density requirements for the “R-3” District would be met. Additionally, the “R-3” District requires lots to be at least 45 ft in width. The proposed lots in this subdivision greatly exceed 45 ft, and are more than double what is required to facilitate potential zero-lot-line development if demand exists in the future.

As Plan Commissioners know, any rezoning of property must be consistent with the City’s Comprehensive Plan. The subject property presently has a future land use designation of ‘Commercial/Office/Multi-Family.’ This future land use designation would be in conflict with the proposed subdivision. As such, the applicant would be requesting an amendment to the City’s Comprehensive Plan to change the future land use designation of the subject property from ‘Commercial/Office/Multi-Family’ to ‘Residential.’ Please note that the ‘Residential’ designation allows for single-family, duplex, and zero-lot-line developments, which would be consistent with the proposed subdivision. While further details on the rationale for this future Comprehensive Plan amendment would be provided April, it is my belief that an amendment would meet the review standards set forth by the Common Council.

If the preliminary plat is approved in March, please note that a Comprehensive Plan amendment and rezoning of the subject property will be on the April Plan Commission. As such, Plan Commissioners should expect to review this preliminary plat review with the condition that the Comprehensive Plan amendment and rezoning request as outlined before will be approved.

Standards of Review

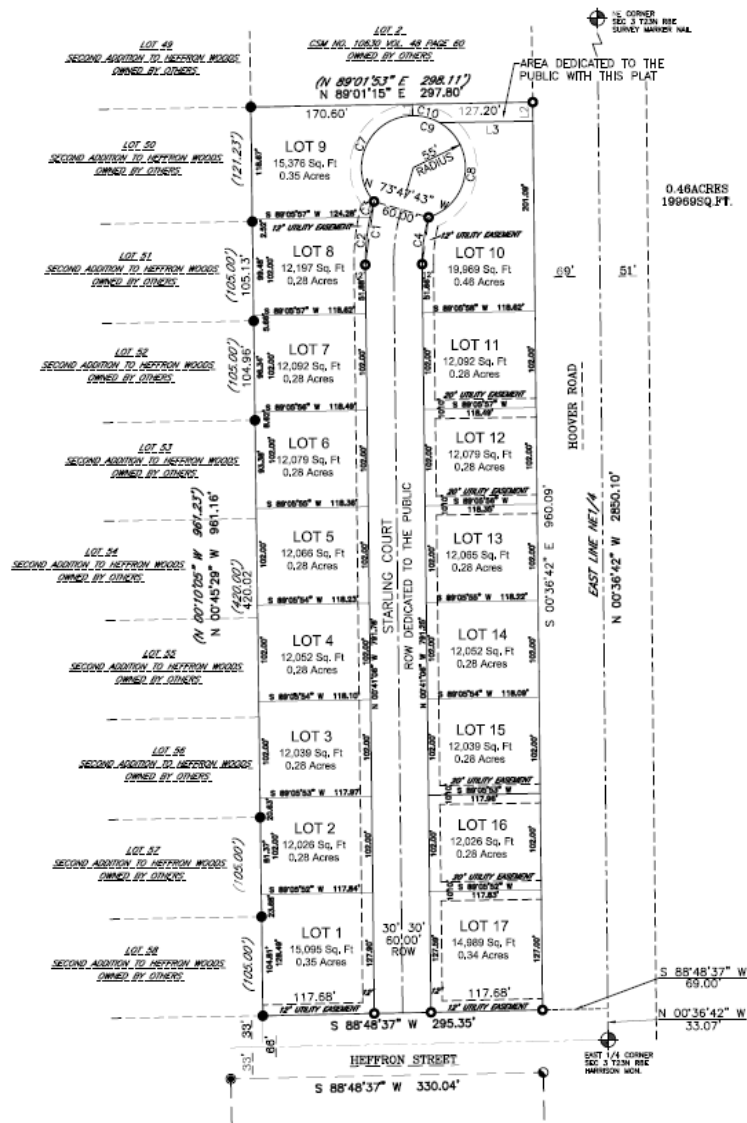
A preliminary plat or final plat of any major or minor subdivision in the City of Stevens Point or in the extraterritorial area shall not be approved unless the Plan Commission and the Common Council determine that adequate public facilities and public services are available to support and service the area of the proposed subdivision, unless the City finds the major or minor plat are in an area not likely to be included in the City's future growth zone. In considering the questions of adequacy of public facilities and public services as set forth above, the Plan Commission and Common Council shall consider but not be limited to:

1. The nature, extent and size of the proposed subdivision and its impact in terms of the estimated increase in population expected to result.

Analysis: The subject property is approximately 6.58 acres in size and includes 17 lots that are proposed for duplex development. Excluding the proposed public street, roughly six acres of land is allocated for residential development. The total density of the proposed subdivision is 5.67 units/acre (excluding right-of-way), which is slightly more than the residential streets west of the subject property. As mentioned earlier, it is advantageous to have a slightly denser development here to have a better transition in land use intensity running west to east in this area.

Findings: US Census household size in Stevens Point is 2.10 persons per household. If the subdivision was 100% occupied, we could expect an additional 76 persons to reside in the proposed subdivision. The City's 2023 estimated population was 25,752 persons. With the proposed subdivision, a .29% population increase could be reasonably expected. Existing public infrastructure, along with the new street, utilities and fire hydrant, can reasonably handle this type of increase.

2. The present or projected state of development likely to result when said subdivision is developed with projected densities as anticipated by adopted area Comprehensive Plans and currently approved subdivisions in the immediate vicinity of the proposed subdivision.



Proposed Preliminary Subdivision Plat

Analysis: The proposed subdivision provides medium-density residential development on the southeast end of the city.

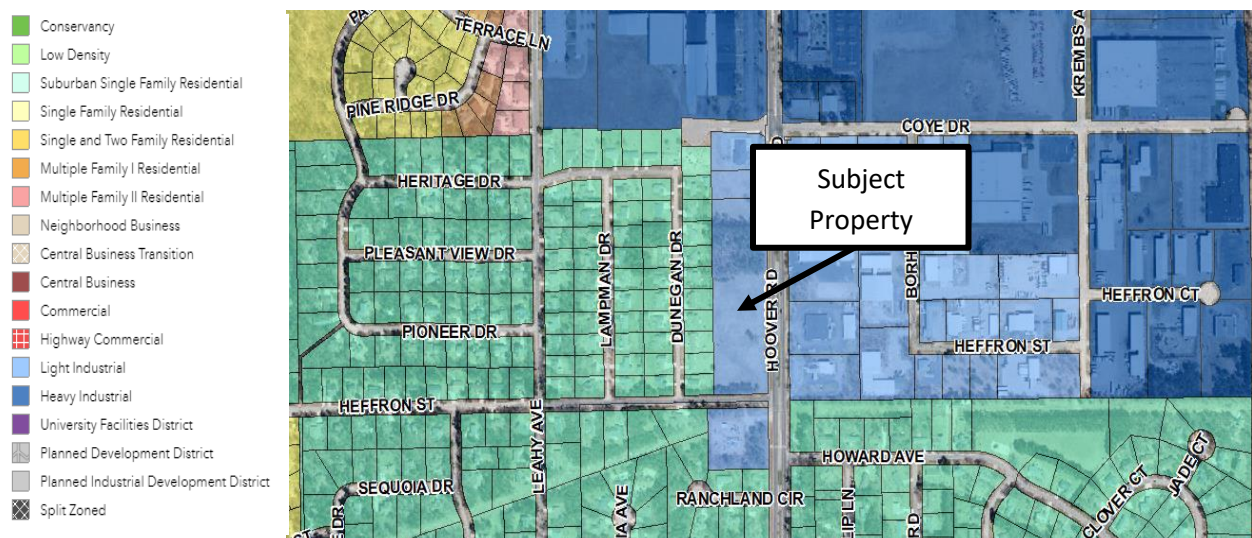
Findings: Long-term cost for the City does exist with the proposed subdivision having access via a public street. Given the tax revenues tied to this development, staff believes that sufficient lot density exists so that revenues are on par with expected expenditures.

3. **The avoidance of expenditures of public funds necessitated by the proposed subdivision which are not in adopted capital or operating budgets. For subdivisions in the City of Stevens Point, the applicant shall furnish data requested by the Director of Public Works, Water Utility Manager, Traffic Engineer and Director of Planning and Development who will coordinate statements of adequacy for transportation, storm sewer, sanitary sewer, water service, fire and police protection, parks, open space, and recreation and school facilities for the Plan Commission and the Common Council.**

Analysis: The City will not be constructing Starling Court, nor the proposed multi-use path connection between Hoover Road and the cul-de-sac. Rather, the construction of that infrastructure, along with proposed water and sewer laterals, will be financed and constructed by the applicant. Therefore, up-front City expenditures for this proposed subdivision is expected to be minimal. Additional long-term expenditures in maintenance costs for the street and multi-use path are anticipated, however such expenditures will be financed by the additional tax revenue coming from 17 duplexes.

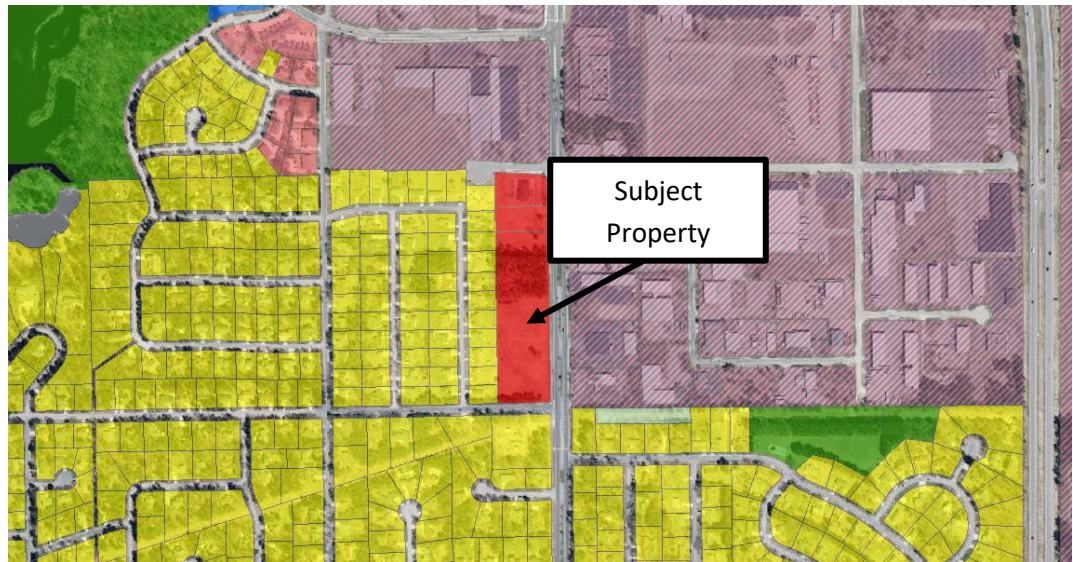
Findings: Estimated infrastructure costs, projected property tax revenue, and utility users provide sufficient financial capacity for the subdivision over the life of the proposed infrastructure.

Exhibits



Future Land Use

- Residential
- Multi-family (3+ units)
- Mobile Home Park
- Commercial / Office
- Office / Multi-Family
- Downtown District
- Business Park District
- Institutional / Government
- UWSP
- Industry
- Park
- Not Developable / Restrictive Ownership
- Vacant
- Road Right-of-Way
- Water Bodies





APPLICATION FOR SUBDIVISION APPROVAL

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Major Subdivision	☐	Minor Subdivision	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Adam Sandstrom	Contact Name	
Address	1197 Wilshire Dr	Address	
City, State, Zip	Stevens Point WI 54482	City, State, Zip	
Telephone	7156300151	Telephone	
Fax		Fax	
Email	constructionamlc@gmail.com	Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☒)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	FFH Holdings LLC	Owner's Name	
Address	554 Brilowski Rd	Address	
City, State, Zip	Stevens Point WI 54482	City, State, Zip	
Telephone	7153407773	Telephone	
Fax		Fax	
Email	ryanhyer@gmail.com	Email	

PROJECT SUMMARY

Subdivision Name	Heffron Woods		Former Subdivision Name (if any)	
Area of Subject Property (Acres/Sq Ft)	6.58		Proposed Number of Lots	10 17
Project Address:	0 Hoover Rd Stevens Point WI 54481			
Parcel 1 – Assessor's Parcel ID Number	Parcel 2 – Assessor's Parcel ID Number (if needed)		Parcel 3 – Assessor's Parcel ID Number (if needed)	
281-23-0803140102				
Current Use of Subject Property	vacant land			
Proposed Use of Subject Property	multi family residential			
Designated Future Land Use Category	Current Zone District(s)			
R3 Multi Family	M1 light industrial			
Is there an associated request for a Zoning Map Amendment? If yes provide the application Number?				
Number of Residential Units Proposed	Proposed Gross Residential Density		Commercial Space Proposed Sq. Ft.	
0	0		0	
Common Open Space Proposed Sq. Ft.	Primary Open Space Designations (Cluster)		Secondary Open Space Designation (Cluster)	
0	0		0	

Source of Utilities: city		Streets Created or Extended as part of Subdivision? If Yes What Types?	
Water	city	Sewer	city
		private driveway	
Number of Each Type of Building and Individual Units		Proposed Density (Units/Acre)	
Single-Family House			
Attached House (duplex)		18 buildings 36 units	
Row House (Number of Units)			
Apartment (Number of Units)			
Commercial Building			
Mixed Use Building (number of residential units)			
Industrial Building			
Civic Building / Institutional			
Open Lot			
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			

Build 17 proposed multi-family dwellings

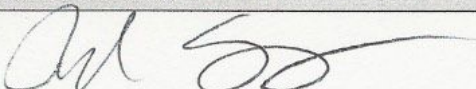
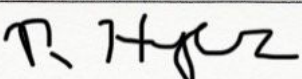
Current Zoning Surrounding Subject Property			
North:	R8	South:	R8
East:	Industrial	West:	R8
Current Land Use Surrounding Subject Property			
North:	R8	South:	R8
East:	Industrial	West:	R8

EXHIBITS (MAJOR SUBDIVISION)

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

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	2/19/25		2-27-25

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

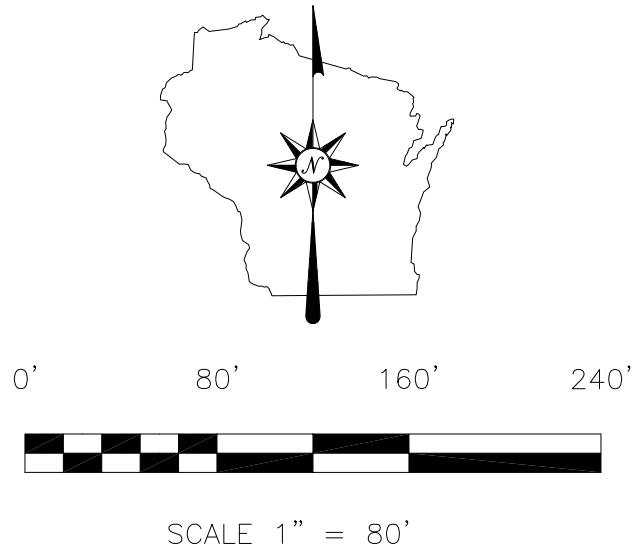
Certified _____, 20____

Department of Administration

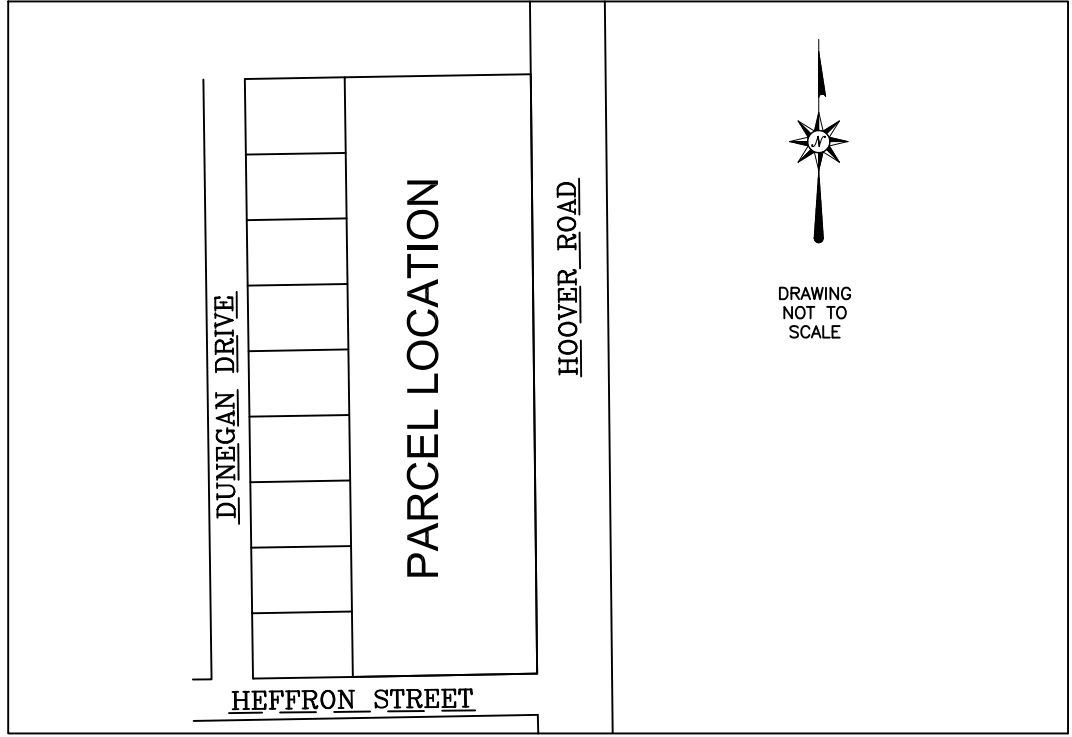


PRELIMINARY PLAT OF SANDSTROM SUBDIVISION

A PRELIMINARY SUBDIVISION BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.



VICINITY MAP



BASE FOR BEARING

BASE FOR BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER 1/4 OF SEC. 3 T23N R8E, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN. ASSUMED TO BEAR N 00°36'42" W

LEGEND

- CONTROL POINT
- 3/4" IRON BAR FOUND
- 1" IRON PIPE FOUND
- 1" IRON ROD FOUND
- 1 1/4" X 18" 4.30lbs/ft REBAR SET
- () RECORDED AS
- GOVERNMENT CORNER LOCATION

ALL OTHER LOT CORNERS SET WITH A 3/4" X 18" REBAR 1.50lbs/ft.

DEVELOPER

AM CONSTRUCTION LLC
1197 WILSHIRE DRIVE
STEVENS POINT, WI 54482

SURVEYOR

DARREN KRZANOWSKI, PLS #2663
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PHONE (715)341-2633
FAX (715)341-0431

BEING PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 3, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN

OBJECTING AUTHORITIES:
DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES
CITY OF STEVENS POINT

DARREN KRZANOWSKI PLS 2663
DATED: 24 FEBRUARY 2025

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°58'45" W	12.00'
L2	S 00°36'42" E	20.00'
L3	N 89°01'15" E	98.54'

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	67.80'	67.55'	N 07°45'36" E	16°53'23.00"
C2	230.00'	50.54'	50.44'	N 05°36'38" E	12°35'27.24"
C3	230.00'	17.26'	17.25'	N 14°03'20" E	4°17'55.76"
C4	170.00'	50.11'	49.93'	N 07°45'36" E	16°53'23.00"
C7	55.00'	124.58'	99.61'	N 24°09'10" E	129°47'03.81"
C8	55.00'	127.52'	100.82'	S 06°43'36" W	132°50'41.70"
C9	55.00'	282.11'	60.00'	S 73°47'43" E	293°53'18.74"
C10	55.00'	30.01'	29.64'	S 75°19'31" E	31°15'53.23"

NOTES

- 12' UTILITY EASEMENT IS PARALLEL TO RIGHT OF WAY LINES, LINES SHALL LENGTHEN AND SHORTEN TO PROVIDE CONTINUITY.
- 20' UTILITY EASEMENT IS PARALLEL TO AND LYING 10' EACH SIDE OF THE LOT LINES

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RETTLER
corporation
3317 Business Park Drive, Stevens Point, WI 54482
Phone (715) 341-2633 Fax (715) 341-0431
email: info@rettl.com, web: www.rettl.com

REVISION DATE:

SHEET 1 OF 1 SHEETS

Adam Kuhn

From: Scott Beduhn
Sent: Tuesday, February 25, 2025 10:57 AM
To: Adam Kuhn; Joel Lemke; Eric Southworth; Terence Sinner; Scott Omernik
Cc: Pat Fuehrer
Subject: RE: City Applications for Subdivision

Hi Adam

To the best of my knowledge the preliminary plat meets the formal requirements as outlined in Chapter 236.

Thank you,

Scott



Scott Beduhn

Scott Beduhn, P.E.
Director of Public Works
Engineering Department

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

Phone: 715-346-1561
Direct: 715-346-1564
www.stevenspoint.com

From: Adam Kuhn <akuhn@stevenspoint.com>
Sent: Monday, February 24, 2025 3:12 PM
To: Scott Beduhn <sbeduhn@stevenspoint.com>; Joel Lemke <jlemke@stevenspoint.com>; Eric Southworth <esouthworth@stevenspoint.com>; Terence Sinner <sinnert@stevenspoint.com>; Scott Omernik <somernik@stevenspoint.com>
Cc: Pat Fuehrer <PFuehrer@stevenspoint.com>
Subject: FW: City Applications for Subdivision

FYI. If you have any last-minute reservations, please let me know.

@Scott: I'll need something in writing from you stating that this plat has met the formal requirements as outlined in Chapter 236. I'm looking to publish tomorrow if possible.

Best,

Adam Kuhn, AICP
Associate Planner/Zoning Administrator
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
akuhn@stevenspoint.com
(o) 715-342-4158

From: Mike Helmrick <Mhelmrick@rettler.com>
Sent: Monday, February 24, 2025 1:08 PM
To: Adam Kuhn <akuhn@stevenspoint.com>; adam sandstrom <constructionamlc@gmail.com>
Subject: RE: City Applications for Subdivision

RELOCATION ORDER

lpa1708 08/2011 (Replaces LPA3006)

Project 60730575-20	Road name Business 51 Urban Reconstruction Franklin Street to North Point Drive	Highway Business 51 (Division Street)	County Portage
Right of way plat date 2/10/2025	Plat sheet number(s) 4.01 through 4.10	Previously approved Relocation Order date	

Description of termini of project:

Beginning at a point on the reference line which is 332.89 feet North and 1331.57 feet West of the Southeast Corner of Section 29, T24N, R8E and ending at a point 598.33 feet North and 1317.57 feet West of the East Quarter (1/4) Corner of Section 29, T24N, R8E.

Beginning Coordinates: Y = 204509.492, X = 165489.568, Sta. 132+77.01

Ending Coordinates: Y = 207415.170, X = 165506.932, Sta. 161+81.22

Wisconsin County Coordinate System (WCCS), Portage County - NAD83 (1997)

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 83.07 and 83.08, Wisconsin Statutes, the City of Stevens Point orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: City of Stevens Point
3. This order supersedes and amends any previous order issued by the: City of Stevens Point

Approved: Mike Wiza, Mayor

Date

Attest: Kari Yenter, Clerk

Date

CONVENTIONAL SYMBOLS			
SECTION LINE		SECTION CORNER SYMBOL	
QUARTER LINE		SECTION CORNER MONUMENT	
SIXTEENTH LINE		GEODETIC SURVEY MONUMENT	
NEW REFERENCE LINE		SIXTEENTH CORNER MONUMENT	
NEW R/W LINE		SIGN	
EXISTING R/W OR HE LINE		OFF-PREMISE SIGN	
PROPERTY LINE			
LOT, TIE & OTHER MINOR LINES			
SLOPE INTERCEPT			
CORPORATE LIMITS			
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)			
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)			
TEMPORARY LIMITED EASEMENT AREA			
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)			
TRANSMISSION STRUCTURES			
BUILDING			
TO BE REMOVED			
BRIDGE			
CULVERT			

CONVENTIONAL UTILITY SYMBOLS

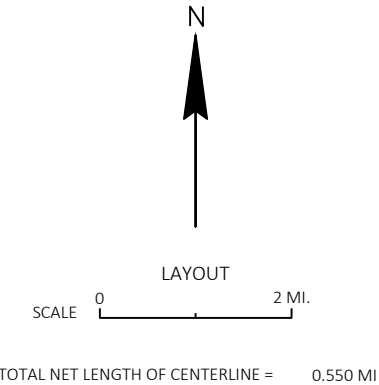
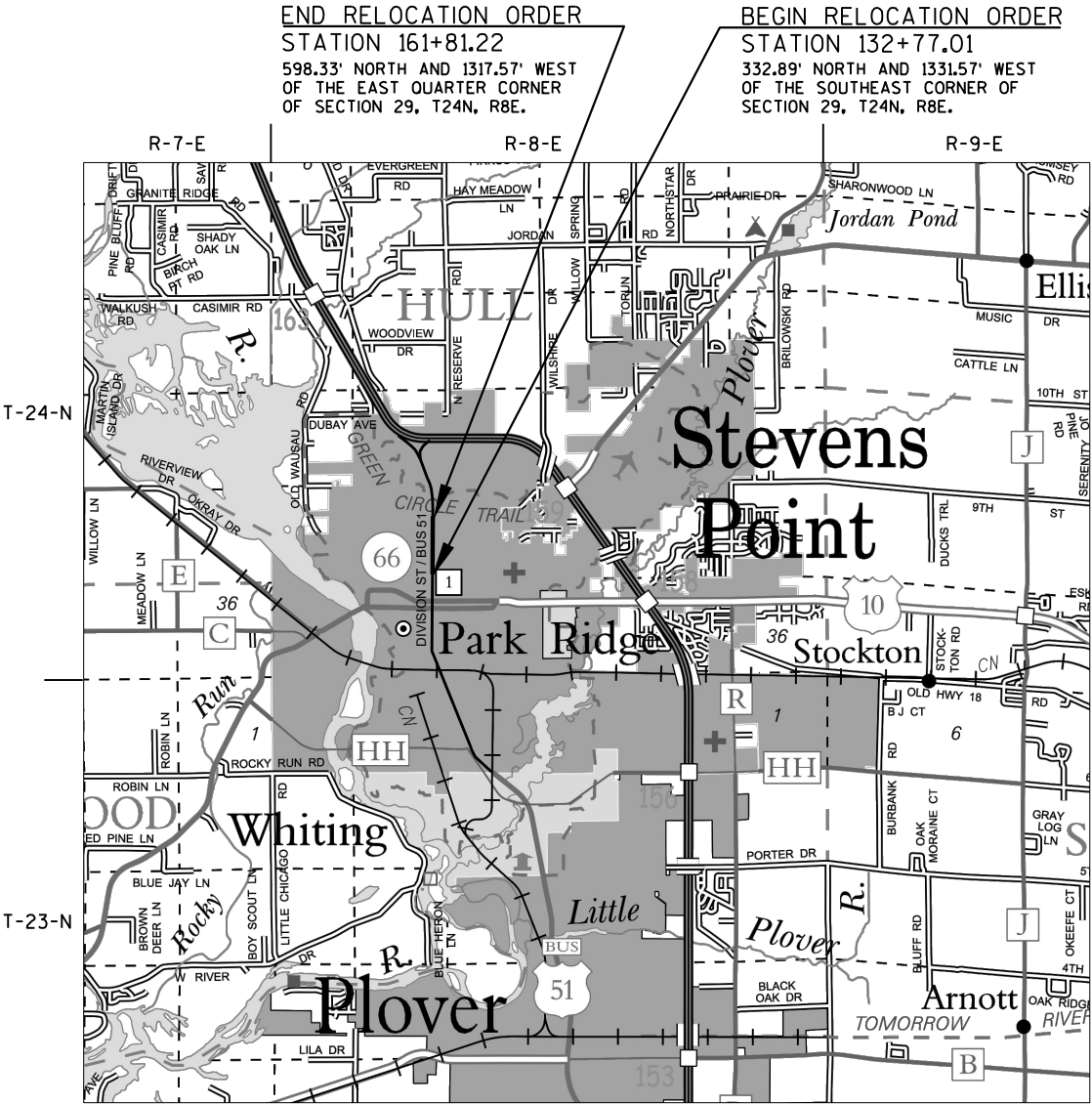
WATER	—W—
GAS	—G—
TELEPHONE	—T—
OVERHEAD TRANSMISSION LINES	—OH—
ELECTRIC	—E—
CABLE TELEVISION	—TV—
FIBER OPTIC	—FO—
SANITARY SEWER	—SAN—
STORM SEWER	—SS—
ELECTRIC TOWER	

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB



R/W PROJECT NUMBER 60730575-20	SHEET NUMBER 1	TOTAL SHEETS 10
FEDERAL PROJECT NUMBER		
PLAT OF RIGHT OF WAY REQUIRED FOR BUSINESS 51 URBAN RECONSTRUCTION FRANKLIN STREET - NORTH POINT DRIVE		
CITY OF STEVENS POINT		PORTAGE COUNTY
CONSTRUCTION PROJECT NUMBER		

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATE SYSTEM COORDINATES (WCCS), PORTAGE COUNTY, NAD83 (1997) IN US SURVEY FEET, AND IS ALSO THE CITY OF STEVENS POINT COORDINATE SYSTEM. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE CITY OF STEVENS POINT.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

ORIGINAL PLAT PREPARED BY
AECOM

SIGNATURE:
DONALD J. BUZA, PLS-2338

DATE: 2/10/2025

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

CITY OF STEVENS POINT

APPROVED FOR THE CITY OF STEVENS POINT

DATE: _____
Mike Wiza, Mayor

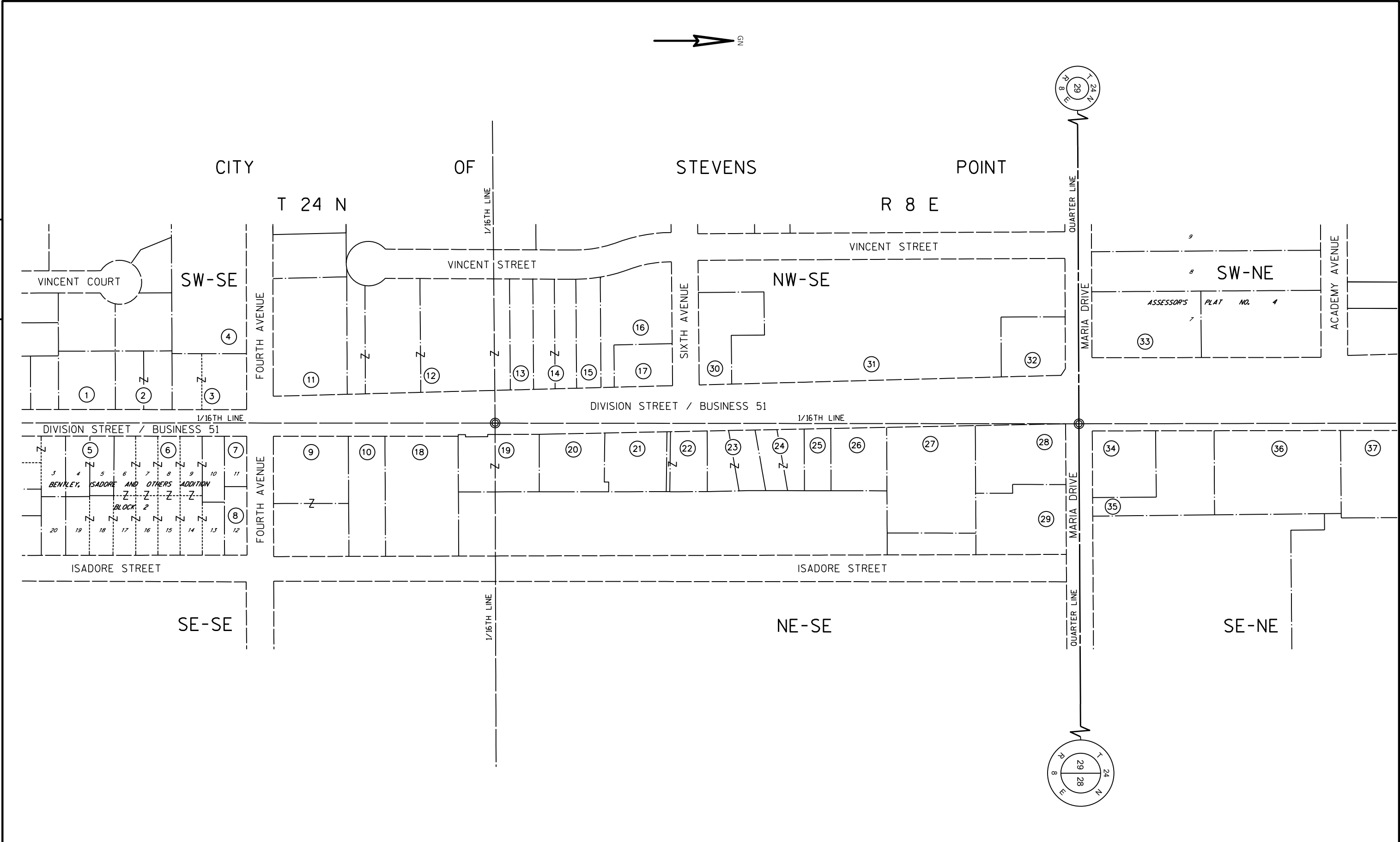
PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W SQ.FT. REQUIRED			TLE SQ.FT.
				NEW	EXISTING	TOTAL	
1	4.04	MICHAEL D. KATZMARK, CAROL J. KATZMARK, AND TAMMY S. KATZMARK, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	TLE	----	----	----	640
2	4.04	ANCHOR RE PROPERTIES, LLC	FEE, TLE	440	----	440	1209
3	4.04, 4.05	STEVENS POINT 708 DIVISION WL, LLC	FEE, TLE	5541	----	5541	2153
4	4.05	HASTINGS PROPERTY GROUP, LLC	FEE, TLE	91	----	91	907
5	4.04	ANTHONY J. SMITH	TLE	----	----	----	825
6	4.04, 4.05	FROSTY PINE PROPERTIES, LLC	FEE, TLE	1257	----	1257	2737
7	4.05	FROSTY PINE INVESTMENTS LLC	FEE	5750	----	5750	----
8	4.05	STANLEY-KNUSE, INC.	FEE, TLE	622	----	622	1211
9	4.05	STANLEY-KNUSE, INCORPORATED	FEE, TLE	2800	----	2800	2612
10	4.06	KELLOG4074 LLC	FEE, TLE	55	----	55	770
11	4.05	OLD NATIONAL BANK	FEE, TLE	793	----	793	1634
12	4.06	POINTMED PROPERTIES, LLC	TLE	----	----	----	2266
13	4.06	REM PROPERTIES, LLC	TLE	----	----	----	429
14	4.06	AZ & NP LLC	TLE	----	----	----	485
15	4.06	ONGIES RENTAL PROPERTIES LLC	TLE	----	----	----	274
16	4.07	ROGERS CINEMA, INC.	TLE	----	----	----	429
17	4.07	LIBERTY KWIK STOP LLC	TLE	----	----	----	1126
18	4.06	BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM	TLE	----	----	----	1364
19	4.06	THAD KLASINSKI AND WENDY KLASINSKI, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE & TLE	113	----	113	1468
20	4.06	BENRUNFTB LLC	TLE	----	----	----	1479
21	4.07	ARC CAFEHLD001, LLC	TLE	----	----	----	1401
22	4.07	CITY OF STEVENS POINT	TLE	----	----	----	454
23	4.07, 4.08	FCPT HOLDINGS, LLC	TLE	----	----	----	541
24	4.08	N.A.H. PROPERTIES, LLC	TLE	----	----	----	553
25	4.08	A. REYNOLDS GORDON AND DAVIDA MADDEN, AS JOINT TENANTS IN COMMON	TLE	----	----	----	300
26	4.08	KREEESH LLC	TLE	----	----	----	630
27	4.08	209 DIVISION STREET, LLC	TLE	----	----	----	1000
28	4.08, 4.09	DAVID J. WITZLING	FEE, TLE	179	----	179	1648
29	4.09	ANA HOMES, LLC	TLE	----	----	----	262
30	4.07	FAMILY VIDEO MOVIE CLUB, INC.	TLE	----	----	----	366
31	4.07, 4.08	NORTHPOINT CENTER LLC	TLE	----	----	----	3040
32	4.09	POTTER 58, LLC	FEE, TLE	464	----	464	1490
33	4.09	CONVENIENCE STORE INVESTMENTS	FEE, TLE	17	----	17	1250
34	4.09	JAMES E. LAABS AND PATRICIA A. LAABS	FEE, TLE	1303	----	1303	1500
35	4.09	STRATTON RETAIL DIVISION LLC	FEE, TLE	12	----	12	236
36	4.10	STRATTON CAPITAL DIVISION LLC	TLE	----	----	----	1672
37	4.10	MCDONALD'S USA, LLC, A DELEWARE LIMITED LIABILITY COMPANY	TLE	----	----	----	428

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF STEVENS POINT.

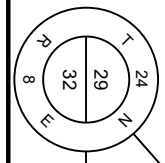
UTILITY INTERESTS REQUIRED			
PARCEL NUMBER	SHEET NUMBER (S)	OWNER (S)	INTEREST REQUIRED
100	4.04	CITY OF STEVENS POINT (STORM SEWER)	RELEASE OF RIGHTS
101	4.04	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS
102	4.04, 4.05	?? (FIBER OPTIC)	RELEASE OF RIGHTS
103	4.06, 4.07, 4.08, 4.09	CITY OF STEVENS POINT	RELEASE OF RIGHTS
104	4.08	CITY OF STEVENS POINT	RELEASE OF RIGHTS
105	4.08	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS
106	4.08	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS
107	4.09	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS
108	4.07	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS

REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.02	E
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	



REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.03	E
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6), BENTLEY ISADORE & OTHERS ADDITION, CSM 710, CSM 4160, AND CSM 7893.



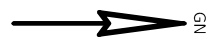
PER COUNTY RECORDS
(NOT RECOVERED)
Y = 204168.092
X = 164172.310

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1104-1500	S00°01'37"W	175.94'
1500-1501	S89°29'39"W	5.00'
1501-1502	N00°01'37"E	172.99'
1502-1503	N21°44'43"W	41.99'
1503-1504	N01°04'35"W	60.00'
1504-1505	N08°40'16"W	75.66'
1505-1506	N33°32'52"W	65.19'
1506-1507	N81°48'51"W	82.17'
1507-1508	S89°51'50"W	69.45'
1508-1509	N00°08'10"W	10.00'
1509-1111	N89°51'50"E	69.45'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1123-1510	S00°01'37"W	167.33'
1510-1511	N89°52'23"E	5.00'
1511-1512	N00°01'37"E	54.97'
1512-1513	S89°48'27"E	5.00'
1513-1514	N00°01'37"E	54.94'
1514-1515	N07°00'21"E	78.99'
1515-1516	N05°09'44"W	70.18'
1516-1517	N02°29'59"E	80.16'
1517-1518	N40°29'10"E	25.62'
1518-1118	S89°50'00"W	10.09'

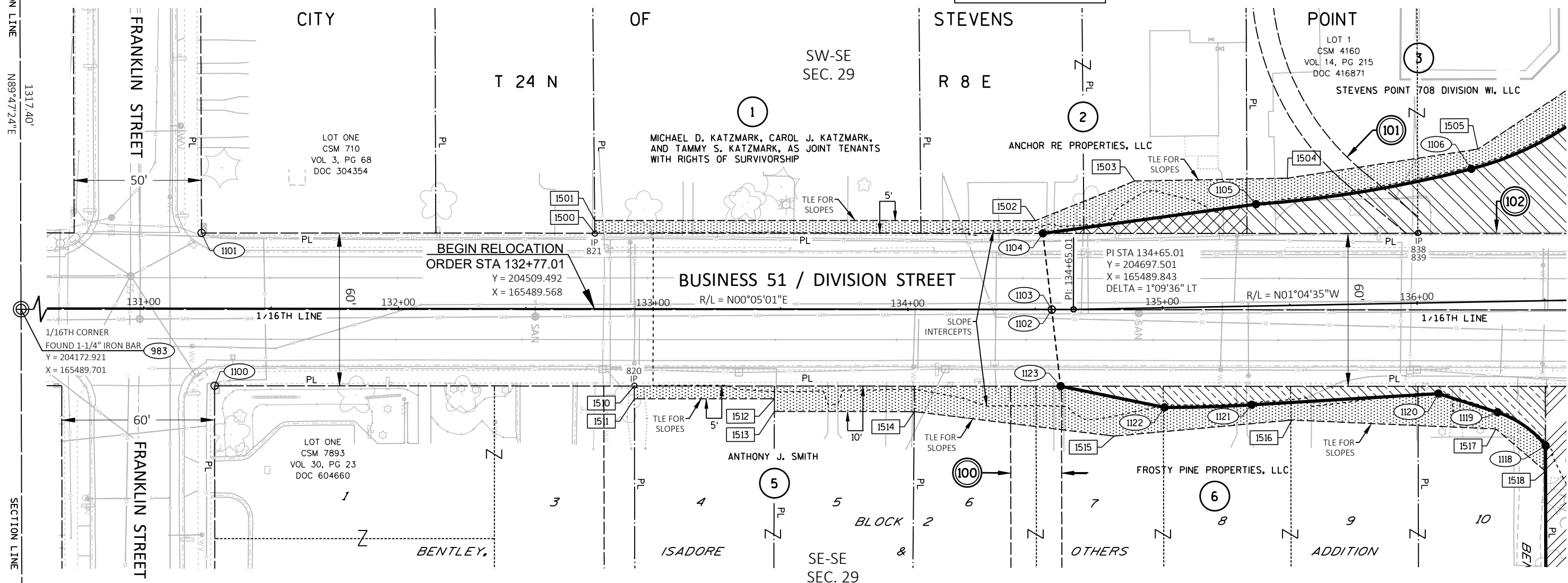
TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1500	132+77.06	-29.71'
1501	132+77.01	-34.71'
1502	134+50.00	-34.88'
1503	134+90.00	-50.00'
1504	135+50.00	-50.00'
1505	136+25.00	-60.00'
1510	132+92.67	30.28'
1511	132+92.69	35.28'
1512	133+47.66	35.22'
1513	133+47.65	40.22'
1514	134+02.59	40.17'
1515	134+80.00	50.00'
1516	135+50.00	45.00'
1517	136+30.00	50.00'
1518	136+49.17	67.00'

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
820	204525.111	165519.728	1.25" PIPE
821	204509.588	165460.054	1" PIPE
838	204832.721	165459.857	3/4" REBAR
839	204832.995	165459.680	3/4" PIPE



4

4



RW COURSE TABLE		
COURSE	BEARING	DISTANCE
979-983	S89°50'29"W	1331.45'
983-1102	N00°01'37"E	516.06'
1102-1103	S83°25'42"W	0.11'
1103-1104	S83°25'42"W	30.09'
1104-1105	N07°47'11"W	84.42'
1105-1106	SEE RW CURVE TABLE	
1106-1107	SEE RW CURVE TABLE	
1117-1118	S89°50'00"W	91.75'
1118-1119	SEE RW CURVE TABLE	
1119-1120	S17°33'35"W	24.30'
1120-1121	S03°26'57"E	73.48'
1121-1122	SEE RW CURVE TABLE	
1122-1123	S11°35'33"W	41.62'
1123-1102	S83°25'42"W	30.20'

RW CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1105-1106	481.50'	85.77'	85.66'	N09°19'15"W
1106-1107	123.50'	52.38'	51.98'	N26°34'23"W
1118-1119	39.00'	23.32'	22.98'	S34°41'31"W
1121-1122	560.00'	34.25'	34.24'	S01°41'50"E

RW COORDINATE TABLE		
POINT	Y	X
1100	204360.261	165519.789
1101	204355.147	165459.786
1102	204688.986	165489.943
1103	204688.973	165489.830
1104	204685.530	165459.941
1105	204769.168	165448.505
1106	204853.692	165434.632
1107	204900.184	165411.377
1117	204883.123	165635.033
1118	204882.856	165543.283
1119	204863.963	165530.206
1120	204840.793	165522.874
1121	204767.444	165527.294
1122	204733.215	165528.309
1123	204692.442	165519.945

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1100	131+27.82	30.44'
1101	131+22.62	-29.56'
1102	134+56.50	0.11'
1103	134+56.49	0.00'
1104	134+53.00	-29.88'
1105	135+37.45	-39.98'
1106	136+22.22	-52.27'
1107	136+69.14	-74.64'
1117	136+47.88	148.65'
1118	136+49.33	56.91'
1119	136+30.69	43.48'
1120	136+07.66	35.72'
1121	135+34.24	38.76'
1122	135+00.00	39.13'
1123	134+60.00	30.11'

- 100 CITY OF STEVENS POINT (EASEMENT) STORM SEWER VOL 226, PG 429, DOC 242493 PARCEL 6
- 101 WISCONSIN PUBLIC SERVICE (EASEMENT) DOC 904102 PARCEL 3
- 102 AT&T (NO RECORD EASEMENT) PARCEL 3

REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.04
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6), BENTLEY ISADORE & OTHERS ADDITION, AND CSM 4817.
EXISTING RIGHT-OF-WAY FOR FOURTH STREET ESTABLISHED FROM BENTLEY ISADORE & OTHERS ADDITION, AND CSM 4817.

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
979-983	S89°50'29"W	1331.45'
983-1107	N00°01'37"E	516.06'
1106-1107	SEE RW CURVE TABLE	
1107-1108	N38°43'20"W	16.25'
1108-1109	SEE RW CURVE TABLE	
1109-1110	N89°43'41"W	31.66'
1110-1111	N74°12'48"W	22.49'
1111-1124	N00°08'10"W	60.00'
1124-1125	N89°51'50"E	63.28'
1125-1126	N59°12'05"E	15.46'
1126-1127	N68°19'02"E	37.74'
1127-1128	N40°54'55"E	12.08'
1128-1139	N01°31'18"W	507.21'
1135-1134	S05°18'53"E	19.44'
1134-1133	SEE RW CURVE TABLE	
1133-1132	SEE RW CURVE TABLE	
1132-1131	SEE RW CURVE TABLE	
1131-1130	N89°50'00"E	145.70'
1130-1114	S00°10'00"E	60.00'
1114-1115	S74°56'25"W	25.11'
1115-1116	SEE RW CURVE TABLE	
1116-1117	S00°01'37"W	37.28'
1117-1118	S89°50'00"W	91.75'
1118-1119	SEE RW CURVE TABLE	
1119-1120	S17°33'35"W	24.30'

RW COORDINATE TABLE		
POINT	Y	X
1106	204853.692	165434.632
1107	204900.184	165411.377
1108	204912.860	165401.214
1109	204926.095	165362.761
1110	204926.245	165331.102
1111	204932.364	165309.459
1114	204933.384	165724.736
1115	204926.859	165700.486
1116	204920.398	165635.051
1117	204883.123	165635.033
1118	204882.856	165543.283
1119	204863.963	165530.206
1124	204932.364	165309.317
1125	204932.514	165372.592
1126	205000.432	165385.875
1127	205014.377	165420.948
1128	205023.509	165428.863
1130	204993.383	165724.562
1131	204992.960	165578.860
1132	205006.196	165563.764
1133	205051.176	165540.300
1134	205143.343	165523.100
1135	205162.702	165521.299

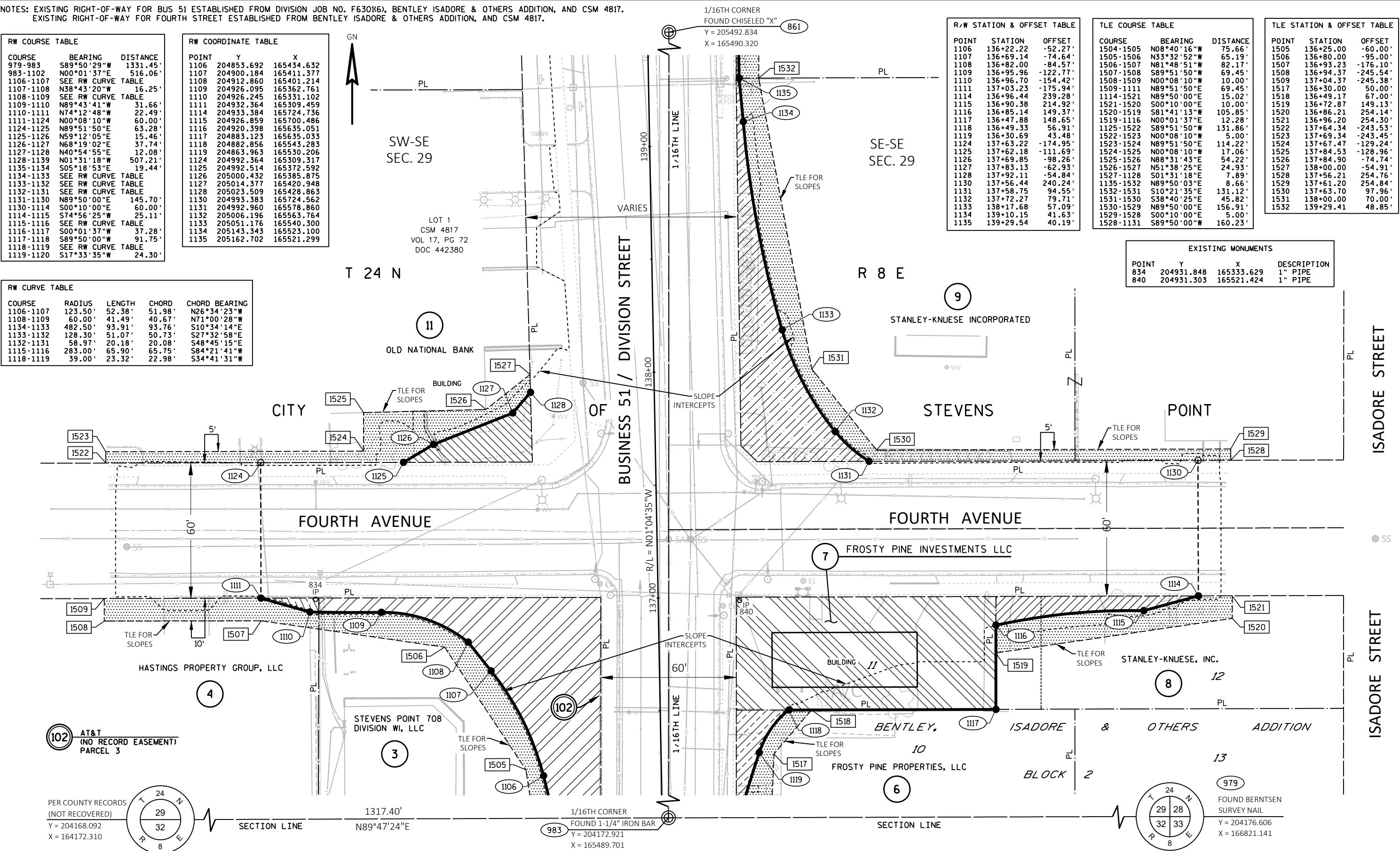
RW CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1106-1107	123.50'	52.38'	51.98'	N26°34'23"W
1108-1109	60.00'	41.49'	40.67'	N71°00'28"W
1134-1133	482.50'	93.91'	93.76'	S10°34'14"E
1133-1132	128.30'	51.07'	50.73'	S27°32'58"E
1132-1131	58.97'	20.18'	20.08'	S48°45'15"E
1115-1116	283.00'	65.90'	65.75'	S84°21'41"W
1118-1119	39.00'	23.32'	22.98'	S34°41'31"W

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1106	136+22.22	-52.27'
1107	136+69.14	-74.64'
1108	136+82.00	-84.57'
1109	136+82.96	-122.77'
1110	136+96.70	-154.42'
1111	137+03.23	-175.94'
1114	136+96.44	239.28'
1115	136+90.38	214.92'
1116	136+85.14	149.37'
1117	136+47.88	148.65'
1118	136+49.33	56.91'
1119	136+30.69	43.48'
1124	137+63.22	-174.95'
1125	137+62.18	-111.69'
1126	137+69.85	-98.26'
1127	137+83.13	-62.93'
1128	137+92.11	-54.84'
1130	137+56.44	240.24'
1131	137+58.75	94.55'
1132	137+72.27	79.71'
1133	138+17.68	57.09'
1134	139+10.15	41.63'
1135	139+29.54	40.19'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1504-1505	N08°40'16"W	75.66'
1505-1506	N33°32'52"W	65.19'
1506-1507	N81°48'51"W	82.17'
1507-1508	S89°51'50"W	69.45'
1508-1509	N00°08'10"W	10.00'
1509-1111	N89°51'50"E	69.45'
1114-1521	N89°50'00"E	15.02'
1521-1520	S00°10'00"E	10.00'
1520-1519	S81°41'13"W	105.85'
1519-1116	N00°01'37"E	12.28'
1125-1522	S89°51'50"W	131.86'
1522-1523	N00°08'10"W	5.00'
1523-1524	N89°51'50"E	114.22'
1524-1525	N00°08'10"W	17.06'
1525-1526	N88°51'43"E	54.22'
1526-1527	N51°38'25"E	24.93'
1527-1128	S01°31'18"E	7.89'
1135-1532	N89°50'03"E	8.66'
1532-1531	S10°21'35"E	131.12'
1531-1530	S38°40'25"E	45.82'
1530-1529	N89°50'00"E	156.91'
1529-1528	S00°10'00"E	5.00'
1528-1131	S89°50'00"W	160.23'

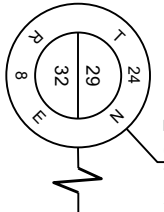
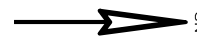
TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1505	136+25.00	-60.00'
1506	136+80.00	-95.00'
1507	136+93.23	-176.10'
1508	136+94.37	-245.54'
1509	137+04.37	-245.38'
1517	136+30.00	50.00'
1518	136+49.17	67.00'
1519	136+72.87	149.13'
1520	136+86.21	254.14'
1521	136+96.20	254.30'
1522	137+64.34	-243.53'
1523	137+69.34	-243.45'
1524	137+67.47	-129.24'
1525	137+84.53	-128.96'
1526	137+84.90	-74.74'
1527	138+00.00	-54.91'
1528	137+56.21	254.76'
1529	137+61.20	254.84'
1530	137+63.70	97.96'
1531	138+00.00	70.00'
1532	139+29.41	48.85'

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
834	204931.848	165333.629	1" PIPE
840	204931.303	165521.424	1" PIPE



REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.05
	GRID FACTOR N/A	0 20 40	COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

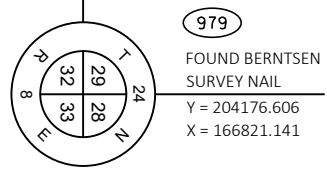
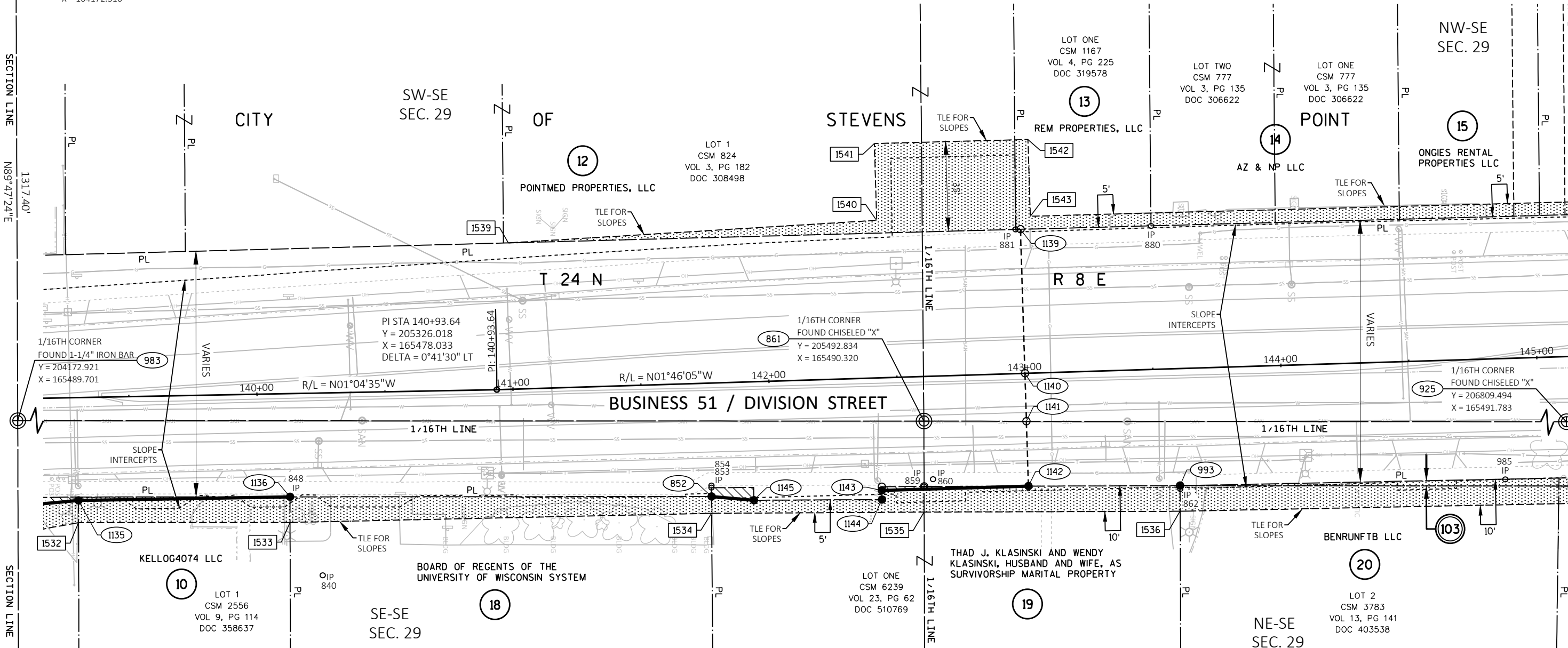
NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6),
CSM 777, CSM 824, CSM 1167, CSM 3783, AND CSM 6239.



PER COUNTY RECORDS
(NOT RECOVERED)
Y = 204168.092
X = 164172.310

4

4



979
FOUND BERNTSEN
SURVEY NAIL
Y = 204176.606
X = 166821.141

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
979-983	S89°50'29"W	1331.45'
1128-1139	N01°31'18"W	507.21'
1139-1140	N88°13'55"E	56.30'
1140-1141	N88°13'55"E	18.71'
1141-1142	N88°13'55"E	25.37'
1142-1143	S01°41'09"E	57.28'
1143-1144	N89°34'01"E	3.54'
1144-1145	S00°19'59"E	50.00'
1145-852	S05°05'47"W	16.58'
852-1136	S00°02'35"E	164.61'
1136-1135	S00°58'26"E	82.60'
983-861	N00°01'37"E	1319.91'
861-1141	N00°03'49"E	40.02'
861-925	N00°03'49"E	1316.66'
1139-1150	N01°31'18"W	362.78'
1142-993	N00°11'02"W	59.23'
993-1158	N01°08'54"W	1176.33'

RW COORDINATE TABLE		
POINT	Y	X
852	205409.894	165519.772
993	205592.867	165515.537
1135	205162.702	165521.299
1136	205245.288	165519.896
1139	205530.540	165415.396
1140	205532.277	165471.666
1141	205532.854	165490.364
1142	205533.637	165515.727
1143	205476.379	165517.412
1144	205476.406	165520.954
1145	205426.406	165521.245

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1135	139+29.54	40.19'
1136	140+12.14	40.34'
1139	143+00.00	-56.30'
1140	143+00.00	0.00'
1141	143+00.00	18.71'
1142	143+00.00	44.08'
1143	142+42.72	44.00'
1144	142+42.64	47.54'
1145	141+92.65	46.29'

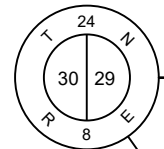
TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1539-1540	N03°30'38"W	144.07'
1540-1541	S88°13'55"W	30.00'
1541-1542	N01°31'18"W	60.00'
1542-1543	N88°13'55"E	30.00'
1543-1544	N01°31'18"W	353.89'
1150-1139	S01°31'18"E	362.78'
1139-1539	S01°31'18"E	200.00'
1537-1536	S01°08'54"E	288.00'
1536-1535	S00°11'02"E	99.97'
1535-1534	S00°19'59"E	82.99'
1534-1533	S01°14'14"E	164.67'
1533-1532	S00°02'35"E	82.59'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1532	139+29.41	48.85'
1533	140+11.98	50.34'
1534	141+76.04	50.87'
1535	142+59.01	52.95'
1536	143+58.94	55.72'
1537	146+46.92	58.83'
1539	141+00.00	-57.16'
1540	142+44.00	-61.54'
1541	142+44.00	-91.54'
1542	143+04.00	-91.28'
1543	143+04.00	-61.28'
1544	146+57.89	-59.76'

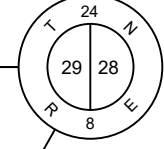
EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
848	205245.288	165519.954	3/4" REBAR
852	SEE RW COORDINATE TABLE		3/4" REBAR
853	205409.821	165516.341	1" REBAR
854	205409.843	165515.534	1" PIPE
859	205492.822	165515.817	RR SPIKE
860	205496.385	165513.071	BRASS/DISK WITNESS
861	205492.834	165490.320	CHIS/X
862	205592.906	165516.863	1" REBAR
880	205581.520	165414.135	1" PIPE
881	205528.595	165415.471	1" PIPE
985	205719.858	165513.084	PK NAIL
993	SEE RW COORDINATE TABLE		CHIS/X

103 CITY OF STEVENS POINT
(EASEMENT) DOC 685644
PARCEL 20

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.06
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E



PER COUNTY RECORDS
(NOT RECOVERED)
Y = 206793.135
X = 161507.532



GN

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6), BATTIN AND OTHERS ADDITION, CSM 1401, CSM 3783, CSM 7941, AND CSM 10601. EXISTING RIGHT-OF-WAY FOR SIXTH AVENUE ESTABLISHED FROM BATTIN AND OTHERS ADDITION, CSM 1401, AND CSM 7941.

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
980-925	S89°41'03"W	1332.74'
925-861	S00°03'49"W	1316.66'
1139-1150	N01°31'18"W	362.78'
1150-1151	N01°31'18"W	60.01'
1151-1152	N01°31'18"W	775.55'

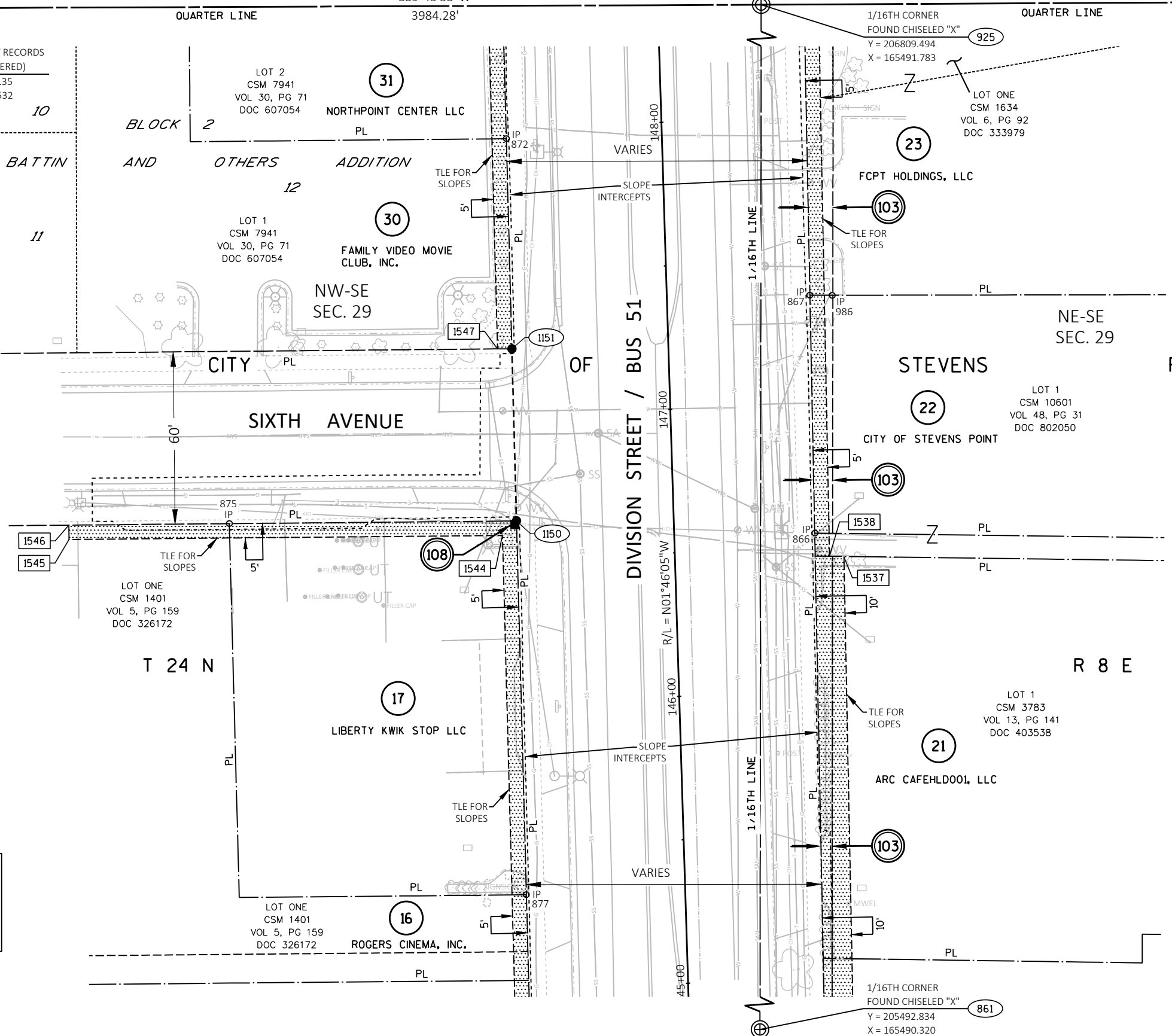
RW COORDINATE TABLE		
POINT	Y	X
1139	205530.540	165415.396
1150	205893.193	165405.763
1151	205953.181	165404.169
1152	206728.455	165383.576

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1139	143+00.00	-56.30'
1150	146+62.78	-54.74'
1151	147+22.79	-54.48'
1152	154+98.15	-52.64'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1543-1544	N01°31'18"W	353.89'
1544-1545	S89°28'14"W	150.96'
1545-1546	N00°31'46"W	5.00'
1546-1150	N89°28'14"E	155.87'
1150-1139	S01°31'18"E	362.78'
1151-1547	S89°28'14"W	5.00'
1547-1548	N01°31'18"W	762.31'
1558-1538	S01°08'54"E	884.59'
1538-1537	S89°15'28"E	5.00'
1537-1536	S01°08'54"E	288.00'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1536	143+58.94	55.72'
1537	146+46.92	58.83'
1538	146+47.14	53.83'
1539	141+00.00	-57.16'
1543	143+04.00	-61.28'
1544	146+57.89	-59.76'
1545	146+61.15	-210.68'
1546	146+66.15	-210.57'
1547	147+22.89	-59.48'
1548	154+85.00	-57.65'

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
866	205888.975	165509.661	MAG NAIL
867	205971.808	165507.873	3/4" REBAR
872	206026.334	165402.235	1-1/4" PIPE
875	205892.269	165305.776	RR SPIKE
877	205762.989	165409.128	RR SPIKE
986	205971.754	165515.635	1-1/4" PIPE



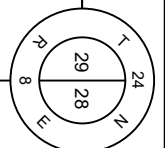
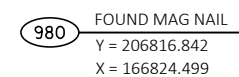
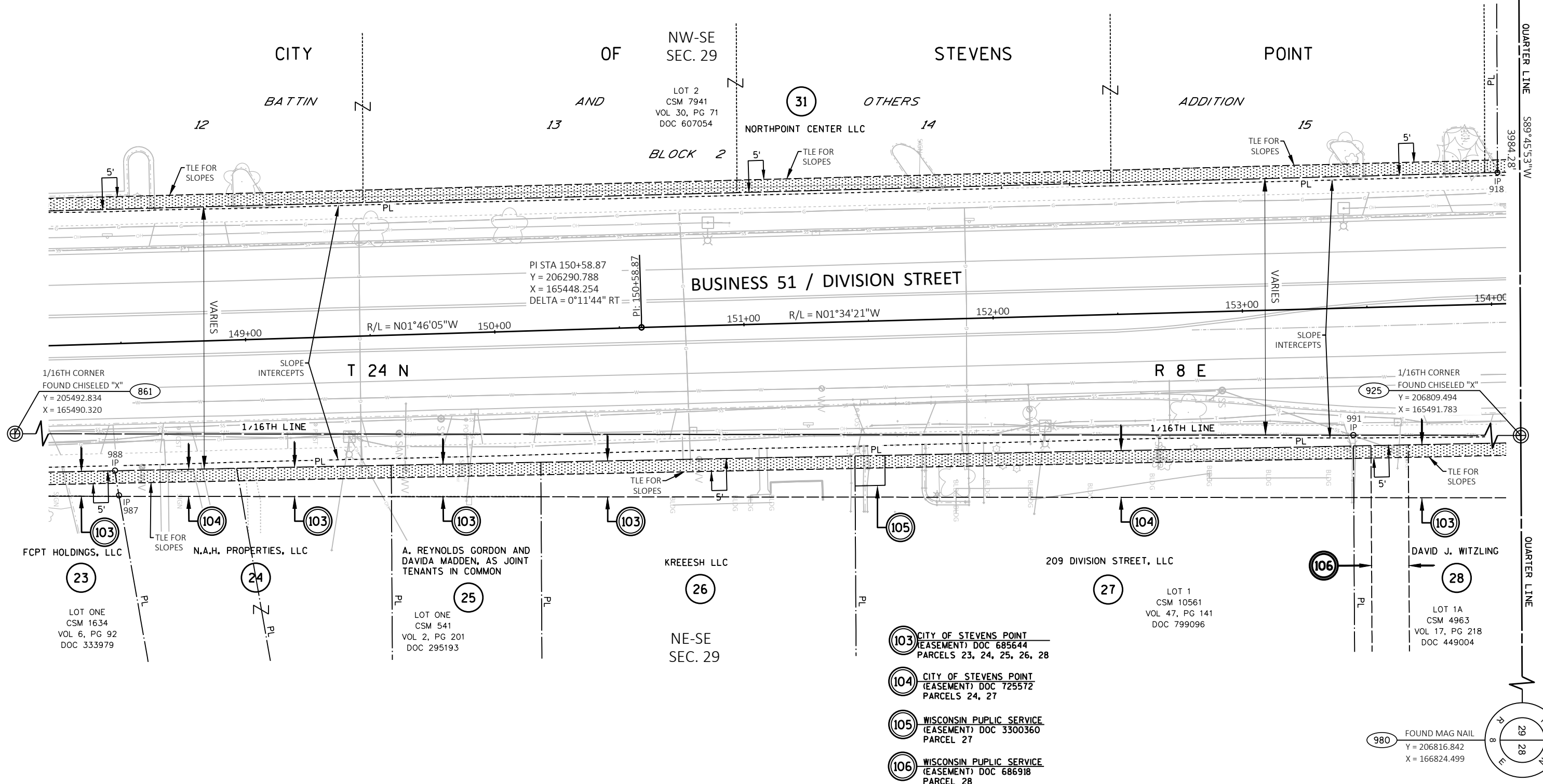
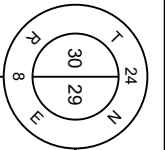
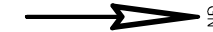
- 103 CITY OF STEVENS POINT (EASEMENT) DOC 685644 PARCELS 21, 22, 23
- 108 WISCONSIN PUBLIC SERVICE (NO RECORD EASEMENT) PARCEL 17

REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.07
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

PER COUNTY RECORDS
(NOT RECOVERED)

Y = 206793.135
X = 161507.532

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
918	206634.162	165386.081	3/4" REBAR
987	206081.199	165515.631	1" PIPE
988	206079.592	165505.759	MAG NAIL
991	206576.338	165491.431	CHIS/X



E |

WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F630116), DIVISION JOB NO. F05-3(18), BATTIN AND OTHERS ADDITION, ASSESSOR'S PLAT NO. 4, CSM 436, CSM 4963, CSM 8046, CSM 11257, AND CSM 11632. EXISTING RIGHT-OF-WAY FOR MARIA DRIVE ESTABLISHED FROM BATTIN AND OTHERS ADDITION, ASSESSOR'S PLAT NO. 4, CSM 4963, CSM 8046, CSM 11257, AND CSM 11632.

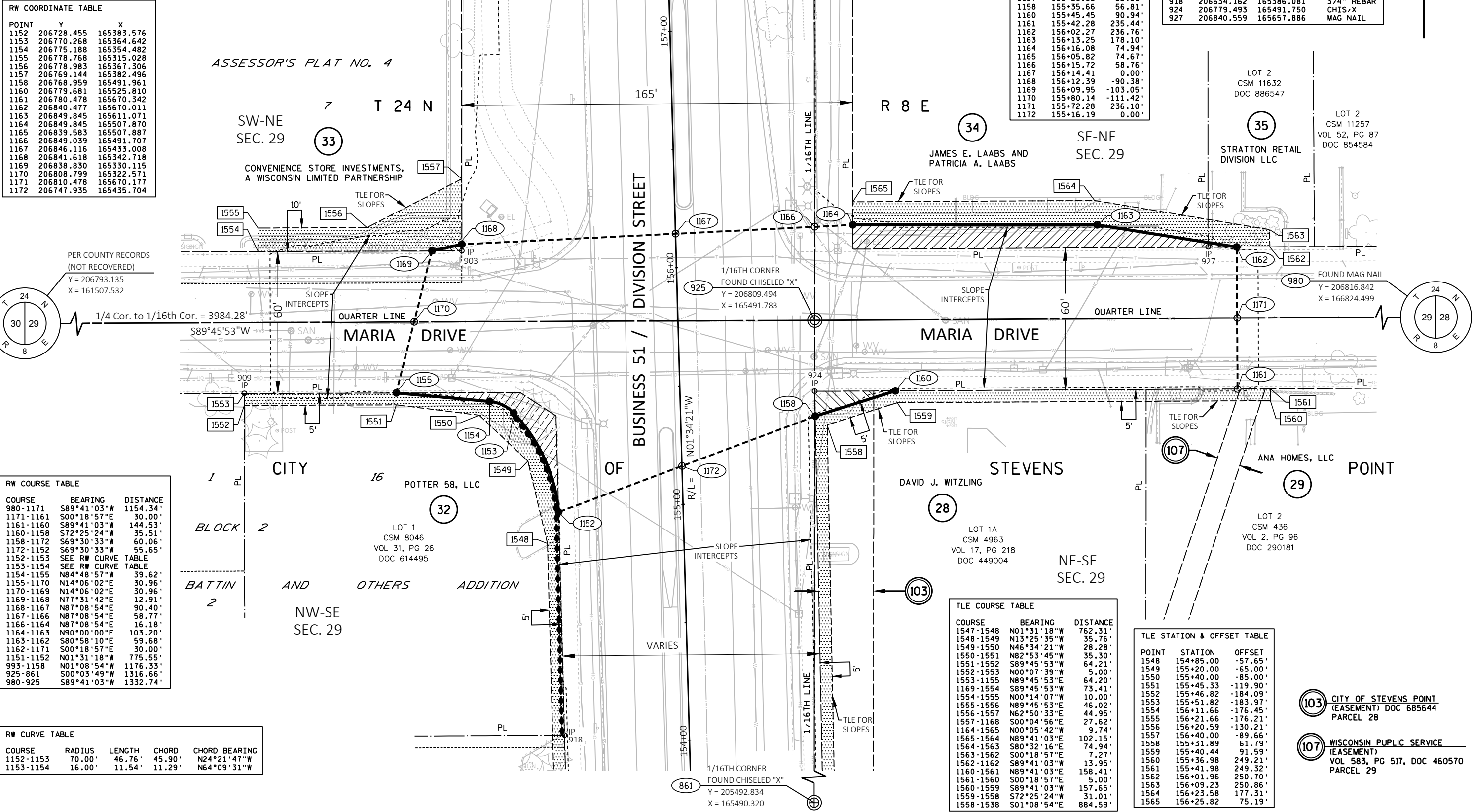
RW COORDINATE TABLE		
POINT	Y	X
1152	206728.455	165383.576
1153	206770.268	165364.642
1154	206775.188	165354.482
1155	206778.768	165315.028
1156	206778.983	165367.306
1157	206769.144	165382.496
1158	206768.959	165491.961
1160	206779.681	165525.810
1161	206780.478	165670.342
1162	206840.477	165670.011
1163	206849.845	165611.071
1164	206849.845	165507.870
1165	206839.583	165507.887
1166	206849.039	165491.707
1167	206846.116	165433.008
1168	206841.618	165342.718
1169	206838.830	165330.115
1170	206808.799	165322.571
1171	206810.478	165670.177
1172	206747.935	165435.704

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
980-1171	S89°41'03"W	1154.34'
1171-1161	S00°18'57"E	30.00'
1161-1160	S89°41'03"W	144.53'
1160-1158	S72°25'24"W	35.51'
1158-1172	S69°30'33"W	60.06'
1172-1152	S69°30'33"W	55.65'
1152-1153	SEE RW CURVE TABLE	
1153-1154	SEE RW CURVE TABLE	
1154-1155	N84°48'57"W	39.62'
1155-1170	N14°06'02"E	30.96'
1170-1169	N14°06'02"E	30.96'
1169-1168	N77°31'42"E	12.91'
1168-1167	N87°08'54"E	90.40'
1167-1166	N87°08'54"E	58.77'
1166-1164	N87°08'54"E	16.18'
1164-1163	N90°00'00"E	103.20'
1163-1162	S80°58'10"E	59.68'
1162-1171	S00°18'57"E	30.00'
1151-1152	N01°31'18"W	775.55'
993-1158	N01°08'54"W	1176.33'
925-861	S00°03'49"W	1316.66'
980-925	S89°41'03"W	1332.74'

RW CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1152-1153	70.00'	46.76'	45.90'	N24°21'47"W
1153-1154	16.00'	11.54'	11.29'	N64°09'31"W

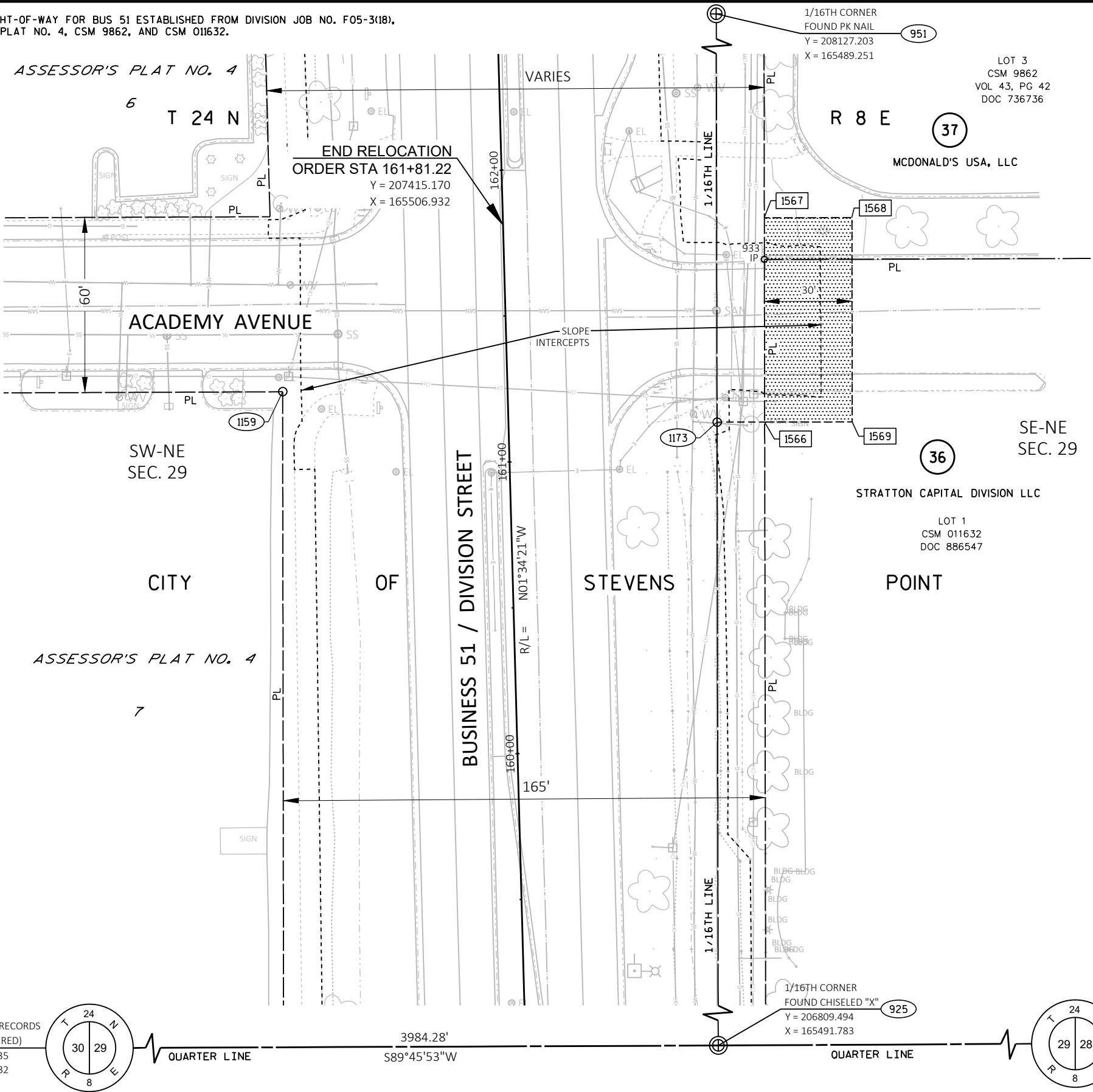
R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1152	154+98.15	-52.64'
1153	155+40.47	-70.42'
1154	155+45.66	-80.44'
1155	155+50.32	-119.78'
1156	155+49.10	-67.52'
1157	155+38.85	-52.61'
1158	155+35.66	56.81'
1160	155+45.45	90.94'
1161	155+42.28	235.44'
1162	156+02.27	236.76'
1163	156+13.25	178.10'
1164	156+16.08	74.94'
1165	156+05.82	74.67'
1166	156+15.72	58.76'
1167	156+14.41	0.00'
1168	156+12.39	-90.38'
1169	156+09.95	-103.05'
1170	155+80.14	-111.42'
1171	155+72.28	236.10'
1172	155+16.19	0.00'

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
903	206838.882	165342.722	1" PIPE
909	206778.597	165250.827	3/4" REBAR
918	206634.162	165386.081	3/4" REBAR
924	206779.493	165491.750	CHIS X
927	206840.559	165657.886	MAG NAIL



REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.09
GRID FACTOR N/A		0 20 40	COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F05-3(18),
ASSESSOR'S PLAT NO. 4, CSM 9862, AND CSM 011632.



RW COORDINATE TABLE		
POINT	Y	X
1159	207355.549	165341.980
1173	207345.143	165490.754

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
1168-1159	N00°04'56"W	513.93'
980-925	S89°41'03"W	1332.74'
925-951	N00°06'36"W	1317.71'
925-1173	N00°06'36"W	535.65'

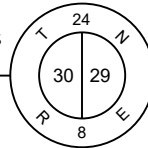
R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1159	161+26.15	-77.01'
1173	161+11.66	71.42'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1173-1566	N89°54'18"E	16.29'
1566-1567	N00°05'42"W	70.00'
1567-1568	N89°54'18"E	30.00'
1568-1569	S00°05'42"E	70.00'
1569-1566	S89°54'18"W	30.00'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1566	161+11.24	87.71'
1567	161+81.22	89.51'
1568	161+80.45	119.50'
1569	161+10.47	117.70'

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
933	207400.886	165506.909	CHIS X

PER COUNTY RECORDS
(NOT RECOVERED)
Y = 206793.135
X = 161507.532



QUARTER LINE

3984.28'
S89°45'53"W

1/16TH CORNER
FOUND CHISELED "X"
Y = 206809.494
X = 165491.783

QUARTER LINE

FOUND MAG NAIL
Y = 206816.842
X = 166824.499

980

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.10
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

RELOCATION ORDER

lpa1708 08/2011 (Replaces LPA3006)

Project 6998-13-21	Road name Business 51 Urban Reconstruction South City Limits to Michigan Avenue	Highway Business 51 (Church Street)	County Portage
Right of way plat date 2/10/2025	Plat sheet number(s) 4.01 through 4.09	Previously approved Relocation Order date	

Description of termini of project:

Beginning at a point on the reference line which is 78.99 feet North and 393.52 feet West of the South Quarter (1/4) Corner of Section 4, T23N, R8E and ending at a point 2493.37 feet North and 1965.95 feet West of the South Quarter (1/4) Corner of Section 4, T23N, R8E.

Beginning Coordinates: Y = 193539.032, X = 169230.972, Sta. 12+61.57

Ending Coordinates: Y = 195953.412, X = 167658.541, Sta. 41+76.72

Wisconsin County Coordinate System (WCCS), Portage County - NAD83 (1997)

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 83.07 and 83.08, Wisconsin Statutes, the City of Stevens Point orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: City of Stevens Point
3. This order supersedes and amends any previous order issued by the: City of Stevens Point

Approved: Mike Wiza, Mayor

Date

Attest: Kari Yenter, Clerk

Date

CONVENTIONAL SYMBOLS			
SECTION LINE		SECTION CORNER SYMBOL	
QUARTER LINE		R/W MONUMENT (TO BE SET)	
SIXTEENTH LINE		NON-MONUMENTED R/W POINT	
NEW REFERENCE LINE		FOUND IRON PIN (1-INCH UNLESS NOTED)	
NEW R/W LINE		GEODETIC SURVEY MONUMENT	
EXISTING R/W OR HE LINE		SIXTEENTH CORNER MONUMENT	
PROPERTY LINE		SIGN	
LOT, TIE & OTHER MINOR LINES		OFF-PREMISE SIGN	
SLOPE INTERCEPT		COMPENSABLE	
CORPORATE LIMITS		NON-COMPENSABLE	
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)		ELECTRIC POLE	
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)		TELEPHONE POLE	
TEMPORARY LIMITED EASEMENT AREA		PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)	
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)		ACCESS RESTRICTED BY ACQUISITION	
TRANSMISSION STRUCTURES		NO ACCESS (BY STATUTORY AUTHORITY)	
BUILDING		ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)	
TO BE REMOVED		NO ACCESS (NEW HIGHWAY)	
BRIDGE		PARCEL NUMBER 25	
CULVERT		UTILITY NUMBER 40	
		PARALLEL OFFSETS	

CONVENTIONAL UTILITY SYMBOLS

WATER	
GAS	
TELEPHONE	
OVERHEAD TRANSMISSION LINES	
ELECTRIC	
CABLE TELEVISION	
FIBER OPTIC	
SANITARY SEWER	
STORM SEWER	
ELECTRIC TOWER	

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS (100')	
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATE SYSTEM COORDINATES (WCCS), PORTAGE COUNTY, NAD83 (1997) IN US SURVEY FEET, AND IS ALSO THE CITY OF STEVENS POINT COORDINATE SYSTEM. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE CITY OF STEVENS POINT.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

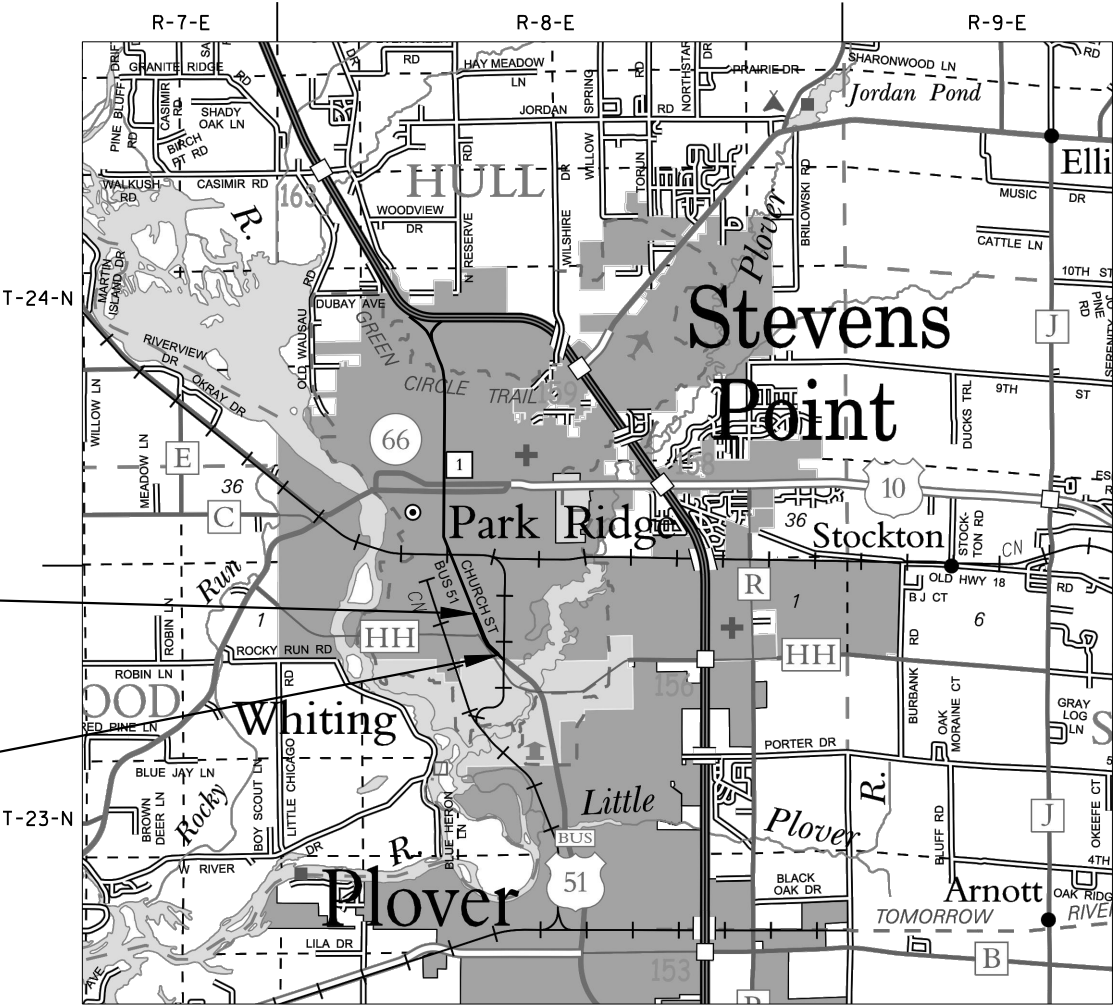
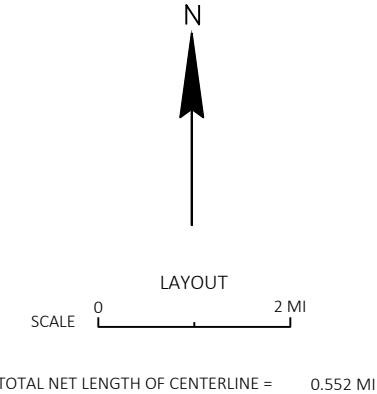
INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

END RELOCATION ORDER

STATION 41+76.72
2493.37' NORTH AND 1965.95' WEST
OF THE SOUTH QUARTER CORNER
OF SECTION 4, T23N, R8E.

BEGIN RELOCATION ORDER

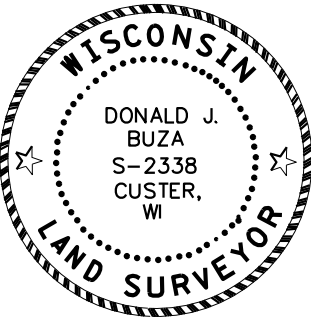
STATION 12+61.57
78.99' NORTH AND 393.52' WEST OF
THE SOUTH QUARTER CORNER OF
SECTION 4, T23N, R8E.



R/W PROJECT NUMBER 6998-13-21	SHEET NUMBER	TOTAL SHEETS
FEDERAL PROJECT NUMBER	1	9
PLAT OF RIGHT OF WAY REQUIRED FOR BUSINESS 51 URBAN RECONSTRUCTION SOUTH CITY LIMITS - MICHIGAN AVENUE		
BUSINESS 51 / CHURCH STREET	PORTAGE	
CONSTRUCTION PROJECT NUMBER		

ORIGINAL PLAT PREPARED BY

AECOM



SIGNATURE: *Donald J. Buza*
DONALD J. BUZA, PLS-2338

DATE: 2/10/2025

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

CITY OF STEVENS POINT

APPROVED FOR THE THE CITY OF STEVENS POINT

DATE: _____
Mike Wiza, Mayor

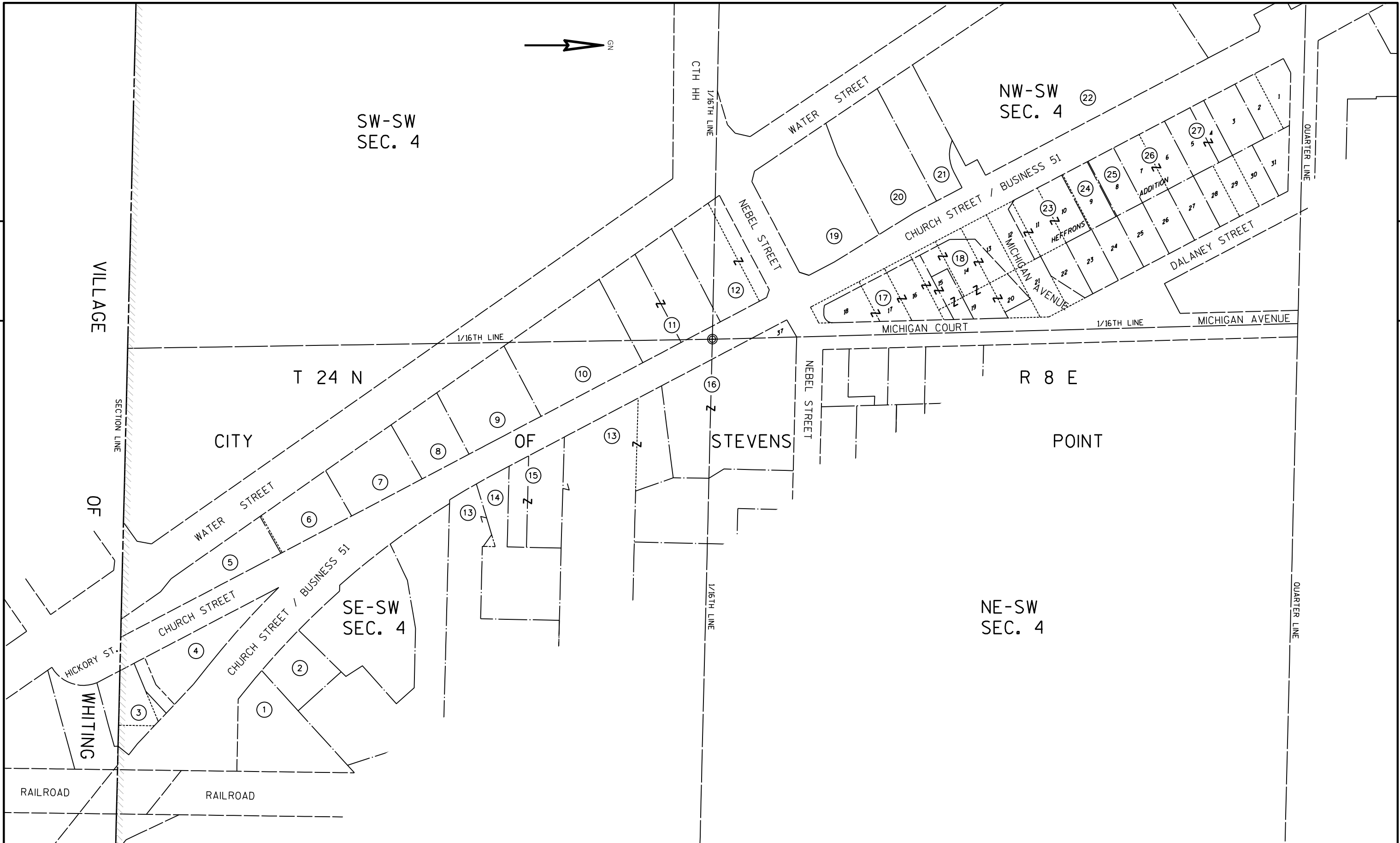
PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W SO.FT. REQUIRED			TLE SO.FT.
				NEW	EXISTING	TOTAL	
1	4.04	JASON J. DAVIS AND KRISTI L. DAVIS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	TLE	----	----	----	624
2	4.04, 4.05	BLUE TOP ENTERPRISES, LLC	TLE	----	----	----	347
3	4.04	NANETTE A. GRAWAY	TLE	----	----	----	678
4	4.04, 4.05	GABRIEL PEREZ & SILVIA-PATINO PEREZ, HUSBAND AND WIFE AS SURVIVORSHIP MARITAL PROPERTY	FEE, TLE	433	----	433	771
5	4.05	ONPOINT REAL ESTATE HOLDINGS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	----	----	----	409
6	4.05	MRM OF PORTAGE COUNTY, LLC	TLE	----	----	----	903
7	4.05, 4.06	STEVEN S. PETERSON AND JANELLE R. PETERSON, HUSBAND AND WIFE	TLE	----	----	----	899
8	4.06	RUSSELL J. DANIELSON, A SINGLE PERSON	FEE, TLE	98	----	98	1304
9	4.06	FLATOFF PROPERTIES , LLC, A WISCONSIN LIMITED LIABILITY COMPNAY	FEE, TLE	212	----	212	1735
10	4.06	AUTOZONE, INC., A NEVADA CORPORATION	TLE	----	----	----	2599
11	4.07	CAPITOL BANK	TLE	----	----	----	2466
12	4.07	THE ROBERT L. LABLANC AND SHARON A. LABLANC REVOCABLE LIVING TRUST	FEE, TLE	174	----	174	1666
13	4.05, 4.06	FONTI REVOCABLE TRUST DATED OCTOBER 19, 2005	TLE	----	----	----	3082
14	4.06	NORBERT L. TEPP	TLE	----	----	----	803
15	4.06	REALTY INVESTMENTS, L.L.C., A WISCONSIN LIMITED LIABILITY COMPANY	TLE	----	----	----	1411
16	4.07	CF WAG PORTFOLIO DST, A DELAWARE STATUTORY TRUST	FEE, TLE	205	----	205	3444
17	4.07, 4.08	STEVENS POINT 3297 CHURCH WI, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE, TLE	88	----	88	2604
18	4.08	EVELYN KLUCK	FEE, TLE	37	----	37	947
19	4.07, 4.08	OPIPOZ, LLC	TLE	----	----	----	2567
20	4.08	MCBETH ENTERPRISES LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	----	----	----	749
21	4.08	KEN MUNDEE AND LYNN MUNDEE AS TRUSTEE OF THE KENN AND LYNN MUNDEE FAMILY TRUST	TLE	----	----	----	676
22	4.08, 4.09	SAYACO PARTNERSHIP, A CALIFORNIA PARTNERSHIP	TLE	----	----	----	3017
23	4.08	RALPH OLSEN	TLE	----	----	----	729
24	4.08, 4.09	SOMERSET ESTATES, LLC	TLE	----	----	----	325
25	4.08, 4.09	CRISTINE A. HOFFMAN	TLE	----	----	----	325
26	4.09	JABE INVESTMENTS, LLC	TLE	----	----	----	654
27	4.09	JUSTIN TUBBS	TLE	----	----	----	496

SCHEDULE OF LANDS & INTERESTS REQUIRED

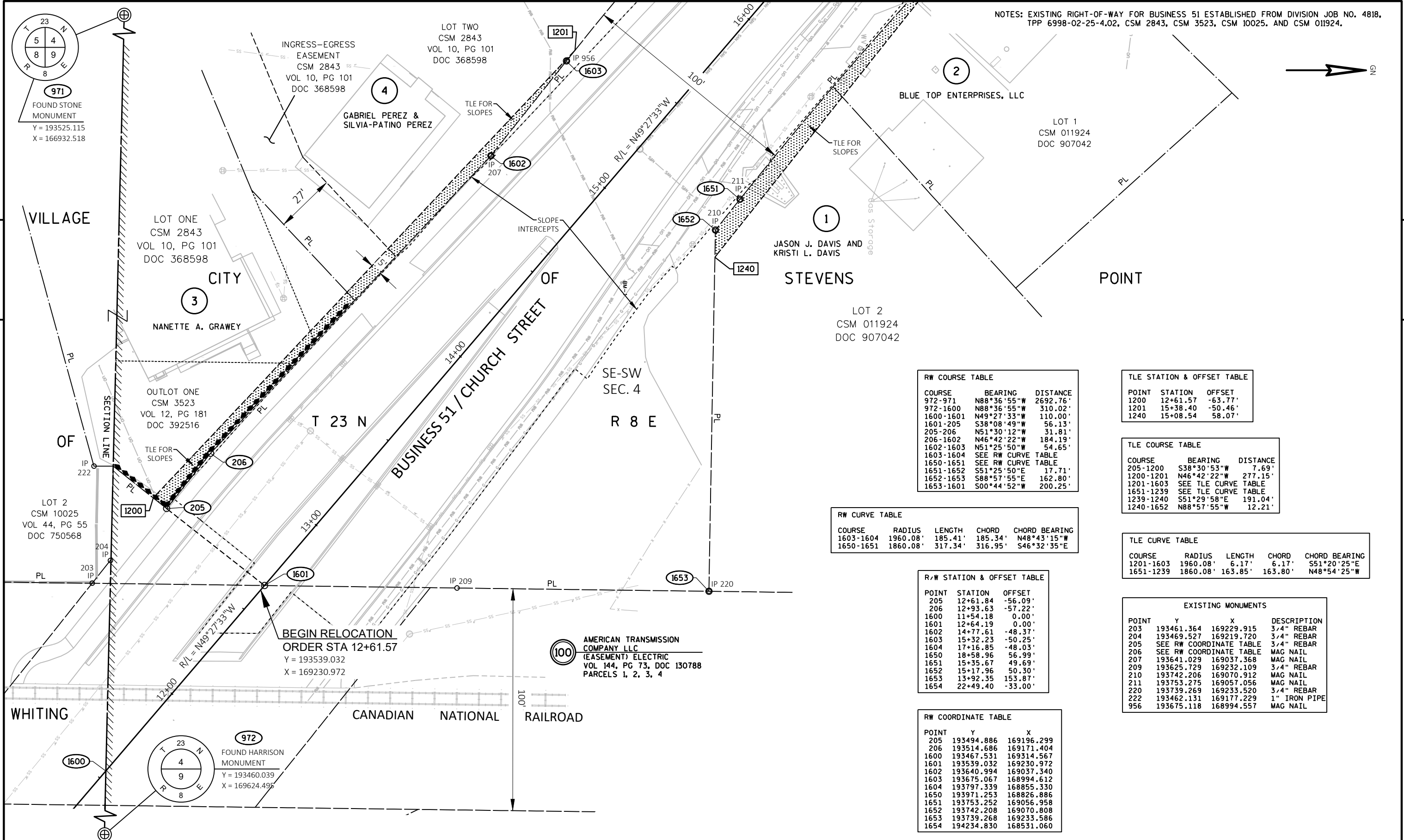
OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF STEVENS POINT.

UTILITY INTERESTS REQUIRED			
PARCEL NUMBER	SHEET NUMBER (S)	OWNER (S)	INTEREST REQUIRED
100	4.04, 4.05 4.06	AMERICAN TRANSMISSION COMPANY LLC	RELEASE OF RIGHTS
101	4.08	WISCONSIN TELEPHONE COMPANY	RELEASE OF RIGHTS
102	4.07, 4.08	WISCONSIN PUBLIC SERVICE CORP.	RELEASE OF RIGHTS
103	4.08	CITY OF STEVENS POINT	RELEASE OF RIGHTS

REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-21	PLAT SHEET 4.02	E
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET _____	



REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-21	PLAT SHEET 4.03	E
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	



NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM DIVISION JOB NO. 4818, TPP 6998-02-25-4.02, CSM 2843, CSM 3523, CSM 10025, AND CSM 011924.

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
972-971	N88°36'55"W	2692.76'
972-1600	N88°36'55"W	310.02'
1600-1601	N49°27'33"W	110.00'
1601-205	S38°08'49"W	56.13'
205-206	N51°30'12"W	31.81'
206-1602	N46°42'22"W	184.19'
1602-1603	N51°25'50"W	54.65'
1603-1604	SEE RW CURVE TABLE	
1650-1651	SEE RW CURVE TABLE	
1651-1652	S51°25'50"E	17.71'
1652-1653	S88°57'55"E	162.80'
1653-1601	S00°44'52"W	200.25'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1200	12+61.57	-63.77'
1201	15+38.40	-50.46'
1240	15+08.54	58.07'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
205-1200	S38°30'53"W	7.69'
1200-1201	N46°42'22"W	277.15'
1201-1603	SEE TLE CURVE TABLE	
1651-1239	SEE TLE CURVE TABLE	
1239-1240	S51°29'58"E	191.04'
1240-1652	N88°57'55"W	12.21'

RW CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1603-1604	1960.08'	185.41'	185.34'	N48°43'15"W
1650-1651	1860.08'	317.34'	316.95'	S46°32'35"E

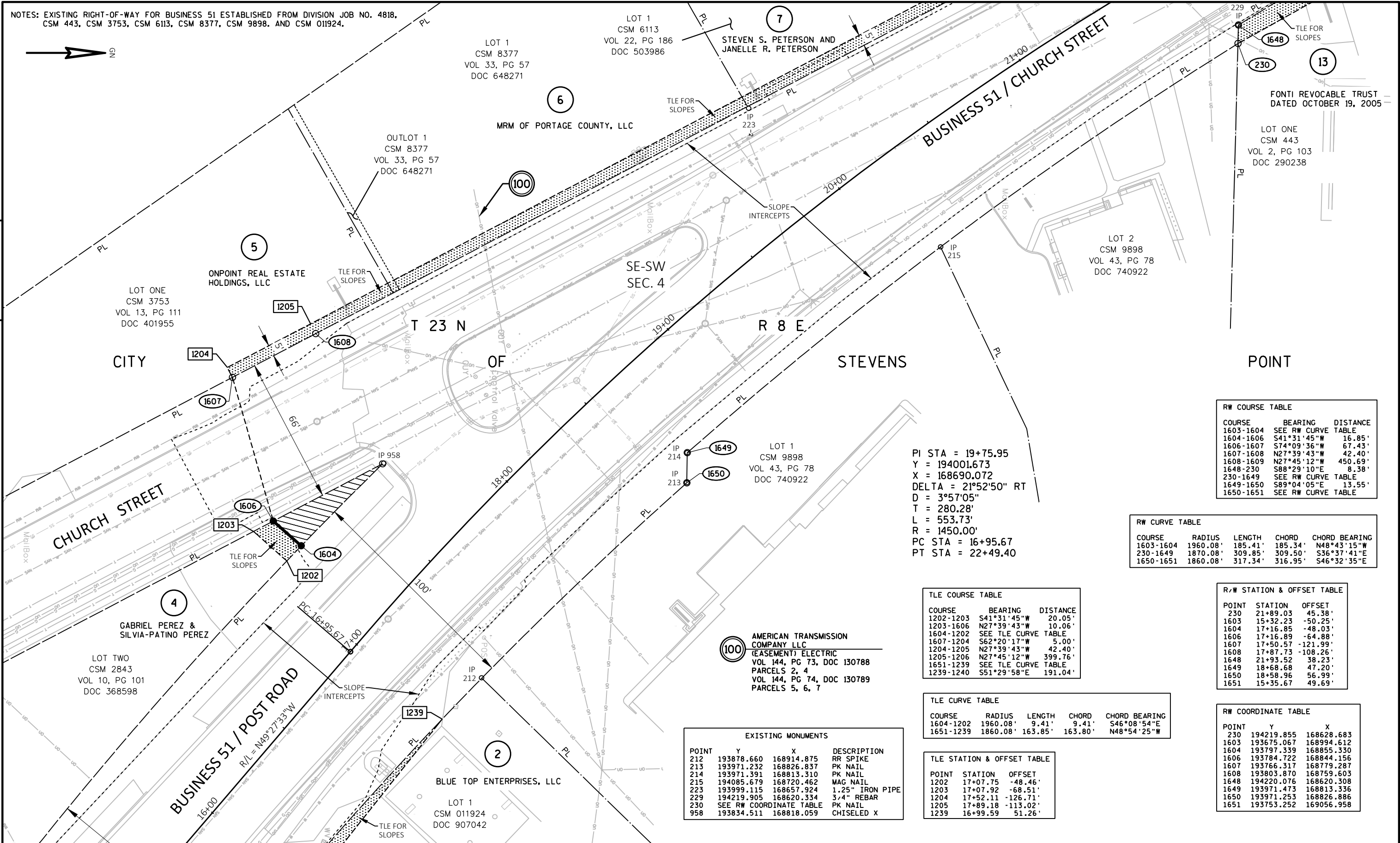
R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
205	12+61.84	-56.09'
206	12+93.63	-57.22'
1600	11+54.18	0.00'
1601	12+64.19	0.00'
1602	14+77.61	-48.37'
1603	15+32.23	-50.25'
1604	17+16.85	-48.03'
1650	18+58.96	56.99'
1651	15+35.67	49.69'
1652	15+17.96	50.30'
1653	13+92.35	153.87'
1654	22+49.40	-33.00'

RW COORDINATE TABLE		
POINT	Y	X
205	193494.886	169196.299
206	193514.686	169171.404
1600	193467.531	169314.567
1601	193539.032	169230.972
1602	193640.994	169037.340
1603	193675.067	168994.612
1604	193797.339	168855.330
1650	193971.253	168826.886
1651	193753.252	169056.958
1652	193742.208	169070.808
1653	193739.268	169233.586
1654	194234.830	168531.060

TLE CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1201-1603	1960.08'	6.17'	6.17'	S51°20'25"E
1651-1239	1860.08'	163.85'	163.80'	N48°54'25"W

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
203	193461.364	169229.915	3/4" REBAR
204	193469.527	169219.720	3/4" REBAR
205	SEE RW COORDINATE TABLE		3/4" REBAR
206	SEE RW COORDINATE TABLE		MAG NAIL
207	193641.029	169037.368	MAG NAIL
209	193625.729	169232.109	3/4" REBAR
210	193742.206	169070.912	MAG NAIL
211	193753.275	169057.056	MAG NAIL
220	193739.269	169233.520	3/4" REBAR
222	193462.131	169177.229	1" IRON PIPE
956	193675.118	168994.557	MAG NAIL

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-21	PLAT SHEET 4.04
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET



NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM DIVISION JOB NO. 4818, CSM 443, CSM 3753, CSM 6113, CSM 8377, CSM 9898. AND CSM 011924.



MRM OF PORTAGE COUNTY, LLC

STEVEN S. PETERSON AND JANELLE R. PETERSON

FONTI REVOCABLE TRUST
DATED OCTOBER 19, 2005

LOT ONE
CSM 443
VOL 2, PG 103
DOC 290238

LOT 2
CSM 9898
VOL 43, PG 78
DOC 740922

LOT 1
CSM 9898
VOL 43, PG 78
DOC 740922

LOT ONE
CSM 3753
VOL 13, PG 111
DOC 401955

ONPOINT REAL ESTATE HOLDINGS, LLC

GABRIEL PEREZ & SILVIA-PATINO PEREZ

AMERICAN TRANSMISSION COMPANY LLC
(EASEMENT) ELECTRIC
VOL 144, PG 73, DOC 130788
PARCELS 2, 4
VOL 144, PG 74, DOC 130789
PARCELS 5, 6, 7

BLUE TOP ENTERPRISES, LLC

LOT 1
CSM 011924
DOC 907042

PI STA = 19+75.95
Y = 194001.673
X = 168690.072
DELTA = 21°52'50" RT
D = 3°57'05"
T = 280.28'
L = 553.73'
R = 1450.00'
PC STA = 16+95.67
PT STA = 22+49.40

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
1603-1604	SEE RW CURVE TABLE	
1604-1606	S41°31'45"W	16.85'
1606-1607	S74°09'36"W	67.43'
1607-1608	N27°39'43"W	42.40'
1608-1609	N27°45'12"W	450.69'
1648-230	S88°29'10"E	8.38'
230-1649	SEE RW CURVE TABLE	
1649-1650	S89°04'05"E	13.55'
1650-1651	SEE RW CURVE TABLE	

RW CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1603-1604	1960.08'	185.41'	185.34'	N48°43'15"W
230-1649	1870.08'	309.85'	309.50'	S36°37'41"E
1650-1651	1860.08'	317.34'	316.95'	S46°32'35"E

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1202-1203	S41°31'45"W	20.05'
1203-1606	N27°39'43"W	10.06'
1604-1202	SEE TLE CURVE TABLE	
1607-1204	S62°20'17"W	5.00'
1204-1205	N27°39'43"W	42.40'
1205-1206	N27°45'12"W	399.76'
1651-1239	SEE TLE CURVE TABLE	
1239-1240	S51°29'58"E	191.04'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
230	21+89.03	45.38'
1603	15+32.23	-50.25'
1604	17+16.85	-48.03'
1606	17+16.89	-64.88'
1607	17+50.57	-121.99'
1608	17+87.73	-108.26'
1648	21+93.52	38.23'
1649	18+68.68	47.20'
1650	18+58.96	56.99'
1651	15+35.67	49.69'

TLE CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1604-1202	1960.08'	9.41'	9.41'	S46°08'54"E
1651-1239	1860.08'	163.85'	163.80'	N48°54'25"W

RW COORDINATE TABLE		
POINT	Y	X
230	194219.855	168628.683
1603	193675.067	168994.612
1604	193797.339	168855.330
1606	193784.722	168844.156
1607	193766.317	168779.287
1608	193803.870	168759.603
1648	194220.076	168620.308
1649	193971.473	168813.336
1650	193971.253	168826.886
1651	193753.252	169056.958

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
212	193878.660	168914.875	RR SPIKE
213	193971.232	168826.837	PK NAIL
214	193971.391	168813.310	PK NAIL
215	194085.679	168720.462	MAG NAIL
223	193999.115	168657.924	1.25" IRON PIPE
229	194219.905	168620.334	3/4" REBAR
230	SEE RW COORDINATE TABLE		PK NAIL
958	193834.511	168818.059	CHISELED X

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1202	17+07.75	-48.46'
1203	17+07.92	-68.51'
1204	17+52.11	-126.71'
1205	17+89.18	-113.02'
1239	16+99.59	51.26'

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-21	PLAT SHEET 4.05
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM DIVISION JOB NO. 4818, CSM 443, CSM 3364, CSM 3538, CSM 6113, CSM 9898, AND CSM 011411.



100 AMERICAN TRANSMISSION
COMPANY LLC
(EASEMENT) ELECTRIC
VOL 144, PG 74, DOC 130789
PARCELS 7, 8

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
224	194158.099	168573.876	1-1/4" IRON PIPE
225	194321.194	168487.365	2" IRON PIPE
226	194426.885	168432.071	3/4" REBAR
227	194479.448	168478.532	1-1/4" IRON PIPE
228	194280.254	168583.891	3/4" REBAR
229	194219.905	168620.334	3/4" REBAR
230	SEE RW COORDINATE TABLE		
231	194646.113	168390.044	3/4" REBAR
232	194699.026	168362.366	1" IRON PIPE

PI STA = 19+75.95
Y = 194001.673
X = 168690.072
DELTA = 21°52'50" RT
D = 3°57'05"
T = 280.28'
L = 553.73'
R = 1450.00'
PC STA = 16+95.67
PT STA = 22+49.40

LOT 1
CSM 6113
VOL 22, PG 186
DOC 503986

STEVEN S. PETERSON AND
JANELLE R. PETERSON

RUSSELL J. DANIELSON

LOT 1
CSM 011411
DOC 866868

FLATOFF PROPERTIES, LLC

SE-SW
SEC. 4

AUTOZONE, INC.,
A NEVADA CORPORATION

FONTI REVOCABLE TRUST
DATED OCTOBER 19, 2005

LOT 1
CSM 3364
VOL 12, PG 22
DOC 385964

NORBERT L. TEPP

LOT 1
CSM 3538
VOL 12, PG 196
DOC 393123

FONTI REVOCABLE TRUST
DATED OCTOBER 19, 2005

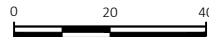
LOT ONE
CSM 443
VOL 2, PG 103
DOC 290238

REVISION DATE

DATE 2/10/2025

GRID FACTOR N/A

SCALE, FEET



HWY: BUSINESS 51 / CHURCH STREET

COUNTY: PORTAGE

STATE R/W PROJECT NUMBER 6998-13-21

CONSTRUCTION PROJECT NUMBER

PLAT SHEET 4.06

PS&E SHEET

E

FILE NAME : 040101.DWG
LAYOUT NAME : 4.06

PLOT DATE : 2/14/2025 8:38 AM

PLOT BY : BUZA, DONALD

PLOT NAME :

PLOT SCALE :

WISDOT/CADDs SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM DIVISION JOB NO. 6998-01-08, CSM 101, CSM 3282, CSM 8295, CSM 9247, AND HEFFRONS ADDITION. EXISTING RIGHT-OF-WAY FOR NEBEL STREET ESTABLISHED FROM STATE R/W PROJECT NO. 6998-01-21, AND CSM 8295, CSM 9247, AND HEFFRONS ADDITION.

RW COORDINATE TABLE

POINT	Y	X
237	195010.329	168106.645
241	195090.672	168082.723
1614	194913.284	168175.694
1615	194939.560	168146.304
1616	194939.817	168141.738
1619	195032.067	168113.410
1633	195066.676	168182.869
1634	195065.787	168189.867
1635	195065.525	168200.121
1636	195086.053	168220.624
1638	195003.953	168260.946
1639	194997.665	168241.428
1640	195004.160	168252.826
1641	194984.462	168218.258
1642	194979.990	168216.879
1643	194973.375	168220.334
1644	194964.280	168224.520
1646	194699.109	168363.027
1655	193492.577	168278.507
1656	194814.345	168227.778

RW COURSE TABLE

COURSE	BEARING	DISTANCE
972-971	N88°36'55"W	2692.76'
972-1655	N88°36'55"W	1346.38'
1655-233	N00°53'33"W	1321.32'
233-1656	N88°50'11"W	30.15'
233-1640	N01°31'58"W	190.49'
1612-1614	N27°45'48"W	549.83'
1612-1656	N27°45'48"W	438.02'
1656-1614	N27°45'48"W	111.81'
1614-1615	SEE RW CURVE TABLE	
1615-1616	N86°46'35"W	4.57'
1616-237	N26°27'32"W	78.76'
237-1619	N17°17'13"E	22.77'
1619-241	N27°38'17"W	66.15'
241-270	N31°36'31"W	210.26'
1632-1633	S28°08'53"E	153.71'
1633-1634	SEE RW CURVE TABLE	
1634-1635	S88°32'16"E	10.26'
1635-1636	SEE RW CURVE TABLE	
1636-1638	S26°09'25"E	91.47'
1638-1639	S72°08'36"W	20.51'
1639-1641	S60°19'29"W	26.67'
1641-1642	S17°08'12"W	4.68'
1642-1643	S27°34'43"E	7.46'
1643-1644	S24°42'58"E	10.01'
1644-1646	S27°34'46"E	299.17'
1640-1638	S88°32'16"E	8.12'
1640-1639	S60°19'29"W	13.12'

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
237	31+33.77	-49.79'
241	32+15.90	-32.98'
1614	30+15.29	-33.89'
1615	30+52.19	-47.77'
1616	30+54.53	-51.70'
1619	31+49.75	-33.57'
1633	31+47.50	44.00'
1634	31+43.41	49.75'
1635	31+38.35	58.67'
1636	31+46.77	86.43'
1638	30+56.19	83.65'
1639	30+59.65	63.44'
1640	30+60.13	76.55'
1641	30+58.68	36.79'
1642	30+55.35	33.50'
1643	30+47.89	33.50'
1644	30+37.89	33.00'
1646	27+38.72	33.00'
1656	29+03.48	33.53'

RW CURVE TABLE

COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1614-1615	150.00'	39.54'	39.42'	N48°12'09"W
1633-1634	35.00'	7.07'	7.05'	S82°45'15"E
1635-1636	20.00'	32.46'	29.01'	N44°57'53"E

WISCONSIN PUBLIC SERVICE CORP.
ELECTRIC (NO RECORD EASEMENT)
PARCEL 19

LOT 1
CSM 101
VOL 1, PG 101
DOC 273483

THE ROBERT L. LABLANC
AND SHARON A. LABLANC
REVOCABLE LIVING TRUST

LOT 2
CSM 101
VOL 1, PG 101
DOC 273483

LOT 1
CSM 3282
VOL 11, PG 240
DOC 383297

LOT 11
CAPITOL BANK

FOUND BRASS CAP
Y = 194813.733
X = 168257.922

CF WAG PORTFOLIO DST.
A DELAWARE STATUTORY TRUST

LOT 1
CSM 9247
VOL 39, PG 27
DOC 698097

LOT 3
CSM 8295
VOL 32, PG 125
DOC 640751

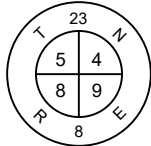
OPIOZ, LLC

STEVENS POINT 3297
CHURCH WI, LLC

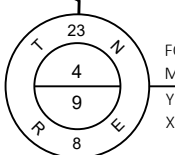
BUSINESS 51 (CHURCH STREET)

NEBEL STREET

MICHIGAN COURT



FOUND STONE
MONUMENT
Y = 193525.115
X = 166932.518



FOUND HARRISON
MONUMENT
Y = 193460.039
X = 169624.495

TLE COURSE TABLE

COURSE	BEARING	DISTANCE
1212-1213	S62°15'50"W	5.00'
1213-1214	N27°45'48"W	97.76'
1214-1215	N62°27'27"E	5.00'
1215-1216	N27°45'48"W	200.01'
1216-1217	N78°34'24"W	49.80'
1217-1616	N62°09'18"E	30.91'
237-1218	S62°17'13"W	99.42'
1218-1219	N27°42'47"W	10.00'
1219-1220	N62°17'13"E	95.28'
1220-1221	N17°17'13"E	14.49'
1221-1222	N27°38'17"W	133.88'
1629-1232	N00°42'16"W	32.07'
1232-1233	S15°08'53"E	45.84'
1233-1234	S27°43'03"E	309.44'
1234-1235	S88°32'16"E	29.65'
1638-1236	S88°32'16"E	11.22'
1236-1237	S60°19'29"W	51.49'
1237-1238	S27°45'48"E	785.51'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1212	27+25.29	-42.95'
1213	27+25.28	-47.95'
1214	28+23.04	-48.27'
1215	28+23.04	-43.27'
1216	30+23.04	-43.91'
1217	30+54.39	-82.61'
1218	31+34.53	-149.21'
1219	31+44.53	-149.13'
1220	31+43.81	-53.86'
1221	31+53.97	-43.53'
1222	32+87.85	-42.34'
1234	31+53.13	52.89'
1235	31+38.48	78.67'
1236	30+50.74	93.46'
1237	30+48.86	42.00'

TLE CURVE TABLE

COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1235-1635	20.00'	20.94'	20.00'	S61°27'44"W

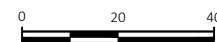
EXISTING MONUMENTS

POINT	Y	X	DESCRIPTION
232	194699.026	168362.366	1" IRON PIPE
234	194743.258	168265.388	1" IRON BAR
235	194656.570	168310.532	1" IRON PIPE
236	194941.940	168146.140	3/4" REBAR BENT
237	SEE RW COORDINATE TABLE		REBAR
241	SEE RW COORDINATE TABLE		3/4" REBAR
243	195063.448	168281.476	1-1/4" IRON PIPE

REVISION DATE

DATE 2/10/2025

SCALE, FEET



HWY: BUSINESS 51 / CHURCH STREET

STATE R/W PROJECT NUMBER 6998-13-21

PLAT SHEET 4.07

GRID FACTOR N/A

COUNTY: PORTAGE

CONSTRUCTION PROJECT NUMBER

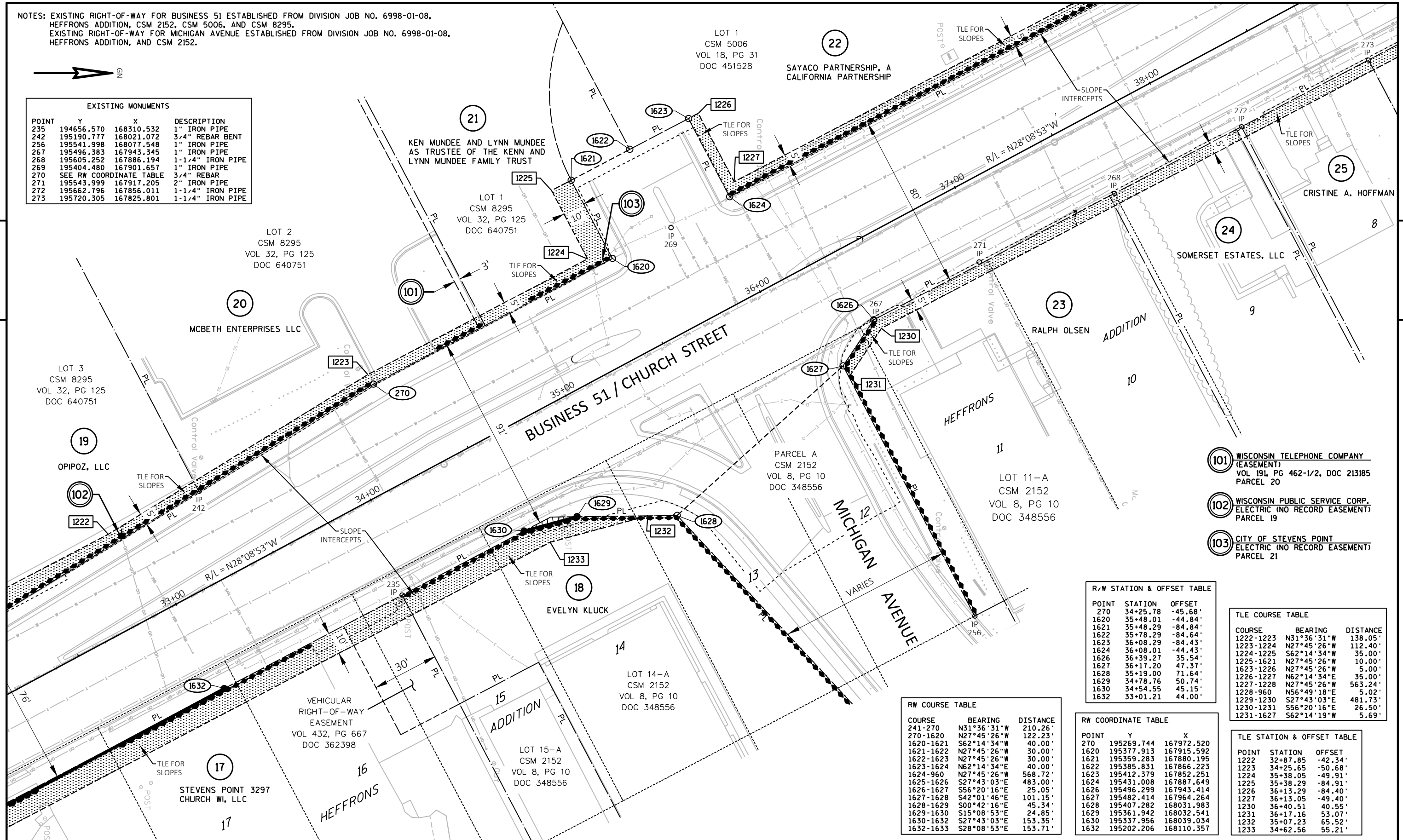
PS&E SHEET

E

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM DIVISION JOB NO. 6998-01-08, HEFFRONS ADDITION, CSM 2152, CSM 5006, AND CSM 8295.
EXISTING RIGHT-OF-WAY FOR MICHIGAN AVENUE ESTABLISHED FROM DIVISION JOB NO. 6998-01-08, HEFFRONS ADDITION, AND CSM 2152.



EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
235	194656.570	168310.532	1" IRON PIPE
242	195190.777	168021.072	3/4" REBAR BENT
256	195541.998	168077.548	1" IRON PIPE
267	195496.383	167943.345	1" IRON PIPE
268	195605.252	167886.194	1-1/4" IRON PIPE
269	195404.480	167901.657	1" IRON PIPE
270	SEE RW COORDINATE TABLE		
271	195543.999	167917.205	2" IRON PIPE
272	195662.796	167856.011	1-1/4" IRON PIPE
273	195720.305	167825.801	1-1/4" IRON PIPE



- 101 WISCONSIN TELEPHONE COMPANY (EASEMENT) VOL 191, PG 462-1/2, DOC 213185 PARCEL 20
- 102 WISCONSIN PUBLIC SERVICE CORP. ELECTRIC (NO RECORD EASEMENT) PARCEL 19
- 103 CITY OF STEVENS POINT ELECTRIC (NO RECORD EASEMENT) PARCEL 21

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
270	34+25.78	-45.68'
1620	35+48.01	-44.84'
1621	35+48.29	-84.84'
1622	35+78.29	-84.64'
1623	36+08.29	-84.43'
1624	36+08.01	-44.43'
1626	36+39.27	35.54'
1627	36+17.20	47.37'
1628	35+19.00	71.64'
1629	34+78.76	50.74'
1630	34+54.55	45.15'
1632	33+01.21	44.00'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1222-1223	N31°36'31"W	138.05'
1223-1224	N27°45'26"W	112.40'
1224-1225	S62°14'34"E	35.00'
1225-1621	N27°45'26"W	10.00'
1623-1226	N27°45'26"E	5.00'
1226-1227	N62°14'34"E	35.00'
1227-1228	N27°45'26"W	563.24'
1228-960	S56°49'18"E	5.02'
1229-1230	S27°43'03"E	481.73'
1230-1231	S56°20'16"E	26.50'
1231-1627	S62°14'19"W	5.69'

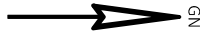
RW COURSE TABLE		
COURSE	BEARING	DISTANCE
241-270	N31°36'31"W	210.26'
270-1620	N27°45'26"W	122.23'
1620-1621	S62°14'34"W	40.00'
1621-1622	N27°45'26"W	30.00'
1622-1623	N27°45'26"W	30.00'
1623-1624	N62°14'34"E	40.00'
1624-960	N27°45'26"W	568.72'
1625-1626	S27°43'03"E	483.00'
1626-1627	S56°20'16"E	25.05'
1627-1628	S42°01'46"E	101.15'
1628-1629	S00°42'16"E	45.34'
1629-1630	S15°08'53"E	24.85'
1630-1632	S27°43'03"E	153.35'
1632-1633	S28°08'53"E	153.71'

RW COORDINATE TABLE		
POINT	Y	X
270	195269.744	167972.520
1620	195377.913	167915.592
1621	195359.283	167880.195
1622	195385.831	167866.223
1623	195412.379	167852.251
1624	195431.008	167887.649
1626	195496.299	167943.414
1627	195482.414	167964.264
1628	195407.282	168031.983
1629	195361.942	168032.541
1630	195337.956	168039.034
1632	195202.206	168110.357

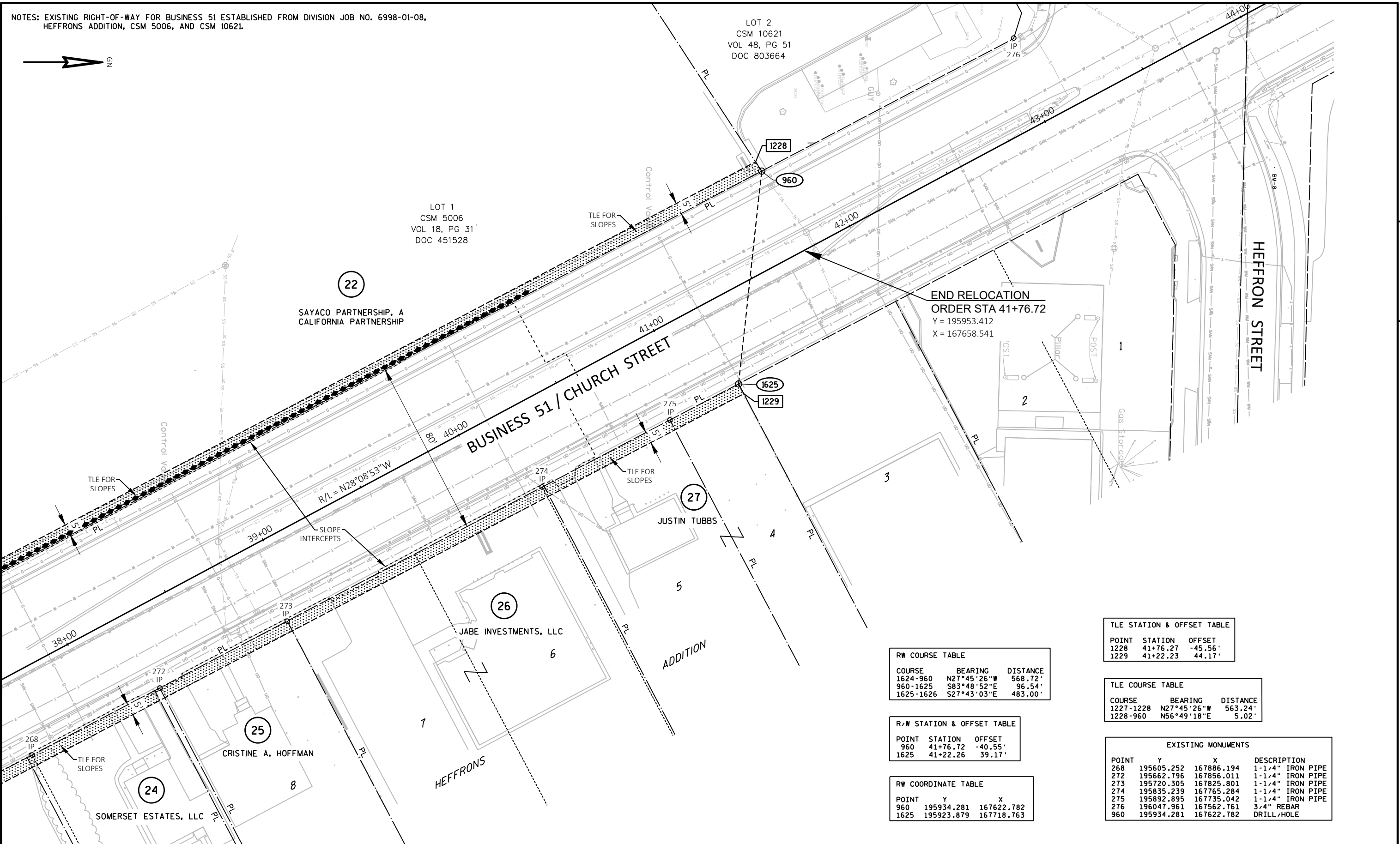
TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1222	32+87.85	-42.34'
1223	34+25.65	-50.68'
1224	35+38.05	-49.91'
1225	35+38.29	-84.91'
1226	36+13.29	-84.40'
1227	36+13.05	-49.40'
1230	36+40.51	40.55'
1231	36+17.16	53.07'
1232	35+07.23	65.52'
1233	34+62.56	55.21'

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-21	PLAT SHEET 4.08
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM DIVISION JOB NO. 6998-01-08, HEFFRONS ADDITION, CSM 5006, AND CSM 10621.



4



4

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
1624-960	N27°45'26\"W	568.72'
960-1625	S83°48'52\"E	96.54'
1625-1626	S27°43'03\"E	483.00'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
960	41+76.72	-40.55'
1625	41+22.26	39.17'

RW COORDINATE TABLE		
POINT	Y	X
960	195934.281	167622.782
1625	195923.879	167718.763

TLE STATION & OFFSET		
POINT	STATION	OFFSET
1228	41+76.27	-45.56'
1229	41+22.23	44.17'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1227-1228	N27°45'26\"W	563.24'
1228-960	N56°49'18\"E	5.02'

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
268	195605.252	167886.194	1-1/4\" IRON PIPE
272	195662.796	167856.011	1-1/4\" IRON PIPE
273	195720.305	167825.801	1-1/4\" IRON PIPE
274	195835.239	167765.284	1-1/4\" IRON PIPE
275	195892.895	167735.042	1-1/4\" IRON PIPE
276	196047.961	167562.761	3/4\" REBAR
960	195934.281	167622.782	DRILL/HOLE

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-21	PLAT SHEET 4.09
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: March 3, 2025

RE: **Update on Zoning Ordinance Rewrite – March 2025**

Background: On February 17th, the Common Council approved the request authorizing City staff to rewrite the Stevens Point Zoning Ordinance. Going forward, my plan is to provide monthly updates to the Plan Commission outlining what has been worked on over the last month, and what are some deliverables sought after in the weeks ahead.

In February, interviews have been conducted with University of Wisconsin-Stevens Point students for the open planning internship. As mentioned at the last Plan Commission meeting, an internship position will be created to assist in the Zoning Ordinance rewrite. It is anticipated that a job offer will be extended within the coming days.

With Council approval obtained, March will be characterized as the 'ramp-up' period for planning public engagement events throughout the late-Spring through Fall months of 2025. During this time period, public informational meetings will occur throughout different sub-areas of the city. Presently, I have the city broken into 14 different sub-areas that are based on a few factors:

1. Having public informational meetings be separated by land use category. For example, one sub-area includes only commercial/industrial uses – the East Park Commerce Center, Business Park and Industrial Park sub-area – and does not include residential properties.
2. Having sub-areas be created based on development patterns. For example, the northside sub-area does not include land north of Maria Drive due to differences in lot sizes and land uses that exist on opposite sides of that street.
3. Having sub-areas be created based on expected topic areas to be discussed during the public informational meeting (e.g., floodplain/wetland administration for the west side, older housing stock for the north side, etc.).

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.

My expectation is to begin scheduling public informational meetings soon.

Project Website: Collaboration is ongoing with the City's Media Department on creating a project website. This project website is intended to provide information to the public on 1.) dates, times and locations of planned public informational meetings, 2.) links to public surveys when they are posted, 3.) copies of draft code sections when we reach the 'drafting' stage of the rewrite in early-2026, 4.) the purpose and intent of the rewrite project, and 5.) information for residents on how to provide additional input on their vision for a 21st-century zoning ordinance. A project website is anticipated to be live in March.

Review Standards: During the first few months of the Zoning Ordinance rewrite project, the role of the Plan Commission will be limited. This is intended to let members of the public take the lead on what they want to see in a new zoning ordinance. With that in mind, there are currently tasks where the Plan Commission can take an active role. One such task is having a comprehensive look at the review standards that governs the decision to approve or deny all requests brought before you (e.g., conditional use permits, rezonings, site plan review, Comprehensive Plan amendments, etc.).

Included in the agenda packet is a list of review standards that are tied to each planning and zoning request. As 'homework' for the May Plan Commission meeting, please review all standards and reflect back on previous planning and zoning requests that you have taken action on. When doing so, please consider the following:

1. Based on past requests, are their plan and design considerations that are not captured in review standards for a particular request? For example, I have been working on adding a new review standard for conditional use permit requests that pertain only to properties within the City's Groundwater Protection Zones. This task has stemmed from outside requests to add more 'meat' when reviewing the effects that development projects have on the potential for groundwater contamination. In conversations with outside stakeholders, the perception was that the City's fourteen review standards for conditional use permit requests does not adequately address wellhead considerations.
2. Are there items that the Plan Commission is presently obligated to base their decision on, where you feel it is not a necessary factor to consider?

For the May Plan Commission meeting, please note that I am not asking for how to word new or amended review standards. Such efforts will begin internally between myself and City Attorney Beveridge. Rather, what I am asking is for your conceptual review on the effectiveness of how the Plan Commission and Common Council is tasked with reviewing all planning and zoning requests.

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

Conditional Use Permits:

1. That the establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;
3. That the establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district, as to result in a substantial or undue adverse effect on the neighborhood;
5. That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;
6. That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
7. That the proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.
8. That the use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.
9. The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.
10. Principal: Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.
 - Parking should not be located in the front yard.
 - Parking should be visually screened from street view and from neighboring properties.
 - Building should face their main facade toward the street.
 - In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)

- Building facades facing the street shall include detailing using different ridge lines, gables, roof construction, and other architectural techniques to make the façade compatible with the neighboring structures, if any, and to make the project have intrinsic architectural interest and value. Plain facades are not normally acceptable.
- A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.

11. Principal: Access to the site shall be safe.

- All developments shall front on a public right-of-way unless recommended by the Public Works Director.
- The driveway to the site shall be located so as not to be a danger to the street flow of traffic.
- The driveway shall not be too close to neighboring intersections.
- Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.
- Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).
- The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.
- Intersections are visible and not visually screened.
- Adequate drainage and snow storage is provided.
- Minimum size requirements are maintained for safe vehicle circulation.
- Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.
- Driveways shall be located to minimize the impact to adjacent properties.

12. Principal: There shall be adequate utilities to serve the site.

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

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

- Mechanical equipment including refuse storage shall be screened from neighboring properties.
- Lighting shall be located to minimize intrusion onto the neighboring properties.
- Sources of noise shall be located in a manner that minimizes impact to neighboring properties.
- New multifamily sites which abut single or single-and-two family zoned lands shall increase that side yard and/or rear yard setback requirement(s) that abuts the single or single-and-two-family zoned area by 50% but need not exceed the maximum rear-yard setback requirements of the district.

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

- All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.
- In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)
- In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.
- Adjustments to the above requirements may be made to (1) recognize existing landscape elements preserved on site, or (2) if in the opinion of the City Forester, more effective landscaping can be achieved on the site with regards to proper spacing, maturity, or species design.

Comprehensive Plan Amendment:

1. *Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.*
2. *Granting Special Privileges or Placing Limitations Not Permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.*
3. *The amendment shall not create an adverse impact on adjacent land/land uses.*
4. *The amendment shall not create an adverse impact on public facilities and services.*

Rezoning:

1. Minimum performance standards are met with the proposed district.
2. The change in zoning is consistent with the City's Comprehensive Plan.
3. The change in zoning will not create adjacent incompatible uses.

Site Plan Review:

Please note that there are no specific review standards outlined in the City's Zoning Ordinance. For past site plan reviews, I typically include the prevailing site development considerations (e.g., landscaping, lighting, stormwater management, etc.). If you would like specific review standards, please be prepared to discuss.

Creation of Planned Development Districts:

1. *The proposed PD is consistent with the pertinent elements of the City of Stevens Point Comprehensive Plan and any other adopted plans;*
2. *The proposed PD is consistent with the standards and uses of the context area within which it is located;*
3. *The proposed PD meets the requirements of this zoning ordinance;*
4. *The proposed PD will reinforce the existing or planned character of the neighborhood;*
5. *The site is appropriate for the development allowed in the proposed PD;*
6. *The PD demonstrates a higher quality of site design that is more sensitive to the existing context, both built and natural, than is possible under other available zoning districts.*
7. *Public facilities and services including but not limited to schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities are adequate for the development allowed in the proposed PD; and*
8. *The PD will not substantially or permanently injure the appropriate use of adjacent conforming properties.*

Site Plan Review – “B-TID5” Overlay District:

1. *Buildings are aligned and close to the street. Buildings form the space of the street.*
2. *Buildings oversee the street with active fronts as opposed to blank fronts. The first floor and upper floors should include windows as well as entrances. Wider entrances, door framing, canopies, and other techniques should be used to identify the entrance.*
3. *Property lines are physically defined by buildings or street walls.*
4. *Building facades facing the street shall exhibit a high level of architectural design. In no case shall the front facade of the building consist of a blank wall or a series of garage doors. Windows should play a prominent role in the facade design. All building materials to be used shall express their specific properties. For example, heavier more permanent materials (masonry) support lighter materials (wood).*
5. *Two or more story buildings are preferred over one story buildings.*
6. *Landscaping shall be of high quality and installed at a rate that is appropriate that enhances the proposed site and surrounding properties.*
7. *Vehicle storage, garbage, and mechanical equipment are kept away from the street and screened from public view.*
8. *Parking (not including on-street parking) should be away from the street and screened from public view.*
9. *The building design is coordinated with the street space. The city may require the improvement of the streetscape adjacent to the property including installation*

of trees, paving, sidewalk, lighting, street furniture, etc. Street trees are limited to a list approved by the City Forester.

- 10. Safety: Buildings should be close to the street but should acknowledge their neighboring building setbacks. Safety of entrances as well as vision around corners should be addressed in the review process.*

Annexation:

- 1. Consistency with the City's Comprehensive Plan.*
- 2. The subject property meets minimum performance standards for the anticipated permanent zoning designation.*

Fence Variance:

- Review shall include site characteristics including ingress/egress, parking lot design and configuration, building location, property use, and other factors that the Plan Commission and Common Council deem necessary.*

Driveway & Sign Variance:

- 1. A literal application of the Ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.*
- 2. The granting of the requested exception would not be materially detrimental to the property owners in the vicinity.*
- 3. Hardship caused to the property owner under a literal interpretation of the Ordinance is due to conditions unique to that property and does not apply generally to the city.*
- 4. The granting of the exceptions would not be contrary to the general objectives of this Ordinance.*

Community Development Report, October 2024

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	3365 Feltz Ave	\$420,000.00	\$1,163.00
Two-Family	1	1412/1414 River View Ave	\$368,000.00	\$2,440.72
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	1	ENT Stevens Point 5509 Vern Holmes Dr	\$3,150,000.00	\$1,469.57

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	100	\$737,060.62	\$6,628.68
Commercial	29	\$2,673,994.03	\$13,264.56

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
132	\$7,349,054.65	\$24,966.53	1223	\$71,796,953.56	\$305,412.32

2023	1325	\$63,864,502.87	\$283,540.19
2022	1423	\$92,866,480.86	\$351,482.46
2021	1313	\$44,178,585.76	\$207,649.38

* Internal repairs to PC Health and Human Services building (HVAC), approx 1.4 mill.

Violation Report

Abandoned Vehicle on Property	1
Bulk Waste at Curb Early	47
Commercial Building Violation	1
Construction Work Without Permits	1
Debris on Property	12
Exterior Violations on House	1
Illegal Pets or Livestock	
Infestation	
Interior Housing Violations	
Native Lawn Plan	++
Potholes	+
Property Encumbrance	
Public Works Violation	+
Snow & Ice Removal - Sidewalk	
Tall Grass or Noxious Weeds	4
Trash Containers Improperly Stored	1
Vacant Building/Home	1
Vehicle Parked on Grass	16
Vision Obstruction in Roadway or Intersection	1
Zoning Violations	1
Total Violations / Total Service Fees Billed	87 \$2,875
Voluntary Compliance Rate for Tagged/Verbal	36/47 77%

+ Referred to another department

++ Perpetual

Community Development Report, November 2024

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	N/A	N/A	N/A	N/A
Two-Family	1	1420/1422 River View Ave	\$368,000.00	\$2,440.72
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	N/A	N/A	N/A	N/A

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	71	\$494,102.54	\$4,176.00
Commercial	25	\$1,195,000.76	\$6,816.51

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
97	\$2,057,103.30	\$13,433.23	1320	\$73,854,056.86	\$318,845.55

2023	1431	\$66,035,131.39	\$298,907.15
2022	1529	\$96,989,861.62	\$376,726.55
2021	1436	\$45,353,681.89	\$236,635.17

Violation Report

Abandoned Vehicle on Property	1
Bulk Waste at Curb Early	23
Commercial Building Violation	1
Construction Work Without Permits	5
Debris on Property	3
Exterior Violations on House	3
Illegal Pets or Livestock	1
Infestation	
Interior Housing Violations	
Native Lawn Plan	++
Potholes	+
Property Encumbrance	
Public Works Violation	+
Snow & Ice Removal - Sidewalk	
Tall Grass or Noxious Weeds	
Trash Containers Improperly Stored	1
Vacant Building/Home	
Vehicle Parked on Grass	8
Vision Obstruction in Roadway or Intersection	
Zoning Violations	1
Total Violations / Total Service Fees Billed	47 \$1,825
Voluntary Compliance Rate for Tagged/Verbal	14/24 58%

+ Referred to another department

++ Perpetual

Community Development Report, December 2024

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	1430 Torun Rd, Lot #218	\$80,000.00	\$683.00
	1	1430 Torun Rd, Lot #220	\$80,000.00	\$683.00
	1	1430 Torun Rd, Lot #222	\$80,000.00	\$683.00
	1	1430 Torun Rd, Lot #224	\$80,000.00	\$683.00
	1	1430 Torun Rd, Lot #307	\$80,000.00	\$683.00
	1	1430 Torun Rd, Lot #311	\$80,000.00	\$683.00
	1	1430 Torun Rd, Lot #317	\$80,000.00	\$683.00
	1	1430 Torun Rd, Lot #324	\$80,000.00	\$683.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	1	The Oaks on Maria (BLD/ZN) 1808 Maria Dr	\$7,365,500.00	\$4,714.15
Commercial/Industrial	1	ENT Stevens Point 5509 Vern Holmes Dr	\$305,100.00	\$723.19

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	56	\$408,332.75	\$3,644.86
Commercial	21	\$1,023,639.91	\$5,539.98

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
87	\$9,742,572.66	\$20,086.18	1407	\$83,596,629.52	\$338,931.73

2023	1514	\$67,051,276.03	\$308,117.76
2022	1624	\$98,389,093.79	\$389,443.51
2021	1527	\$46,034,305.79	\$244,017.77

* 4-story, 67-unit apartment

Violation Report

Abandoned Vehicle on Property	
Bulk Waste at Curb Early	19
Commercial Building Violation	
Construction Work Without Permits	3
Debris on Property	6
Exterior Violations on House	
Illegal Pets or Livestock	1
Infestation	
Interior Housing Violations	
Native Lawn Plan	++
Potholes	+
Property Encumbrance	1
Public Works Violation	+
Snow & Ice Removal - Sidewalk	2
Tall Grass or Noxious Weeds	
Trash Containers Improperly Stored	
Vacant Building/Home	
Vehicle Parked on Grass	7
Vision Obstruction in Roadway or Intersection	
Zoning Violations	2

Total Violations / Total Service Fees Billed	41	\$1,625
Voluntary Compliance Rate for Tagged/Verbal	7/15	47%

+ Referred to another department
++ Perpetual



DIRECTORS REPORT

To: City Plan Commission

From: Jarod Kivela, Director of Community Development

Date: February 27, 2025

RE: **Directors Report**

Development Updates

- **Portage County Business Park BID:** Portage County Planning Staff have transferred all the materials for the Portage County Business Park over to Community Development Staff and the new BID Manager. Staff plans to digitize all 4 boxes of files so that they are easily accessible and manageable (2025). On January 31st, the second BID Board meeting worked to iron out a few of the items in limbo, including lawn/snow contracts, management of flags, etc. The BID canceled their regularly scheduled February meeting and will resume their meetings in March.
- **Forest Creek Subdivision:** THE SALE OF LOTS ARE LIVE! Staff has obtained all approvals necessary and have listed all of the lots up for bid. 15 or so bids came in on the first day, but it has been slow since. We expect more bids to come in as the bid nears its end. Once the bid closes, staff will work with the bidders on offers to purchase to finalize the sale. Staff looks forward to getting this subdivision off the ground.
- **TID 14:** Staff continues to explore leads for new business for this area as well as respond to RFI's that come in through the WEDC. Staff met with a potential business that could be added to the park and potentially catalyze the construction of the sidetrack and spur. Staff has another meeting on March 7th with a business to learn about their operations and see if they would be a good fit for this industrial park area.
- **Shopko Site:** City Staff continues to work with a potential workforce housing developer for a portion of this site. Right now, the developer has hit a roadblock and is searching for additional funding to cover a funding gap. Other projects being discussed include the transit/transfer center and a market rate live/work development on the main street side.
The City hopes to hear about the EPA brownfield grant, as well as a variety of other grants, that could help kick-start the development in this area (transit center, housing, live/work units). The City

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would also like to encourage any interested developers to reach out if they would like to discuss this site further. Staff will be creating and RFP that can be sent out to developers and remain open for an extended period of time.

- **City Hall:** A request is being made for the city to relocate out of the current building so that the county can complete a necessary renovation/expansion for the courthouse. City staff started this process by completing a high-level evaluation for ALL options in the City based on the City's space needs, alignment with the Downtown Targeted Area Master Plan, available properties, County timelines, impact to the tax roll, parking needs, and confidential development interest. Based on these factors, staff provided four options for the council to discuss. Ultimately, staff was directed to explore one of the presented options. During the January Council meeting, Staff reviewed evaluation data and quotes that were received. Staff continues to work through this option and will bring additional information and approval to future meetings (discussion/action by the County Space and Properties Commission, City Plan Commission, and City Council).
- **The Oaks on Maria Drive:** Work continues! Staff continues to work with the developer through the process. Staff is hopeful that this will provide additional quality and affordable housing for students and new professionals.
- **Airport Development:** These sites have been listed on Locate in Wisconsin. Staff continues to market these parcels and hopes to create an RFP by this summer that can be sent out to developers and remain open for an extended period of time.
- **1466 Water Street:** Staff have completed a Lease Agreement with One Big Tent for them to lease an approximately 750 sq ft space at 1466 Water Street for a 9-12 month period while they find a more permanent home. The City is excited to help a local nonprofit during an interim period while it gets fully on its feet. We hope the new space works well for them and their operations.
- **1700 Strongs Ave:** RDA approved the sale of a residential parcel off of Strongs Ave at their last meeting. Staff is excited to work with the buyer to build a duplex on the lot. This development will add additional affordable units to the housing market that are close to downtown. The buyer does intend to occupy one-half of the duplex.
- **Comprehensive Plan:** Staff is engaging with the North Central Wisconsin Regional Planning Commission to price out their assistance with this program. Staff would like to utilize the regional RPC as they bring a wealth of knowledge to the process and can help complete this project via an expedited timeline. After continued discussion at various meetings, it is apparent that our guiding plan is out of date; the City needs to prioritize this project and get it to the finish line. By having Chris lead this effort and having the RPC assist, the end product will be of great quality and value.

General Department

- Community Development is working to phase out the LTE position for the inspection department. This LTE has filled a critical gap in services that would have been created due to a medical-related issue. Now that the impacted inspector is almost back to 100%, the LTE position will be needed less and less. Staff anticipates this LTE's final week to be the first week in March, pending full clearance by the doctor for our regular full-time inspector. We would like to publicly thank this LTE for their assistance over the past weeks. The inspection department would have been in a tough spot without them. THANK YOU!
- Select individuals in the department who have been working to take ICS emergency management courses. These courses are meant to train staff on EOC operations and emergency events in which they may need to be called in to assist (flood, tornado, power outage, etc.). Redundancy is key in

situations like this, so multiple staff members are participating in this training. There was a deadline for these training sessions to be completed by the beginning of February, but due to changes in the training schedule, the deadline for completing these has been extended.

- Staff intends to have draft plans ready for review from the Bicycle and Pedestrian Street Safety Commission and the Age Friendly Commission in 2025. The Bicycle and Pedestrian Street Safety Commission's Plan is expected to come forward to the Plan Commission in Q2 and the Age Friendly Commission's Plan in Q4.
- After 33 years of dedicated service to the City of Stevens Point, Assistant Assessor, Sandy Kratzke, has announced that she will be retiring on May 2nd, 2025. Sandy has been with the Community Development Department for 26 years; 3 years as Assistant Assessor and 26 years as Assessment Technician (back when the Assessor's Department had 3 employees). Before working in the Community Development Department, Sandy worked at the Stevens Point Police Department in the Records Bureau from 1995-1999 and in the Transit office from 1992-1995. Sandy holds a significant amount of institutional knowledge throughout various departments and her retirement will be a great loss for the city and the department. We are, of course, grateful for Sandy's dedicated service and wish her the very best in her well-earned retirement. Staff has completed the hiring process for this position and has selected Maria Mohr to fill Sandy's position. Staff is currently working through the process of hiring for the Community Development Technician position now that Maria will be taking a new role. Staff hopes to have a selection made for this position the week of March 3rd.

Notable Events

- February 25th – RDA meeting. Topics included an executed parking lease agreement with North Side Yard for 20 stalls in Lot 8, future desires for development in Lot 8, the sale of 1700 Strongs Ave, modifications made to the current housing programs that the city offers, the addition of a rental improvement loan program to the city's list of programs, the addition of a commercial loan program to the city's list of programs and an update on the Shopko Lot.