

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

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

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING**

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

**March 17, 2025
7:00 PM**

OR

Zoom Teleconferencing

Meeting ID: 854 0727 3867 | Passcode: 163783

By Computer: [Zoom Link](#)

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

Agenda

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

Consideration and Possible Action on the Following:

5. Consent Agenda:
 - a. Minutes of the Common Council Meeting of February 17, 2025.
 - b. Minutes and Actions of the Police and Fire Commission meeting of March 6, 2025:
 3. Approval of Minutes (January).
 4. Approval of Minutes (February special meeting).
 5. Confirmation of Bills (January).
 6. Confirmation of Bills (February).
 7. Discussion, with possible action, to approve a conditional offer of employment from the Stevens Point Police Department to Alex Tadych and Marcus Sowa.
 10. Discussion, with possible action, on the appointment of Firefighter/Paramedic Ethan Przybylski to the position of Motor Pump Operator/Paramedic.
 11. Discussion, with possible action, to approve a fundraiser donation of \$153.59 from Taco Johns to assist the Stevens Point Fire Department with additional PFDs for water rescue purposes.
 - c. Minutes and Actions of the Plan Commission meeting of March 3, 2025:
 2. Report of the February 3, 2025 meeting of the City Plan Commission.

8. October 2024 - January 2025 Monthly Reports.
9. Director's Report.
- d. Actions of the Board of Water and Sewerage Commissioners meeting of March 10, 2025:
 2. Approval of minutes.
 3. Approval of department claims.
 6. Sewer credit for 1430 Torun Road.
- e. Actions of the Airport Commission meeting of March 10, 2025:
 2. Approval of minutes.
 3. Approval of department claims.
- f. Actions of the Transportation Commission of March 10, 2025:
 2. Approval of January 13, 2025 minutes.
 3. Approval of January and February 2025 Financial/Claims Report.
 4. Approval of Spending: \$10,000 for new camera equipment.
- g. Minutes of the Personnel Committee meeting of March 10, 2025.
- h. Minutes and Actions of the Board of Public Works meeting of March 10, 2025:
 2. Consideration of the voluntary closure of the Park Street Railroad Crossing.
- i. Minutes and Actions of the Public Policy and General Government meeting of March 10, 2025:
 2. License List.
 3. Request to Hold Event/Street Closing.
 4. Request to keep six coturnix quail - 497 West Mapleridge Drive.
- j. Minutes and Actions of the Finance Committee meeting of March 10, 2025:
 4. Approval of funding for a contract with North Central Wisconsin Regional Planning Commission for assistance with a comprehensive plan rewrite.
 5. Approval of a lease of city-owned land for farming purposes with Bernard Mocadlo.
 6. Approval of Claims Paid.
- k. Statutory Monthly Financial Report by Comptroller/Treasurer.
6. Public Hearing - 2025 Streets Improvement Project #24-11- Special Assessments for the installation of watermain, sanitary sewer, and appurtenant services/laterals.
7. Final Resolution - 2025 Streets Improvement Project #24-11- Special Assessments for the installation of watermain, sanitary sewer, and appurtenant services/laterals.
8. Ordinance Amendment - to approve changes to Chapter 13, Subsection 13.09(b) of Section 13.09, Water Service Limits.
9. Resolution - 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).
10. To award the Hoover Road Intersection Signalizations Project #25-105 to Bodart Electric Service out of De Pere, WI for an amount not to exceed \$467,880.66.
11. 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.

12. 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.
13. Consideration of Claim: Intellirent, LLC: Flooding related to construction activities.
14. Consideration of Claim: JADA, LLC: Sewer backup and flooding due to construction activities.
15. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) and 19.85 (1) (g) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, AND for Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, relating to the following:
 - A. Discussion relating to the relocation of City Hall.
16. Adjournment.

RMC – Revised Municipal Code

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

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

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

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

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

**February 17, 2025
7:00 PM**

OR

Zoom Teleconferencing

1. Roll Call.

Present:

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

Others Present:

Mayor Wiza, Clerk Yenter, Director Kivela, C/T Ladick, Tax Specialist Susan Pagel, Chief Kussow, Director Lemke, Executive Assistant Dowling, Director Kremer, Associate Planner/Zoning Administrator Kuhn, Attorney Beveridge.

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

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

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

Ald. Shuda spoke about the passing of Ron Carlson and honored him by speaking about his years of service to the community. Mr. Carlson served the community with his thirty-two years of service to the City of Stevens Point Police Department, Salvation Army, Elder Abuse Team, Portage County Child Passenger Safety, Big Brother Big Sisters of Portage County, Stevens Point Youth Girls Softball, Portage County Planning and Preservation Committee, Portage County United Way, Special Olympics, and the Police and Fire Commission.

Susan Pagel, 1108 Francis Street, spoke about their candidacy running for City Clerk.

Consideration and Possible Action on the Following:

5. Consent Agenda:

- a. Minutes of the Common Council Meeting of January 21, 2025.**
- b. Actions of the Police and Fire Commission special meeting of February 12, 2025:**
 - 2. Discussion, with possible action, to approve a conditional offer of employment from the Stevens Point Police Department to Dolorosa Thomas. Expected start date of Monday, February 17th, 2025.**
 - 3. Discussion, with possible action, to move forward with the employment of new entry-level Firefighter/Paramedics.**

- c. **Actions of the Park Commission meeting of February 12, 2025:**
 - 3. **Presentation of the Stevens Point Forestry Department Management Plan by Wachtel Tree Science, Inc.**
 - 4. **Adoption of the Stevens Point Forestry Department Management Plan.**
 - 5. **Award of the 2025 and 2026 Emerald Ash Borer Treatment contract.**
 - 6. **Discussion on updated master plan concept drawings for Goerke and Zenoff Parks.**
- d. **Minutes and Actions of the Plan Commission meeting of February 3, 2025:**
 - 4. **Director's Report.**
- e. **Actions of the Board of Water and Sewerage Commissioners meeting of February 11, 2025:**
 - 2. **Approval of minutes.**
 - 3. **Approval of department claims.**
 - 4. **2025 Capital Operations and Maintenance Plan.**
- f. **Actions of the Airport Commission meeting of February 11, 2025:**
 - 2. **Approval of minutes.**
 - 3. **Approval of department claims.**
 - 4. **2025 Capital Operations and Maintenance Plan.**
- g. **Minutes and Actions of the Personnel Committee meeting of February 10, 2025:**
 - 2. **Director Kivela request certification pay for the Electrical Inspector position.**
 - 3. **Director Kivela request for overlap - Assistant Assessor Position, Community Development Technician Position and Permit Technician Position.**
- h. **Minutes and Actions of the Board of Public Works meeting of February 10, 2025:**
 - 3. **To approve the detour agreement from WisDOT to utilize Highway 66 during the summer of 2026.**
- i. **Minutes and Actions of the Public Policy and General Government meeting of February 10, 2025:**
 - 2. **License List**
 - 3. **Request to Hold Event/Street Closing.**
- j. **Minutes and Actions of the Finance Committee meeting of February 10, 2025:**
 - 2. **Approval of agreement to lease a portion of the building at 1466 Water Street to One Big Tent Inc.**
 - 3. **Approval of setting lot prices for the Forest Creek Subdivision.**
 - 4. **Approval of Claims Paid.**
- k. **Statutory Monthly Financial Report by Comptroller/Treasurer.**

Jane Johnson, 615 Sommers Street, spoke in favor of agenda item 5j2, approval of agreement to lease a portion of the building at 1466 Water Street to One Big Tent Inc. and referenced the partnership of the city and a non-profit in helping neighbors on the economic margins.

President of One Big Tent Board Tim O'Brien, 3400 Jordan Lane, spoke in favor of agenda item 5j2 and thanked Director Kivela for working with One Big Tent. Mr. O'Brien spoke to the mission of One Big Tent to promote human dignity, providing ready access to resources, connecting people to resources, and being with neighbors in crisis.

Treasurer of One Big Tent Judi Cumley, 4275 Sterling Drive Plover, spoke in favor of agenda item 5j2 and discussed One Big Tents numbers regarding providing assistance within the community.

Ald. Morrow moved, Ald. Christianson seconded, to approve the consent agenda.

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

6. Resolution - 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.

Trevor Roark, 601 Washington Avenue, spoke against the resolution due to the loss of the trees and suggested building a warehouse at other locations nearby.

Hans Walther, 520 Greenbriar Avenue Village of Park Ridge, spoke against the request to rezone due to safety concerns on Pinecrest Avenue, the addition of semi-trucks daily, and pedestrian safety on Jefferson Avenue.

Amy Walther, 322 Pinecrest Avenue Village of Park Ridge, spoke against the request to rezone and discussed the comprehensive plan for the City of Stevens Point, no sidewalks on the truck route, that there are residential zones with children, and concerns for safety.

John Okonek, 2916 Dixon Street, spoke against the request to rezone due to safety concerns for the residential area due to an increase in traffic and no sidewalks.

Patricia Baker, 509 Linwood Avenue Village of Park Ridge, spoke against the request to rezone due to safety concerns and discussed the state statutes surrounding a comprehensive plan.

Ald. Guthrie moved, Ald. Buse seconded, to approve the resolution.

Ald. Morrow spoke about concerns regarding future plans for the site, the potential sale of the site, and the trees.

Ald. Buse spoke in favor of the rezoning due to the scope of the request.

Ald. Lang spoke about his concern with safety and the need for a traffic study as well as a potential update on the comprehensive plan for Stevens Point.

Ald. Shuda spoke about his support for the residents, therefore, would not be in favor of the request.

Ald. Kneebone spoke about the original zoning of the property upon purchase and concern for safety.

Ald. Steinmetz spoke about needing more information prior to supporting the request.

Ald. Broderick spoke about concerns from the public as criteria to evaluate.

Ald. Keymer spoke about being open to reconsidering the request in the future after addressing safety concerns.

Ald. Guthrie spoke in favor of the request due to the value of a business with good-paying jobs being within walking distance of employees, city staff unanimous approval, as well as the current zoning as M-1 could bring additional traffic.

Ald. Christianson spoke in favor of the request due to the current zoning not protecting against something being built that could produce more traffic as well as long-term ownership of the property,

Call for the vote: Ayes: Buse, Guthrie, Christianson.

Nays: Morrow, Lang, Shuda, Kneebone, Steinmetz, Birr,
Broderick, Keymer. Motion failed.

Ald. Morrow moved, Ald. Shuda seconded, to postpone until review of a site plan for the project.

Ald. Buse questioned if Plan Commission can approve a site plan for M-1 even though the zoning is currently B-4.

Attorney Beveridge answered that there is nothing that prohibits a site plan from being created to be informative of the discussion on the request of a zoning change. Attorney Beveridge also discussed that a site plan need not go through an approval procedure or be reviewed by Plan Commission due to Plan Commission already having made a recommendation on the request of rezoning.

Ald. Buse questioned if the site plan needs to proceed to Plan Commission.

Mayor Wiza recommended the site plan be presented to Plan Commission as a discussion item for the public to review and have open dialogue.

Ald. Buse questioned what the standards are of a site plan.

Associate Planner/Zoning Administrator Kuhn spoke about the contents of a site plan.

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

Nays: None. Motion carried.

7. Resolution - A request authorizing the rewrite of the Stevens Point Zoning Ordinance.

Jane Johnson, 615 Sommers Street, spoke in favor of the request in order to sustain planet earth and as a means to help others make the most use of their finances.

Trevor Roark, 601 Washington Avenue, spoke in favor of the request due to habitat loss, water quality degradation, climate change, housing affordability, inefficient land use, and that the city has lost property tax revenue.

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

Ald. Kneebone spoke in favor of the rezone as a means of forward-thinking.

Ald. Lang thanked the city staff for bringing this request to the forefront.

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

Nays: None. Motion carried.

8. Request from the City of Stevens Point to list and sell 60 lots within the Forest Creek Subdivision.

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

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

Nays: None. Motion carried.

9. Ordinance Amendment - Approve the amendments in Chapter 9, Sections 9.05 and 9.12.

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

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

Nays: None. Motion carried.

10. Adjournment.

Adjourned at 8:25 p.m.

**CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF MARCH 6, 2025**

1. Roll Call: Commissioners Behrendt, Kirschling, Ostrowski

Excused: Commissioners Mrozek, Zenner

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

2. President's Report

3. Approval of Minutes (January)

Commissioner Ostrowski moved, seconded by Commissioner Behrendt, to approve the minutes of the January 7, 2025, meeting as presented.

Ayes, all; nays, none. Motion carried.

4. Approval of Minutes (February special meeting)

Commissioner Ostrowski moved, seconded by Commissioner Behrendt, to approve the minutes of the February 12, 2025, special meeting as presented.

Ayes, all; nays, none. Motion carried.

5. Confirmation of Bills (January)

Commissioner Ostrowski moved, seconded by Commissioner Behrendt, to approve the confirmation of the January 2025 bills.

Ayes, all; nays, none. Motion carried.

6. Confirmation of Bills (February)

Commissioner Ostrowski moved, seconded by Commissioner Kirschling, to approve the confirmation of the February 2025 bills.

Ayes, all; nays, none. Motion carried.

7. Discussion, with possible action, to approve a conditional offer of employment from the Stevens Point Police Department to Alex Tadych and Marcus Sowa.

Commissioner Kirschling moved, seconded by Commissioner Ostrowski, to approve a conditional offer of employment from the Stevens Point Police Department to Alex Tadych.

Ayes, all; nays, none. Motion carried.

Commissioner Kirschling moved, seconded by Commissioner Ostrowski, to approve a conditional offer of employment from the Stevens Point Police Department to Marcus Sowa.

Ayes, all; nays, none. Motion carried.

8. Police Chief Report (January)

Commissioner Ostrowski moved, seconded by Commissioner Kirschling, to approve the Police Chief report and place it on file for January 2025.

Ayes, all; nays, none. Motion carried.

9. Police Chief Report (February)

Commissioner Ostrowski moved, seconded by Commissioner Behrendt, to approve the Police Chief report and place it on file for February 2025.

Ayes, all; nays, none. Motion carried.

10. Discussion, with possible action, on the appointment of Firefighter/Paramedic Ethan Przybylski to the position of Motor Pump Operator/Paramedic.

Commissioner Ostrowski moved, seconded by Commissioner Behrendt, on the appointment of Firefighter/Paramedic Ethan Przybylski to the position of Motor Pump Operator/Paramedic.

Ayes, all; nays, none. Motion carried.

11. Discussion, with possible action, to approve a fundraiser donation of \$153.59 from Taco Johns to assist the Stevens Point Fire Department with additional PFDs for water rescue purposes.

Commissioner Kirschling moved, seconded by Commissioner Behrendt, to approve a fundraiser donation of \$153.59 from Taco Johns to assist the Stevens Point Fire Department with additional PFDs for water rescue purposes.

Ayes, all; nays, none. Motion carried.

12. Fire Chief Report/EMS Report/EM Report (January)

Commissioner Ostrowski moved, seconded by Commissioner Behrendt, to approve the Fire Chief/EMS/EM reports and place them on file for January 2025.

Ayes, all; nays, none. Motion carried.

13. Fire Chief Report/EMS Report/EM Report (February)

Commissioner Kirschling moved, seconded by Commissioner Ostrowski, to approve the Fire Chief/EMS/EM reports and place them on file for February 2025.

Ayes, all; nays, none. Motion carried.

14. Adjournment.

The meeting adjourned at 1:43 p.m.



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

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

Members

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	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=fP9SCVbdlcY56gomjS2lZv
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Meeting called to order at 6:00PM.
- Members Present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schuler
- Members Excused: Commissioner Miskowiak

Discussion and Possible Action on:

2. Report of the February 3, 2025 meeting of the City Plan Commission.

- Motion: Arntsen moves approval of the report of the February 3, 2025 meeting of the City Plan Commission.
- Second: Rice seconds the motion.
- Discussion: None.
- Vote: Unanimous approval

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.

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).
- Background: Associate Planner Kuhn presents background information regarding the proposed subdivision. Lot width would be more than double the minimum lot width of the R3 district, being over 12,000 sq ft in size. Kuhn presents additional amendments that would need to occur to approve the project, including an amendment to the comprehensive plan and zoning of the parcel. Staff recommends approval of the preliminary subdivision plat conditioned on the approval of rezoning and comprehensive plan amendment.
 - Discussion:
 - Schuler asks to clarify the width of the right of way dedication, and possibility for emergency vehicle access. Kuhn and Wiza answer the right of way is planned to be 20' in width.
 - Public Hearing:
 - Steve Sawyer, 3117 Dunegan Drive, shares concerns of the proposed subdivision plat, citing the community's conservation reputation, and, if any development were to happen, the neighborhood's preference for single family home construction. Development should consider preservation of the woods in the area, citing the need for public space in the review.
 - Jean Livingston, 3001 Dunegan Drive, presents petition from the residents of Dunegan Drive that they would prefer the development of the area solely for single-family homes, and to request the applicant to preserve as many trees as possible. Petition is included in the report.
 - Nick Butz, 2917 Dunegan Drive, shares concern for the loss of urban wildlife if the development were to take place.
 - Cynthia Forster, 2933 Dunegan Drive, emphasizes the desire of residents to see single-family residential development of the subject parcel.
 - Sam Lang, Alder District 9, 1547 Strongs Avenue, questions the review of the subdivision plat given the age of the comprehensive plan.
 - Response to public hearing:
 - Kuhn answers that he is unsure of any conversations from the previous property owner regarding and the applicant regarding the parcels use for conservation; the official rezone request has not yet come forward, but rezoning to R3 would offer more flexibility for the developer. Kuhn cites transition of the intensity of use between the industrial park and residential subdivision would be desirable. Kuhn defers to applicant regarding the sale of lots to nearby neighbors, and for examples of recent construction the applicant has performed.
 - Atty Beveridge affirms that the age of a comprehensive plan does not remove its validity.
 - Schuler comments on the concerns of tree preservation and the potential to address the preservation of future trees in the zoning code rewrite; Schuler asks about the requirements to preserve open space. Kuhn provides the commission the process for providing open space or a payment in lieu of dedication of public space.
 - Beacom responds to the concern about conservation and the community's need for more housing.

- Arntsen asks for clarification about the difference between a duplex and zero-lot line homes.
 - Rice responds to the current zoning of the parcel, the recent market demand for residential development, and the transition of intensity between residential and industrial as appropriate.
 - Motion: Rice moves approval of the preliminary subdivision plat with staff recommendations as presented.
 - Second: Schuler seconds the motion.
 - Discussion: No further discussion.
 - Vote:
 - Yes: Arntsen, Schuler, Beacom, Rice, Wiza.
 - No: Kneebone.
 - Motion passes, 5-1.
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.
- Background: Director Beduhn provides background on the right-of-way plat and relocation order for the commission.
 - Discussion:
 - Wiza asks about the potential impact of postponing. Beduhn responds that postponing would be detrimental to the project given the projects time constraints.
 - Schuler asks for clarification about the presence of errors. Beduhn clarifies that some details within tables are incorrect, but the design schematics are correct. Changes may still come between this phase and the next. All schedules should be correct. Mistakes could be corrected when presented later to Board of Public Works and Common Council.
 - Arntsen asks for clarification regarding the details of the maps.
 - Motion: Schuler moves to recommend approval of the right-of-way plat and relocation order of the north segment Business 51 reconstruction project to Common Council.
 - Second: Kneebone seconds the motion.
 - Discussion: No further discussion.
 - Vote:
 - Yes: Arntsen, Beacom, Rice, Schuler, Kneebone.
 - No: Wiza.
 - Motion passes, 5-1.
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.
- Background: Director Beduhn reaffirms that the time constraint on this portion of the project is notable.
 - Discussion:
 - Wiza asks if errors are present in this request as well; Beduhn affirms AECOM was not clear in which errors still exist in the included tables, but should not impact the project.
 - Beacom asks if there is a gap between the two segments; Beduhn and Wiza confirm.

- Motion: Beacom moves to recommend approval of the right-of-way plat and relocation order as part of the south segment Business 51 reconstruction project to Common Council.
 - Second: Rice seconds the motion.
 - Vote:
 - Yes: Arntsen, Beacom, Rice, Schuler, Kneebone.
 - No: Wiza
 - Motion passes, 5-1.
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.
- Background: Director Lemke provides background information regarding the agreements between the City of Stevens Point and Village of Park Ridge and the City's water service limits listed in Chapter 13. Lemke presents proposed phases for serving the current geography of the Village with water mains for service, and two options to proceed:
 - Option 1 – to not allow extension of water main for any purpose.
 - Option 2 – to allow extension of water main with some or all of the following:
 - Amend Chapter 13 to change the water service area to add allowable service only to the proposed main extension area.
 - Establish agreement language that all infrastructure is built to city specifications
 - No more infrastructure is placed until a consolidation agreement is in place.
 - A trigger mechanism exists for the connection to water, which could be: immediate connection of residents using non-conforming wells, no construction of new wells, and all parcels adjacent to the proposed main connect within 10 years.
 - Discussion:
 - Wiza asks for clarification on the requirement to hook into existing utilities.
 - Steve Menzel, 512 Sunset Avenue, President of the Village of Park Ridge, shares that the Village has acquired grant assistance for several of the future phases of water main extension and highlights the sewer surcharge to Park Ridge residents and relationship to the Stevens Point Fire Department. Menzel cites the requirement to add hydrants from the fire protection agreement, which does require extension of water mains.
 - Beacom asks for clarification about the ongoing cost of maintaining water service; Lemke answers that infrastructure is replaced by way of fees, and the average density of the Village is similar to that of Stevens Point, and exposure would be limited if residents were hooked up to the utility.
 - Schuler comments on the difficulty to make a decision on direction.
 - Lemke comments that it is common for the larger utility provider to provide service outside of the municipality.
 - Motion: Wiza moves to recommend amendment of Chapter 13 to allow extension of water mains in the Village of Park Ridge subject to the conditions included in the presentation, including:
 - All infrastructure shall be built to City specifications;

- No more infrastructure beyond this first phase is installed until a consolidation agreement is in place;
 - Residents adjacent to the water main that have non-conforming wells must connect immediately;
 - No new wells may be constructed on properties adjacent to the water main;
 - All properties adjacent to the proposed main shall connect within 10 years.
 - Second: Arntsen seconds the motion
 - Discussion:
 - Alder Guthrie, District 2, asks that the agreement take into consideration the future costs of replacing and maintaining the infrastructure.
 - Alder Christianson, District 1, cites requirements from projects in other communities to connect to installed utilities, and proposes the commission consider revising the sunset clause to close at 5 years.
 - Schuler comments on the inability to know or predict if the project will be financially negative, neutral, or positive to the City.
 - Alder Kneebone comments on the need to maintain a high level of fire prevention services and ability to connect to City sewer and water.
 - Arntsen questions the requirement that no further water mains may be installed but rescinds after discussion.
 - Vote:
 - Yes: Arntsen, Rice, Kneebone, Wiza
 - No: Beacom, Schuler
 - Motion passes, 4-2.
7. Discussion only: Zoning Code rewrite.
- Background: Associate Planner Kuhn presents update regarding the Zoning Code rewrite, his process for updating the Plan Commission, and request for the commissioners to be prepared for an analysis of review standards to be discussed in May. Director Kivela comments on expectations for commissioners.
 - Discussion:
 - Arntsen asks if these meetings will be comparable to previous neighborhood planning sessions. Kuhn clarifies.
 - Kneebone applauds staff.
8. October - December 2024 Monthly Reports.
- Background: Director Kivela included monthly reports in the agenda packet, provides no additional report.
 - Discussion: None.
9. Director's Report.
- Background: Director Kivela shares a verbal recount of the report, including the sale of Forest Creek subdivision parcels, and a reminder that revisions to the City's comprehensive plan process will be made.
 - Discussion:
 - Beacom asks for clarification on the space used within City Hall for City services. Wiza, Kivela confirm that the space used for City Services is roughly 20,000 square feet and is not adequate.

Closing Section:

10. Adjourn

- Meeting adjourned at 7:55PM

SIGN IN SHEET

PLEASE PRINT LEGIBLY

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

NAME:

ADDRESS:

STEVE MENZEL	512 SUNSET AVE., STEVENS AR.
Sally news	2925 Dungen SP
Harvey Jr news	↓ ↓ ↓
Jean Livingston	3001 Dungen SP
Marc Christianson	1641 Clert
LARA Broderick	433 Wadleigh st.
Cynthia Forster	2933 Dungen Dr.
Tom Forster	← →
Adm Sautsman	1157 Ulsken Dr
Russ Renner	3009 Dungen Dr SP
Gingell Keymer	1816 Lincoln / Dist #3
Sam Lang	1547 Strongs Ave. Dist. #9

PLEASE RETURN TO SECRETARY, THANK YOU.

Summer 2024

To: Stevens Point Committee Development Department
Building Permits and Inspections

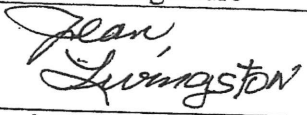
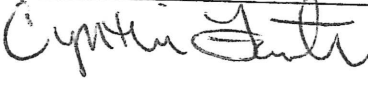
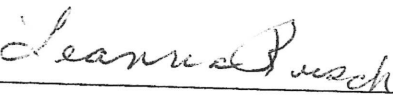
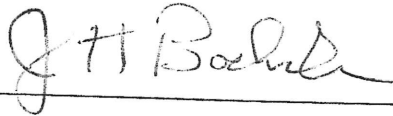
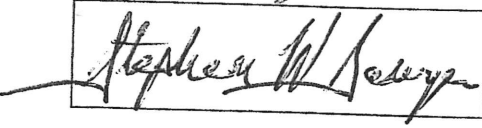
Subject: Building Permits (see attached map)

Several homeowners have attended the meetings regarding the Comprehensive Plan for the SE Area of Stevens Point, led by Chris Klesmith. The following signatures address the process of granting building permits on the vacant section of land noted in the attached map and discussed in the Comprehensive Plan. We have the following two concerns that we hope you will take into consideration when the city grants building permits for the land indicated on the attached map:

(1) As homeowners in the area, we feel the most appropriate use of this land would be single-family residences since Dunegan Drive, Heffron Street, Lampman Drive, and Heritage all consist of single family homes (see map). We feel that our reasons are important to maintain the integrity and community feel of our single-family neighborhood.

(2) This particular land contains significant trees, adding beauty to our neighborhood and to the city. Even the planning commission noted this and suggested these trees remain. We suggest that the building permits granted also consider keeping these trees.

For questions regarding these concerns, feel free to contact Tom/Cindy Forster @ 715-310-0139 or Jeanne Livingston @ 715-544-4343.

Signature	Print name & email	Street Address
	Jeanne Livingston jeannelivingston@gmail.com	3001 Dunegan
	Cynthia Forster forster.c@att.net	2933 Dunegan Dr.
		3016 Dunegan Dr
		3100 DUNEGAN DR.
	Marlene Spletzer mspletzer71@gmail.com	3108 Dunegan Dr
	Stephen Sawyer stephen.sawyer.law@gmail.com	3117 Dunegan Dr.

Julie Sawyer	Julie Sawyer Julie.sawyer@live.com	3117 Dunegan Dr.
Maurine Miller	MAUREEN Miller bobandveens@gmail.com Miller m	4717 Hefron St.
Joan Boeklein	JOAN Boeklein ssmew@msn.com	3100 Dunegan Dr.
Harvey F. Mews	Harvey F. Mews Jr	2925 Dunegan Dr.
Sally L. Mews	Sally L. Mews meyer.lydsays@gmail.com	2925 Dunegan Dr.
Lindsay Meyer	Lindsay S. Meyer	3000 Dunegan Dr.
Patrick Meyer	meyer.patrickj@gmail.com Patrick Meyer	3000 Dunegan Dr.
Nanci Mortimer	DMortimer@ gmail.com	2916 Dunegan
DAVID Mortimer	NJMort@gmail.com	2916 Dunegan Dr.
Ella Mortimer	2916 Dunegan Dr ellamariemortimer@gmail.com	Elaina Mortimer
Nikolas Butz	nik.butz@gmail.com Nikolous Butz	2914 Dunegan Dr.
Brianne Haga	briannasue15@outlook.com	2909 Dunegan Dr
Nick Haga	" Nick Haga "	" "
Patrick Lawrence	Patrick Lawrence pdlawren@asu.edu	3008 Dunegan dr.
Evelyn D. Evans	EVELYN D. EVANS	3116 Dunegan dr.

Megan Lawrence	Megan Lawrence megan-lawrence@hotmail.com	3008 Dunegan Dr.
Jennifer Stupar	Jennifer Stupar jbstup@charter.net	2924 Dunegan Dr
Janet Reimer	Janet Reimer janandruss76@gmail.com	3009 Dunegan Dr
Russell Reimer	Russell Reimer janandruss76@gmail.com	3009 Dunegan Dr
Rebecca Reimer	Rebecca Reimer beckyreimer@charter.net	2908 Dunegan Dr



**City of Stevens Point
Board of Water and Sewerage Commissioners
March 10, 2025 - 12:00 PM**

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

**OR
Zoom Teleconferencing**

Meeting ID: 820 26885705

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

By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

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

EXCUSED ABSENCE: Anna Haines

ALSO PRESENT: Joel Lemke, Jennifer Schmeiser, Chris Lefebvre, Jason Draheim, Ald. Shuda and Jaime Zdroik

2. Approval of Minutes

Motion made by Carl Rasmussen, seconded by Ray Schmidt to approve the February 11, 2025 meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Mae Nachman, seconded by Carl Rasmussen to approve the department claims for the month of February 2025 as audited and read.

Ayes all. Nays none. Motion carried.

4. Water Supply and Distribution Reports - *Eric Southworth*

Ray asked if Joel knew why pumpage was so much lower this year verses last year in February. Joel stated the pumpage this February is more in line with the previous years and last year was probably an exception.

5. Sewage Treatment Operations Report - *Chris Lefebvre*

Chris stated all permit limits were met for the month of February. There was a spike on February 1 in our final effluent discharge and our raw influent, so something was dumped, and the plant was upset for the majority of the month. Everything is back to normal now. They did some investigating, trying to find the source of the high loading on that day, but were unable to find out who or what did it.

Our UV disinfection project started today and is expected to be completed by May 1 and operational before we need to start disinfecting for the summer months.

6. Sewer credit for 1430 Torun Road -Joel Lemke

Joel showed the Commissioners the graph where it clearly showed when the leak started and when it was repaired. The repair was underground and did not go into the sanitary sewer for treatment. Since the leak was repaired and didn't have to be treated by the wastewater treatment plant it is eligible for a sewer credit.

The amount of water leaked was calculated to be 312,976 cubic feet.

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the sewer credit for 1430 Torun Road for the amount of \$13,364.08.

Ayes all. Nays none. Motion carried.

7. Construction and Maintenance Report - Shane Kohnen

The Commission reviewed the Construction and Maintenance Report.

8. Update on Park Ridge water infrastructure and associated Chapter 13 ordinance amendment - Joel Lemke

Joel explained what was discussed at the Plan Commission starting by providing background information regarding the agreements between the City of Stevens Point and the Village of Park Ridge.

We have been in a wastewater treatment agreement with them since 1956 amended in 1993 to add a water meter charge. We have had a fire hydrant agreement since 2015. The Village ceased their volunteer fire department and then entered into a Public Fire Protection Agreement with the City's Fire Department which expires in about two months. The Village is looking to add more fire hydrants inside the Village limits. The two newest subdivisions in the Village are Odessa Ct. and Angelo Ct. For these subdivisions, village ordinances were adopted that read they own the infrastructure, and it is theirs to repair, but it will be operated according to our governing policies.

Joel went over Ordinance Chapter 13 and showed the Commission on the map what parcels are included in that currently. He also explained what they are proposing to amend in order for more areas in the Village to have water and more fire hydrants installed. This would be done in two phases. Joel showed them the proposed Phase 1 water main and what would be installed in later phases.

There are two options to choose from. Option 1 is to not allow extension of water main for any purpose; Option 2 is to allow extension of the water main with some or all of the following: Chapter 13 amendment-change water service area to add allowable service only to the proposed main extension area; all infrastructure (roads and mains) be built to City spec; no more infrastructure (beyond Phase 1) until a Consolidation Agreement is in place; Trigger mechanism for the connection to water would be non-conforming wells, no construction of new wells and all wells adjacent to new main within a 10-year period.

Joel explained that a consolidation agreement is one of the tools to use because a village and a city don't have annexation authority over each other.

The Plan Commission voted to recommend an amendment to Chapter 13 to allow extension of water mains in the Village of Park Ridge subject to the following conditions: All infrastructure shall be built to City specification; no more infrastructure beyond Phase 1 until a consolidation agreement is in place; residents adjacent to the water main that have non-conforming wells must connect immediately; no new wells may be constructed on properties adjacent to the water main; all properties adjacent to the proposed main shall connect within a 10-year period.

Paul questioned when the consolidation agreement would go into effect. Joel said a term hasn't been discussed yet.

Paul stated to his knowledge the Village's mill rate per thousand is \$16.72 and the City's is \$25.14 and he doesn't feel that is close. Joel explained that they are due for a revaluation because they are at a 65% ratio. It is to his understanding that once this is done they will be close to our mill rate. The Village has two rather large grants to cover the installation of infrastructure for both phases. They also have a lot of road work to do as well and a little bit of borrowing for that reason could increase their levy pretty quickly. So we just want to take what action we can now to ensure they are building their infrastructure to City standards. So, if, in the future, the Village became part of the City, the City would not take on that liability.

Paul stated that even though Joel feels this would be good for the Water & Sewerage Commission, Paul is concerned about the difference in taxes. Paul feels the City of Stevens Point residents would essentially be subsidizing the Village of Park Ridge. That said, he listened to Joel's explanation of how the tax rates would be getting closer, but doesn't understand why we just don't make this consolidation agreement now instead of waiting.

Joel stated the Village has grant money to be able to install the infrastructure. The Village is using the City's fire department, and they would like more hydrants installed to fight fires. It is really poor infrastructure planning to just install water main at over \$100 a foot and just use it for hydrants and not domestic water. If that is the case, from a utility perspective, we shouldn't allow this because we can't connect it to our system in multiple places without it being our infrastructure. The fire department, if they are going to continue to have a long-term relationship, would like more hydrants installed in the Village. Joel stated those mains, operationally, wouldn't be of interest to us without any customers connected to them. Having just hydrants on the water mains won't help with the cost of replacing the infrastructure in the years to come. Therefore, having trigger mechanisms to get customers connected helps support the financial viability of that. Whereas just using it for fire protection doesn't. Which is why option 1 is no water main but option 2 brings clarity to this. Since they already have sewer throughout the village, the slow addition of water to our specifications/standards and knowing these customers are going to come online at least lets the utility be whole. Park Ridge residents already pay more for sewer and they would have the same water rates. There is no impact on the rate payers.

Carl questioned whether they would end up being stormwater customers too? Joel stated they would not because they are not in the City and don't fall within the MS4 stormwater permit boundary.

Paul questioned the difference between a consolidation agreement and annexation. We can't do this process through annexation because a village is equal to a city concerning annexation, so the two communities need to agree to consolidate. This would be a referendum for both communities.

Paul feels if the tax rate would end up staying lower than the City's, he doesn't believe a referendum would pass in the Village. Joel stated then things would stay as they are, no more infrastructure. Joel explained the Village residents, for several decades, have paid 25% more for wastewater. They also pay a little more for fire protection via their taxes than a City resident does. They contract out their snow removal as well. If you are looking at all the factors, mill rate isn't the only thing that contributes to the total cost of service in the City verses the Village. So it is closer than what it appears, plus the borrowing for the roads will put them on a quick increase in their mill rate.

Joel further explained if the Village wants to use the grants available for the later phases and that would require a consolidation agreement to be in place, then the installation of the infrastructure would benefit the City.

Paul stated he was not in favor of this at first but if the fire department is in need of this in order to provide better service to the Village, he can't argue that. He was unaware of the potential consolidation agreement. It sounds like in the next ten years, the village mill rate would increase which it would make it more likely that the residents might pass a referendum approving consolidation with the City. Joel stated he would like the City to be in the position to have seen good infrastructure replacement for a period of time at their expense rather than ours before any consolidation is considered.

Joel explained the sources of the grants and the percent of cost sharing.

Motion made by Mae Nachman, seconded by Carl Rasmussen to approve the amendment of Chapter 13 to allow extension of water mains in the Village of Park Ridge subject to the conditions that all infrastructure shall be built to City specifications; no more infrastructure beyond Phase 1 until a consolidation agreement is in place; residents adjacent to the water main that have non-conforming wells must connect immediately; no new wells may be constructed on properties adjacent to the water main; and all properties adjacent to the proposed main shall connect within 10 years.

Ayes all. Nays none. Motion carried.

9. Directors Report - Joel Lemke

Joel stated in regards to upcoming projects and the uncertainty of tariffs on the Canadian border, we might have to have a special meeting between now and next month in order to stay on the very sensitive timelines we are under with permits.

10. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:42 P.M.

REPORT TO THE FEBRUARY 11, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of January 1, 2025
Bank deposits recorded in January 2025

\$	4,214,150.29
\$	850,524.87
\$	5,064,675.16

CHECKS ISSUED JANUARY 2025:

59739	Mae Nachman	Salary	62.35
59740	Community Foundation of Central WI	Employee Contribution	10.00
59741	United Way Of Portage County	United Way	67.75
59742	AnSer	After hours answering service	165.00
59743	Baker Tilly Virchow Krause LLP	Professional Services thru Dec 2024 annual audit	1,485.59
59744	Central States H & W Fund	Insurance Premiums	60,846.90
59745	Employee Resource Center	Monthly EAP Fees - Jan 2025	45.60
59747	Aspirus Medical Group, Inc.	Wellness Program	139.00
59748	Avineon, Inc.	GIS Support	3,214.17
59749	Batteries Plus LLC	Batteries	55.20
59750	CDW Government	Troubleshoot issues & add phone tree	637.50
59751	Dolce Digital Imaging	Meter Cards	81.00
59752	ESRI	Annual Software Maintenance	9,625.00
59753	Fastenal Company	Supplies	66.93
59755	H&S Protection Systems Inc	Replace & test smoke detectors	856.25
59757	Infosend Inc	Statement & Notice Printing	3,001.20
59758	Jerry's Small Engine Supply Co.	Tools & Supplies	136.32
59759	Martelle Water Treatment	Aquadeue - Chemicals	8,538.81
59761	NAPA	Vinyl Fuel Tubing	3.49
59763	Mastercard	Office & Shop Supplies	643.26
59764	Rasmussen Plumbing & Heating	Cleared Plugged Fixtures	773.13
59765	SEH Inc	AT&T Ericsson Upgrade	573.50
59767	Somerville Inc.	Professional Services Nov 25 - Dec 29, 2024	785.70
59768	Springbrook Holding Company LLC	CivicPay Transaction Fees	1,506.00
59769	USA Blue Book	Lab Supplies	120.94
59770	Vestis	Rug Service	46.82
59771	Wood Street Rental LLC	Propane	60.00
59773	Community Foundation of Central WI	Employee Contribution	10.00
59774	United Way Of Portage County	United Way	119.69
59777	Department of Natural Resources	DNR Certification Exam-Lance Wright	25.00
59780	Jerry's Small Engine Supply Co.	Tools	999.99
59782	Sara Olson	Refund check 449A Fourth Ave	43.20
59783	Point Supply	Garage supplies	140.19
59784	US Postmaster	20 Rolls of Forever Stamps	1,460.00
59786	Teamsters Union Local 662	Union dues	1,731.00
59787	USA Blue Book	Lab supplies	597.91
59789	Metron-Farnier LLC	Meters/shipping	15,262.28
59790	Avineon, Inc.	Second Half Support 2024-25	2,000.00
59791	Ferguson Waterworks #1476	Belt clip battery	188.57
59792	Hawkins Inc	Chemicals	3,016.77
59793	Heartland Business Systems, LLC	Monthly Billing- January	209.23
59794	Metal Crafters Inc	Supplies	62.32
59796	Strand Associates Inc	Professional Services - Dec 1-Dec 31 2024, Well 12 & Water Treat	7,708.24
59797	Central Door Solutions, LLC	Garage door maintenance	224.08
59798	Diggers Hotline Inc	December Diggers Hotline Charges	91.20
59799	Central States H & W Fund	Health Insurance Premiums	31,624.12
59800	City Of Stevens Point	Retirement, insurance, IT and fuel	37,838.98
59805	Per Mar Security Services	Replace side door card reader	327.50
59806	Star Business Machines	Quarterly Copier Maintenance Charges	263.99
59807	Mastercard	Tools & PPE, Employee lunch	1,105.10
59808	USA Blue Book	Lab supplies	1,148.84
59810	AnSer	After hours answering service	185.00
59812	Capital OneTrade Credit	Supplies	60.25
59813	Diggers Hotline Inc	Prepayment diggers hotline	3,702.60
59814	Fastenal Company	Supplies	281.44
59815	Ferguson Waterworks #1476	Oil	760.00

59817	Hawkins Inc	Lab supplies	6,237.84		
59818	Infosend Inc	Postage deposit increase	1,075.99		
59819	NAPA	Spark plugs & oil	66.49		
59821	Petty Cash	Postage	25.31		
59822	Point Embroidery & Screen	Embroider jacket	6.95		
59825	Strand Associates Inc	Professional Services Dec 1-Dec 31, 2024 Michigan Ave	11,313.33		
59827	USA Blue Book	Lab supplies	417.32		
59828	Vestis	Rugs	46.82		
59829	Community Foundation of Central WI	Employee Contribution	10.00		
59830	United Way Of Portage County	United Way	51.69		
59831	Advance Auto Parts	Washer fluid-service trucks	28.32		
59833	City Of Stevens Point	Workers Comp Premiums	2,071.35		
59834	Crazy Eight Automotive LLC	Refund Check 029891-000 2220 Minnesota Ave Ste 2	49.02		
59836	Jamar Company	Upgrade controls at Utility Garage	1,000.00		
59837	Orland Enterprises LLC	Refund Check 040099-000, 801 Smith St	89.66		
59839	Nate Smolarek	2024-25 Boot Allowance-Nathan Smolarek	250.00		
59840	Springbrook Holding Company LLC	Standard Professional Services	740.00		
	Bank Fees	Bank Fees	1,698.01		
	WPS	Utility Charges	12,024.30		
	Payroll	Payroll	55,469.49		
	IRS & DOR PR Tax	Payroll Taxes	65,539.20		
	Verizon Cell & iPad Charges	Phone & iPad Charges	632.13		
	DOR Garnishment	Garnishment	9.35		
	HRA Admin Fees	Renewal & Admin Fees	30.00		
	TOTAL EXPENSES LISTED		\$ 363,617.47	\$ 363,617.47	
	BALANCE ON HAND JANUARY 31, 2025			\$ 4,701,057.69	
		Balance on Hand		\$ 4,701,057.69	
		Plus uncleared checks		\$ 17,052.10	
		Less checks previously written clearing this month		\$ (70,554.41)	
		Ending Cash Balance matching Bank Statements		\$ 4,647,555.38	

REPORT TO THE MARCH 10, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of February 1, 2025
Bank deposits recorded in February 2025

\$	4,647,555.38
\$	240,507.36
\$	4,888,062.74

CHECKS ISSUED FEBRUARY 2025:

59843	Aspirus Medical Group, Inc.	Wellness Program	34.00
59844	CDW Government	Call attendant for new lateral replacement fee	382.50
59845	Employee Resource Center	Monthly EAP Fees	45.60
59847	Fastenal Company	Supplies	130.57
59848	Ferguson Waterworks #1476	Meter Shop Fittings	120.00
59850	H&S Protection Systems Inc	Annual Alarm Monitoring Utility Garage	259.12
59851	Bill Cook Chapter of the Izaak Walton League of America	Izaak Walton First Right of Refusal Annual Payment	6,832.25
59853	NAPA	Hose Fitting	107.91
59855	Pixelle Specialty Solutions LLC	Annual Bridge Maintenance Fee	1,000.00
59856	Springbrook Holding Company LLC	CivicPay Transaction Fee	1,584.00
59857	Stevens Point Auto Center LLC	Repairs - Truck 6A	567.83
59859	Mae Nachman	Salary	64.41
59860	Community Foundation of Central WI	Employee Contribution	10.00
59861	United Way Of Portage County	United Way	67.69
59862	Avineon, Inc.	GIS Support	4,315.00
59865	City Of Stevens Point	Retirement, insurance, fuel & phone	38,625.35
59866	Clark Dietz	Professional Services Nov 2024-Dec 31 2024; 2025	4,766.67
		Street Improvements Design	
59867	Corrpro Co Inc	Inspection of water tower	2,020.00
59871	INFOSEND INC	Statement & Notice Printing	2,462.58
59874	Vestis	Rugs	46.82
59875	CORE & MAIN LP	Sensus Omni Retrofit Kit/Shipping	2,601.09
59880	Mastercard	Tools and supplies for meter shop, cleaning/office supplies, cleaning/garage supplies	987.61
59883	WI State Laboratory of Hygiene	Fluoride testing	60.00
59885	American Engineering Testing, Inc.	Geotechnical Services for Streets Project 25-01 25-02 25-03	20,783.33
59888	Baker Tilly Virchow Krause LLP	2024 Audit - January Billing	227.68
59890	Central Door Solutions, LLC	Garage door repairs	794.99
59891	Express Recycling Solutions, Inc.	Scrap old neptune radios	583.50
59893	Hawkins Inc	Chemicals	4,728.18
59894	Heartland Business Systems, LLC	Monthly billing	207.73
59895	NAPA	Wipes-Truck #4	49.98
59897	Strand Associates Inc	Professional Services January 1-January 31 - Michigan Ave Improvements & Well 12 & Water Treatment Facility	24,298.63
59898	Mastercard	Sara Title III-Inventory fee for chemicals, AWS for GIS server, Utility Garage Floor Sweeper, Office chair, Renew Notary-Jen, Cert Renewal-Eric, Coffee for meeting	1,690.04
59899	Michael Vassar	Jean & boot allowance	562.18
59900	Community Foundation of Central WI	Employee Contribution	10.00
59901	United Way Of Portage County	United Way	67.69
59903	American Engineering Testing, Inc.	Geotechnical Services - Well 12	7,690.00
59904	AnSer	After hours answering services	165.00
59905	Central States H & W Fund	Health Insurance Premiums	31,624.04
59906	City Of Stevens Point	2024 Salt Usage, Workers Comp Premiums	1,752.08
59909	Jamar Company	Utility Controls Upgrade	11,545.00
59910	Metron-Farnier LLC	Meters/shipping	25,930.76
59913	Springbrook Holding Company LLC	Standard Professional Services	880.00
59914	Teamsters Union Local 662	Union dues	1,731.00
59916	Vestis	Rugs	46.82
	Bank Fees	Bank Fees	1,749.01
	WPS	Utility Charges	31,691.79
	Payroll	Payroll	35,528.84
	IRS & DOR PR Tax	Payroll Taxes	44,456.49

Verizon Cell & iPad Charges	Phone & iPad Charges	610.60	
DOR Garnishment	Garnishment	9.66	
HRA Admin Fees	Renewal & Admin Fees	30.00	
TOTAL EXPENSES LISTED		\$ 316,536.02	\$ 316,536.02
BALANCE ON HAND FEBRUARY 28, 2025			\$ 4,571,526.72
	Balance on Hand		\$ 4,571,526.72
	Plus uncleared checks		\$ 88,604.10
	Less checks previously written clearing this month		\$ (10,298.02)
	Ending Cash Balance matching Bank Statements		\$ 4,649,832.80

REPORT TO THE MARCH 10, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS
SEWAGE DEPARTMENT

FINANCES:

Bank Balance as of February 1, 2025
Bank Deposits recorded in February 2025

\$	7,996,399.33
\$	385,833.07
\$	8,382,232.40

CHECKS ISSUED IN FEBRUARY 2025:

59843	Aspirus Medical Group, Inc.	Wellness Program	34.00
59845	Employee Resource Center	Monthly EAP Fees	25.65
59846	Energenecs Inc	Flare Maintenance	1,485.00
59849	Grainger	Screen for high strength waste, airline extension	697.77
59850	H&S Protection Systems Inc	Annual Alarm Monitoring Utility Garage	259.12
59854	PBBS Equipment Corp	Transformer Ignition & Labor, Service Labor	2,645.78
59858	USA Blue Book	Compact Ball Valve, Brass Bushing, Bushing	29.79
59862	Avineon, Inc.	GIS Support	4,315.00
59863	Badger Laboratories, Inc.	Nitrate testing	60.00
59865	City Of Stevens Point	Retirement, insurance, fuel & phone	44,101.56
59866	Clark Dietz	Professional Services Nov 2024-Dec 31 2024 2025 Street Improvement Design	1,191.67
59868	Grainger	Supplies for biogas system	302.74
59869	Harter's Fox Valley Disposal	Dumpster service	702.63
59870	Hawkins Inc	Chemicals	1,084.00
59872	Pace Analytical Services Inc	4th Quarter Mercury Samples	530.00
59873	USA Blue Book	Air line part, supplies for RAS chlorine pump	699.15
59874	Vestis	Rugs & laundry services	215.43
59876	MacQueen Equipment	Parts for vac truck	169.96
59878	NCL of Wisconsin Inc	Lab supplies	1,138.35
59879	Pace Analytical Services Inc	1st Qtr Mercury Samples	567.80
59881	Sentry Equipment Corp	Check valve	8,577.32
59882	SJE	Pump replacement	15,846.10
59884	Airgas USA, LLC	Nitrogen	2,932.92
59885	American Engineering Testing, Inc.	Geotechnical Services for Streets Project 25-01, 25-02, 25-03	5,195.84
59886	Aquachem of America Inc.	Aquachem	15,180.00
59887	AT&T	Phone charges	44.98
59888	Baker Tilly Virchow Krause LLP	2024 Audit - January Billing	168.15
59889	Brenntag Great Lakes LLC	Ferric Chloride	16,008.23
59890	Central Door Solutions, LLC	Garage door repairs	794.98
59892	Gasvoda & Associates, Inc.	Supplies	8,400.76
59893	Hawkins Inc	Chemicals	943.25
59894	Heartland Business Systems, LLC	Monthly billing	207.73
59896	Spee Dee Delivery Service Inc.	Shipping Charges	12.16
59897	Strand Associates Inc	Professional Services January 1-January 31 - Michigan Ave Improvements, Well 12 & Water Treatment Facility	2,740.83
59898	Mastercard	IT Pipes, Utility Garage Floor Sweeper, AWS for GIS Server, Permit & supplies, Conference expense & certification expense, Hotel-Shelly's training	2,088.43
59902	Stevens Point Airport	Credit Card Rebate	48.01
59905	Central States H & W Fund	Health Insurance Premiums	20,686.82
59906	City Of Stevens Point	Workers Comp Premiums, 2024 Salt Usage	1,425.53
59907	Tyler Gilliam	Boot allowance	213.60
59908	Graybar Electric Co	UV Electrical Parts	13.72
59911	PBBS Equipment Corp	Troubleshoot boiler	990.00
59913	Springbrook Holding Company LLC	Standard Professional Services	880.00
59915	Transit Department	Credit card rebate	163.91
59916	Vestis	Rugs & laundry services	215.43
	HRA	HRA Admin Fee	30.00
	Verizon Charges	Verizon Charges	560.22
	WPS Utility Charges	Gas & Electric	32,686.78
	Sewer Payroll	Payroll	61,251.04
	Payroll Taxes	Payroll Taxes	4,216.77
	Bank Fees	Bank Fees	1,749.01

TOTAL OF EXPENSES LISTED

BALANCE ON HAND FEBRUARY 28, 2025

\$ 264,527.92 \$ 264,527.92

\$ 8,117,704.48

Balance on Hand \$ 8,117,704.48

Plus uncleared checks \$ 86,784.82

Less checks previously written clearing this month \$ (15,528.61)

Ending Cash Balance matching Bank Statements \$ 8,188,960.69

Less Restricted Balance \$ (5,703,093.65)

TOTAL \$ 2,485,867.04

***Additional restricted cash of \$250,000.00 is invested in CDs.

**REPORT TO THE MARCH 10, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS**

STORM WATER DEPARTMENT

FINANCES:

Bank balance as of February 1, 2025

Bank deposits recorded in February 2025

\$	1,687,300.19
\$	102,931.87
\$	1,790,232.06

CHECKS ISSUED FEBRUARY 2025:

59843	Aspirus Medical Group, Inc.	Wellness Program	34.00		
59845	Employee Resource Center	Monthly EAP Fees	14.25		
59850	H&S Protection Systems Inc	Annual Alarm Monitoring Utility Garage	259.12		
59852	Lincoln Contractors Supply Inc	Filters & Spark Plugs	208.12		
59862	Avineon, Inc.	GIS Support	4,315.00		
59864	Candlewood Properties LLC	Refund Check 040462-000, 1400-22 River View Ave	241.13		
59865	City Of Stevens Point	Retirement, insurance, fuel & phone	3,224.67		
59866	Clark Dietz	Professional Services Nov 2024-Dec 31 2024; 2025 Street Improv	1,191.66		
59877	NC WI Stormwater Coalition	2025 Contribution for cooperative education	1,500.00		
59880	Mastercard	Office supplies - Jason	92.30		
59885	American Engineering Testing, Inc.	Geotechnical Services for Streets Project 25-01 & 25-03	5,195.83		
59888	Baker Tilly Virchow Krause LLP	2024 Audit - January Billing	167.88		
59890	Central Door Solutions, LLC	Garage door repairs	794.98		
59894	Heartland Business Systems, LLC	Monthly billing	207.73		
59897	Strand Associates Inc	Professional Services January 1-January 31 Michigan Ave Improvements	2,740.83		
59898	Mastercard	AWS for GIS server, Utility garage floor sweeper	646.02		
59905	Central States H & W Fund	Health Insurance Premiums	10,845.14		
59906	City Of Stevens Point	Annual Street Sweeping, 2024 Salt Usage, Workers Comp Premiums	71,006.33		
59912	Recycling Connections	Education Expense-School Garden Program 2025	7,800.00		
59913	Springbrook Holding Company LLC	Standard Professional Services	880.00		
	Verizon	iPad & cell phone charges	436.09		
	Payroll	Payroll	24,583.23		
	IRS	Payroll Taxes	2,252.55		
	WPS	Monthly Utility Charges	622.74		
TOTAL OF EXPENSES LISTED			\$ 139,259.60	\$	139,259.60
BALANCE ON HAND FEBRUARY 28, 2025				\$	1,650,972.46

Balance on Hand	\$ 1,650,972.46
Plus checks written after the end of this month	\$ -
Plus uncleared checks	\$ 91,345.37
Less checks previously written clearing this month	\$ (1,991.54)
Ending Cash Balance matching Bank Statements	\$ 1,740,326.29

REPORT TO THE MARCH 10, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

FIBER (COMMUNITY AREA NETWORK)

FINANCES:

Bank balance as of February 1, 2025	\$ 532,191.43
Bank deposits recorded in February 2025	\$ 227.37
	\$ 532,418.80

CHECKS ISSUED FEBRUARY 2025:

TOTAL OF EXPENSES LISTED	\$ -	\$ -
BALANCE ON HAND FEBRUARY 28, 2025		\$ 532,418.80
	Balance on Hand	\$ 532,418.80
	Plus checks written after the end of this month	\$ -
	Plus uncleared checks	\$ -
	Less checks previously written clearing this month	
Ending Cash Balance matching Bank Statements		\$ 532,418.80

**City of Stevens Point
Airport Commission
March 10, 2025 - 12:42 PM
Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting ID: 820 26885705

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

By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

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

EXCUSED ABSENCE: Anna Haines

ALSO PRESENT: Joel Lemke, Jennifer Schmeiser, Chris Lefebvre, Jason Draheim, Ald. Shuda and Jaime Zdroik

2. Approval of Minutes

Motion made by Ray Schmidt, seconded by Mae Nachman to approve the February 11, 2025 meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the department claims for the month of February as audited and read.

Ayes all. Nays none. Motion carried.

4. Written/Verbal Report - Jason Draheim

Reports were reviewed. No additional discussion.

5. Adjournment.

Motion made by Carl Rasmussen to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:46 P.M.

REPORT TO THE MARCH 10, 2025
MEETING OF THE AIRPORT COMMISSION

FINANCES:

Bank balance as of February 1, 2025
Bank deposits recorded in February 2025

\$	94,471.28
\$	8,248.42
\$	102,719.70

CHECKS ISSUED IN FEBRUARY 2025

2969	Employee Resource Center	Monthly EAP Fees	5.70		
2970	Abel Ruga	January Cleaning Services	175.00		
2971	Stevens Point Public Utilities	Work for Airport	3,490.89		
2972	City of Stevens Point	Retirement, insurance, fuel	11,385.28		
2973	Baker Tilly Virchow Krause LLP	2024 Audit- January Billing	56.96		
2974	City of Stevens Point	Work for Airport	388.31		
2975	Heartland Business Systems, LLC	Monthly billing for February	75.46		
2976	Mastercard	Supplies, rugs & internet	943.29		
2977	City of Stevens Point	Airport hanger approach INV 500035750, Workers Comp Premiums	3,031.32		
EFT	Payroll	February 2024	9,337.87		
	Delta Dental	Dental Insurance Premiums	71.38		
	Wisconsin Public Service	Utility Charges	4,661.36		
	IRS & WI Dept of Revenue	Payroll Taxes	3,967.62		
	Gen Aviation	Gen Aviation	126.78		
TOTAL EXPENSES LISTED			\$ 37,717.22	\$	37,717.22
BALANCE ON HAND FEBRUARY 28, 2025				\$	65,002.48

Balance on Hand	\$ 65,002.48
Plus checks written after end of month	\$ -
Plus uncleared checks	\$ 4,031.57
Less checks previously written clearing this month	\$ (3,332.27)
Ending Cash Balance matching Bank Statements	\$ 65,701.78

**City of Stevens Point
Transportation Commission Meeting**

March 10, 2025 - 5:00pm
2700 Week Street, Stevens Point, Wisconsin
Or
Zoom Teleconferencing

Minutes

1. Roll Call

Present: Tom Bertram, Karalyn Peterson, Nichole Lysne, Ald. Allison Birr,
Present via Zoom: Neil Prendergast, Ald. Dean Shuda, Heidi Oberstadt
Others Present: Talin Scheuermann, Kaitlyn Wall

2. Approval of January 13, 2025 minutes.

Tom Bertram made a motion to approve the January 13, 2025 minutes Ald. Allison Birr
seconded. All in favor; none opposed. Motion carried.

3. Approval of January and February 2025 Financial/Claims Report.

Ald. Allison Birr made a motion to approve the January and February 2025 financial/claims
reports. Karalyn Peterson seconded. All in favor; none opposed. Motion carried.

4. Approval of Spending: \$10,000 for new camera equipment.

Heidi Oberstadt made a motion to approve spending up to \$10,000 for new camera equipment.
Karalyn Peterson seconded. All in favor; none opposed. Motion carried.

5. Update on the Transportation System and Department from Talin Scheuermann.

Talin Scheuermann provided an update on the transportation system and department. Key
topics included the status of the bus order, staffing levels and challenges, funding
developments, and ongoing coordination efforts with the county.

6. Next Meeting Date - April 14, 2025 - 5:00pm.

7. Adjournment

5:17pm

PERSONNEL COMMITTEE

March 10, 2025 - 6:56 PM

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

OR

Zoom Teleconferencing

MINUTES

Discussion and Possible Action on:

1. Roll Call.

Present:

Ald. Kneebone, Broderick, Lang, Guthrie, Steinmetz.

Others Present:

Mayor Wiza, Clerk Yenter, HR Manager Frasch, Chief Kussow, Assistant Chief Gemza, C/T Ladick, Deputy C/T Peterson, Tax Specialist Pagel, Admin. Assistant Church, Director Kivela, Director Lemke, Attorney Beveridge, Director Beduhn, Ald. Christianson, Keymer, Birr, Shuda, Buse, Morrow.

2. Request from Alderperson Guthrie: Discussion and possible action on the creation of a City Administrator position.

Jim Paine, Mayor of Superior, Wisconsin, spoke about Superior's experience of going down the path of hiring a City Administrator. He spoke about common misconceptions about the effects of a City Administrator and the struggles associated with adding the position. Mr. Paine shared that in Superior, Wisconsin, they determined that it would cost more money without meaningful change while reducing the public's access to government. Mr. Paine was asked to provide the study that he spoke of via email to the City Clerk's office.

JB Moody, Chief of the Stevens Point Fire Department, asked about the current deficiencies or inefficiencies present that a City Administrator would be correcting. He spoke for the directors present and maintained that there were too many unknowns on the topic to make an informed decision regarding the change. He spoke about the current department heads and the pride they feel in addressing the concerns of City residents.

Liz McDonald, 1760 Strongs Avenue, spoke about informing the public about such a large change in the governance of the City and recommended a public meeting or referendum. She shared that her taxes have increased in the past few years and referenced the City not being able to afford a new position. Ms. McDonald spoke about the current and past Mayors who have led the City and shared her hopes that the request for a City Administrator was not a reaction to what some may perceive as a difficulty in working with the current Mayor.

Cheyenne Antell, 3925 Doolittle Drive, spoke about their financial, representational, and efficiency concerns with a City Administrator. She questioned where the money for the funding would come from and the financial and social impact of a part-time Mayor. Ms. Antell shared her desire for full-time representation when voting for the mayoral position and for someone who can connect the city government with constituents and businesses while building community trust. She spoke about efficiency in leadership and the opportunity for more things to fall through the cracks with more "cooks in the kitchen."

Shaun Morrow, District Eleven Alderperson, spoke about canvassing his district, asking them their thoughts on hiring an administrator. He shared that two people were in favor while everyone else was staunchly opposed. Even those who did not like the current mayor were in favor of voting for their representative. He spoke about the separation of power and the checks and balances that the City has.

Andrew Halverson, 501 Wilshire Boulevard, spoke about being in favor of a City Administrator but not in favor of how the process is being gone about. He spoke about the changes that would have to be made to other elected positions and how the City Administrator position would have to be structured in order to succeed. Mr. Halverson made note of the positions that remain unfilled in the City, noting police officers in particular, and the need for a comprehensive approach rather than a selective approach.

Bill Bushman, 5516 Elmwood Avenue, spoke about not being convinced that there is a clear need for this position, only generalities given regarding efficiencies. He spoke about the minimal budget that the City has and the other projects that need tax-dollar funding.

Keith Kedrowski, 1536 Water Street, spoke about possible personal and political motivations regarding the creation of a City Administrator position.

Dave Iden spoke about the negative repercussions of changing the mayoral position to accommodate a City Administrator. He spoke about the lack of accountability and the cost the position creation would place on taxpayers.

Marc Christianson, District One Alderperson, shared that the study referenced by Mayor Paine was done by a professor from Oshkosh who spoke before the council about the City Administrator position. He spoke about hybrid ways that governments

can be structured and reiterated that the discussion is ongoing without a specific plan being set for how a City Administrator would be integrated.

Bill Bushman, 5516 Elmwood Avenue, reiterated that he likes innovation but doesn't see the purpose in taking time to fix something he doesn't see as broken.

Carol Molepske, 2125 Clark Street, spoke against adding another layer of government and losing the power of her vote.

Attorney Beveridge gave an overview of what was provided in the packet, spoke about procedures relating to addressing conflict, and gave insight into the ordinances pertaining to the discussion.

3. Adjournment.

Adjourned at 8:25 p.m.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

March 10, 2025 - 6:33 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

PRESENT	Chairperson Mayor Mike Wiza, Vice-Chairperson Ald. Keymer, Ald. Kneebone, Ald. Shuda, Ald. Buse, and Ald. Morrow.
ABSENT	Chris Tiffany
OTHERS PRESENT	Directors: Scott Beduhn - Public Works, Joel Lemke - Public Utilities and Transportation, Jarod Kivela - Community Development and Inspections. City Staff: C/T Corey Ladick, Finance Manager Marcy Peterson, City Clerk Kari Yenter, Human Resource Manager Sandy Frasc, Tax Specialist Susan Pagel, Police Chief Robert Kussow, Fire Chief Jb Moody, and Fire Lieutenant Ron Heibler. Alderpersons: Marc Christianson - District 1, Jacqui Guthrie - District 2, Lara Broderick - District 4, Allison Birr - District 5, Dale Steinmetz - District 6, and Sam Lang - District 9. Others Present: Linda Luebstorff - 1309 Ellis St, Liz McDonald - 1760 Strongs Ave, Scott Soik - Congressman Van Oredens' Office, Andrew Halverson - 501 Wilshire Blvd., William Bushman - 5516 Elmwood Ave, Kris Carne - 617 Michigan Ave, Elaine Cyan - 950 Woodview Dr, Cheyenne Antell - 3925 Doolittle Dr., Dave Eiden - 1000 Matilda St., Keith Kedrowski - 1536 Water St., and David Foemmel - 1501 Maria Dr.

Informational

1. Director's Report

a. 2024 Streets Improvement Project (Northside)

Director Beduhn gave a brief update on his report.

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

Call for the Vote: Ayes: **All**
Nays: **None**. Motion **Carried**

Discussion and Possible Action

2. Consideration of Voluntary Closure of the Park Street Railroad Crossing.

Mayor Wiza gave a brief update on previous discussions regarding this item.

Director Beduhn stated that we do not have to give a specific yes or no at this point; however, they do need to know whether we are going to pursue this voluntarily or not. And, if we are going to pursue this, what is our plan for moving forward? He pointed out that if we decide to move forward voluntarily, there is a funding opportunity. However, if we decide to do nothing, that will eliminate us from the potential funding, and we may be forced to do it anyway at our own cost.

Mayor Wiza added that it sounds like we may be put into a situation where we are forced to do it anyway, so he suggested that we at least have a public information meeting to get all the stakeholders together to discuss what this could mean.

Ald. Keymer **moved** to continue exploring voluntary closure options, including a public informational meeting and funding sources, Ald. Morrow **seconded**.

Ald. Sam Lang expressed his concern regarding how it will affect businesses and residents. He feels a public informational meeting may be something people will look forward to.

Dave Eiden stated that he would like to see this held off as long as possible for the businesses that will be affected.

Call for the Vote: Ayes: **All**
Nays: **None**; Motion **Carried**

3. To award the Hoover Road Intersection Signalizations Project #25-105 to Bodart Electric Service out of De Pere, WI for an amount not to exceed \$467,880.66.

Ald. Morrow **moved**, Ald. Buse **seconded**, to award the Hoover Road Intersection Signalizations Project #25-105 to Bodart Electric Service out of De Pere, WI for an amount not to exceed \$467,880.66.

Keith Kedrowski feels that we have way too many useless traffic lights in this town and asked if we could recycle some signal lights from a different location, to which Mayor Wiza replied that we did explore that option. However, the cost would not be effective in

the long run on this particular project.

Dave Eiden concurred with Keith Kedrowski and added that he also thinks we should do a study to better sync the lights throughout the City to save on gas, to which Mayor Wiza stated that we do pay people to do that every so often.

Call for the Vote: Ayes: **All**
 Nays: **None**; Motion **Carried**

4. To approve a right-of-way plat and relocation order as part of the north segment of the Business 51 Reconstruction Project.

Director Beduhn reported that this was before the Plan Commission last week; however, there were some corrections made to the tables, so this is the corrected version.

Ald. Keymer asked if the building on the southeast corner at the Fourth Avenue intersection is the only building that needs to be removed for the roundabout, to which Director Beduhn replied yes.

Ald. Morrow **moved**, Ald. Keymer **seconded**, to approve the right-of-way plat and relocation order as part of the north segment of the Business 51 Reconstruction Project.

Call for the Vote: Ayes: **Majority**
 Nays: **Minority**; Motion **Passes**

5. To approve a right-of-way plat and relocation order as part of the south segment of the Business 51 Reconstruction Project.

Director Beduhn reported that this was also before the Plan Commission last week and corrections were made, so this is the corrected version. He pointed out that this section is tied to grant funding through the Surface Transportation Program - Urban (STP-U) Program.

Ald. Buse **moved**, Ald. Kneebone **seconded**, to approve the right-of-way plat and relocation order as part of the south segment of the Business 51 Reconstruction Project.

Call for the Vote: Ayes: **Majority**
 Nays: **Minority**; Motion **Passes**

Adjourn

Adjourned at **6:55 p.m.**

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
March 10, 2025 - 6:01 PM
Community Room
933 Michigan Avenue, Stevens Point, WI**

**OR
Zoom Teleconferencing**

Discussion and Possible Action on:

1. Roll Call.

Present:

Ald. Keymer, Steinmetz, Lang, Buse.

Ald. Birr at 6:02 p.m.

Others Present:

Mayor Wiza, Clerk Yenter, Director Kivela, Director Kremer, Director Beduhn, Attorney Beveridge, Director Lemke, C/T Ladick, Chief Kussow, HR Manager Frasch, City Engineer Shannon, Deputy C/T Peterson, Ald. Guthrie, Kneebone, Christianson, Broderick, Shuda, Chief Moody, Tax Specialist Pagel.

2. License List:

- A. Change of Agent: Reliance Fuel LLC, 100 North Wilkes Barre Boulevard, Suite 322, Wilkes Barre, PA 18702; Diego Plante, 440 West Scott Street, Stevens Point, agent at Fuel On #57, 201 West Clark Street, Stevens Point, replacing Bernard Morawa.**
- B. Temporary Class "B" Beer License: Saint Peter Catholic Church, 800 Fourth Avenue, Stevens Point, Saint Peter's Church Picnic on June 14-15, 2025 at 708 First Street, Stevens Point.**

No concerns from law enforcement.

Ald. Lang moved, Ald. Steinmetz seconded, to approve the license list.

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

3. Request to Hold Event/Street Closing:

- A. Veterans Club 5K Run/2K Walk on April 12, 2025 (New Event).**

- B. Levitt AMP Concert Series on June 5, 12, 19, 26, July 10, 17, 24, 31 and August 7, 14, 21, 2025 (Recurring).**
- C. Point Pride on June 13 and 14, 2025 (Recurring).**
- D. PROCESS Sustainability Anniversary Party on June 21, 2025 (New Event).**
- E. Riverfront Rendezvous on July 3, 4, and 5, 2025 (Recurring).**
- F. Wonderful Water Run on September 27, 2025 (Recurring).**

Mayor Wiza stated that Point Pride requested the open intoxicants ordinance be extended until midnight on Friday, June 13th, 2025.

Chief Kussow stated that this extension has been granted within the past two years and that there have not been incidents or concerns.

Chief Kussow stated that law enforcement is requesting a road closure for the PROCESS Sustainability Anniversary Party. The event coordinator will need to rent barricades as well as place them just south of Midstate Technical College as well as just north of the Square.

Mayor Wiza also stated that this would be a Farmers Market date and that coordination would need to take place.

Ald. Birr moved, Ald. Lang seconded, to approve the events as well as include extension of open intoxicants to 12 midnight for Pride Crawl.

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

4. *Request to keep six coturnix quail - 497 West Mapleridge Drive.**

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

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

5. Adjournment.

Adjourned at 6:06 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

March 10, 2025 - 6:07 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 881 9250 7101 | Passcode: 686139

By Computer: [Zoom Link](#)

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

MINUTES

Non-Action Items:

1. Roll Call.

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

EXCUSED Ald. .

ABSENT Ald. .

OTHERS PRESENT Alderpersons Kneebone, Lang, Birr, Steinmetz, Buse and Guthrie, C/T Ladick, Mayor Wiza, Attorney Beverage, Clerk Yenter, Directors Lemke, Kivela, Kremer, HR Manager Frasch, Chief Moody, Chief Kussow, Deputy C/T Peterson, Jason Glisczynski, Jim Paine(remote), Sue Pagel, Tricia Church, Jay Billings, Bill Bushman, Kris Carne, Kathleen Steekel, Elaine Cyan and Cheyenne Antell.

Discussion and Possible Action on:

2. Consideration of Claim: Intellirent, LLC: Flooding related to construction activities.

Ald. Morrow **moved**, Ald. Broderick seconded, to deny consideration of claim from Intellirent, LLC regarding flooding related to construction activities.

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

3. Consideration of Claim: JADA, LLC: Sewer backup and flooding due to construction activities.

Ald. Broderick **moved**, Ald. Morrow seconded, to deny the consideration of a claim from JADA LLC regarding sewer backup and flooding due to construction activities.

Some discussion took place as to how contractors are vetted and if the low bidder has to be the one chosen every time.

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

4. Approval of funding for a contract with North Central Wisconsin Regional Planning Commission for assistance with a comprehensive plan rewrite.

Ald. Keymer **moved**, Ald. Broderick seconded, to approve funding for a contract with North Central Wisconsin Regional Planning Commission for assistance with a comprehensive plan rewrite.

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

5. Approval of a lease of city-owned land for farming purposes with Bernard Mocadlo.

Ald. Morrow **moved**, Ald. Keymer seconded, to approve a lease of city-owned land for farming purposes with Bernard Mocadlo at a cost of \$125 per acre off of Old Highway 18.

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

6. Approval of Claims Paid.

Ald. Broderick **moved**, Ald. Morrow seconded, to approve the claims paid.

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

Closing Section:

7. Adjournment

Meeting adjourned at 6:33 pm.

COMPTROLLER-TREASURER REPORT
for the period ending January 31, 2025

	Bal January 1, 2025	Receipts	Disbursements	Bal January 31, 2025
GENERAL OPERATING CASH	\$5,529,980.52	\$22,517,973.34	\$25,047,517.87	\$3,000,435.99
UTILITIES & TRANSPORTATION (Cash and Investments)	\$15,941,323.37	\$2,688,184.39	\$1,689,845.07	\$16,939,662.69

INVESTMENTS	Bal January 1, 2025	TRANSFER IN	TRANSFER OUT	Bal January 31, 2025
GENERAL	\$43,745,168.29	\$5,535,124.44	\$0.00	\$49,280,292.73
SPECIAL REVENUE	\$815,635.97	\$0.00	\$0.00	\$815,635.97
DEBT SERVICE	\$676,388.62	\$0.00	\$0.00	\$676,388.62
CAPITAL PROJECTS	\$3,786,774.87	\$0.00	\$1,243,169.06	\$2,543,605.81
INTERNAL SERVICE	\$0.00	\$0.00	\$0.00	\$0.00
TRUST	\$4,086,640.34	\$0.00	\$0.00	\$4,086,640.34
TOTALS	<u>\$53,110,608.09</u>	<u>\$5,535,124.44</u>	<u>\$1,243,169.06</u>	<u>\$57,402,563.47</u>

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$4,655,602	\$611,787	13.14%
POLICE	\$6,798,788	\$795,121	11.70%
FIRE	\$7,307,168	\$821,870	11.25%
PUBLIC WORKS	\$6,889,796	\$542,739	7.88%
PARK & REC	\$2,473,864	\$180,119	7.28%
CAPITAL PROJECTS	\$10,372,924	\$104,223	1.00%
DEBT SERVICE	\$9,377,519	\$7,446,184	79.40%
YTD TARGET	8.33%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$29,658,293	\$14,779,510	49.83%

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that the Common Council of the City of Stevens Point has declared its intention to exercise its police power under Section 66.0703(1)(a), Wisconsin Statutes to levy special assessments upon property within the following described area for special benefits conferred upon such property by improvement to such areas:

A. FOR INSTALLATION OF WATERMAIN, SANITARY SEWER, AND APPURTENANT SERVICES/LATERALS - PROJECT #24-11.

- 1) All property lying outside the corporate limits of the City of Stevens Point fronting upon the east and west sides of **Joe Street** from its intersection with Walter Street to its intersection with Regent Street.

The report of the Board of Public Works showing final plans and specifications, actual cost of improvements and proposed assessments are on file in the City Clerk's office and may be inspected there during any business day between the hours of 7:30 a.m. and 4:00 p.m.

You are further notified that the Common Council will hear all interested persons or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the report of the Board of Public Works at 7:00 p.m. on the 17TH day of March, 2025. All objections will be considered at the hearing and thereafter the amount of assessments will be finally determined.

Kari Yenter, City Clerk

Publish: March 6, 2025

FINAL RESOLUTION

WHEREAS, the Common Council of the City of Stevens Point, Wisconsin, held a public hearing at the Community Room at the Stevens Point Police Department at 7:00 P.M. on the 17th day of March 2025, for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the proposed public improvement consisting of the following:

A. FOR INSTALLATION OF WATERMAIN, SANITARY SEWER, AND APPURTENANT SERVICES/LATERALS - PROJECT # 24-11.

- 1) All property lying outside the corporate limits of the City of Stevens Point fronting upon the east and west sides of **Joe Street** from its intersection with Walter Street to its intersection with Regent Street

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

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

1. The report of the Board of Public Works, pertaining to installation of the above described public improvements, including plans and specifications and assessments set forth therein, is adopted and approved.
2. That the Board of Public Works has advertised for bids and has provided for the supervision of construction of the improvements in accordance with the report of the Director of Public Works.
3. That payment of the improvements be made by assessing the entire cost to the property benefitted as indicated in the report.
4. That the assessments shown on the report, representing an exercise of the police power, have been determined on a reasonable basis and are hereby confirmed.
5. That the assessments for all projects included in the report are hereby combined as a single assessment but any and all interested property owners may object to each assessment separately or all assessments jointly for any purpose.
6. That the assessments may be paid in cash or in five (5) annual installments at a rate of 4.5% per annum on the unpaid balance. Ten (10) annual installments is available at an interest rate of 5.5% per annum upon written request. The assessment shall not become effective as far as payment of such special assessment until such time as either the particular parcel to which this resolution applies shall be

annexed to the City of Stevens Point or the parcel connects to the sanitary sewer or water service. At the time of annexation, or when a particular parcel connects to the sanitary sewer or water service a property owner shall have not more than 30 days in which to pay the balance in whole to avoid interest charges.

7. That the previous deferred special assessments levied upon 809 Joe Street, 814 Joe Street, and 824 Joe Street pertaining to Project #4-91 approved July 15, 1991, shall become null and void.
8. That the City Clerk shall publish this resolution as a Class I notice in the assessment district and mail a copy of this resolution and a statement of the final proposed assessment against the benefitted property to every property owner whose name appears on the assessment roll whose post office address is known or can with reasonable diligence be ascertained.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: February 24, 2025
Approved: March 17, 2025
Published: March 27, 2025



March 13, 2025

MEMO

RE: Proposed amendment to Ch. 13 of RMC

Common Council,

Attached is the draft amendment to Chapter 13 of the City Ordinances. This amendment follows the recommendations of both the Plan Commission as well as the Utility Commission. The properties that have been added to the list are adjacent to the first phase of water main installation.

Additionally, it was determined that the language that might end up in a water supply agreement could simply be added to the ordinance rather than drafted in a separate agreement.

Staff respectfully submits this ordinance amendment for your review and approval.

Best Regards,

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

Joel Lemke
Director of Public Utilities and Transportation

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

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

SECTION I: That Subsection 13.09(b) of Section 13.09 of the Revised Municipal Code, Water Service Limits, is hereby **amended** to read as follows:

13.09(b) (b) Park Ridge

4 Park Ridge Drive	10 Park Ridge Drive
11 Park Ridge Drive	20 Park Ridge Drive
22 Park Ridge Drive	23 Park Ridge Drive
28 Park Ridge Drive	29 Park Ridge Drive
31 Park Ridge Drive	32 Park Ridge Drive
37 Park Ridge Drive	38 Park Ridge Drive
39 Park Ridge Drive	41 Park Ridge Drive
49 Park Ridge Drive	51 Park Ridge Drive
69 Park Ridge Drive	105 Sunrise Avenue
112 Sunrise Avenue	77 Sunset Boulevard

And the following parcels adjacent to the installation of water main infrastructure in 2025-26 described by the following parcel numbers. Addresses are for reference only. The following parcels have been allowed access to municipal water based on these conditions:

1. All infrastructure that in replaced/installed in the Village of Park Ridge including utilities and roadway improvements will be designed and constructed to City standard specifications.
2. The newly installed infrastructure is the responsibility of the Village to pay for in its entirety.
3. Water Infrastructure will be dedicated as a contributed asset to the Stevens Point Public Utilities Department.
4. No more municipal water infrastructure will be allowed to be installed within the Village of Park Ridge until a consolidation agreement is agreed upon.
5. There will be three triggering mechanisms to compel the connection of Park Ridge residents which are adjacent to the new infrastructure (listed below) to connect to the municipal drinking water system. Those three mechanisms are:
 - a) Any non-conforming well connects to the municipal drinking water system immediately upon availability.
 - b) No new wells are constructed, use of the municipal system is required
 - c) All properties (listed below) within 10 years of availability.

Parcel Number

Associated Address

<u>171-24-0834-10.16</u>	<u>11 Hillcrest Drive</u>
<u>171-54-0207</u>	<u>12 Hillcrest Drive</u>
<u>171-24-0834-10.15</u>	<u>503 Sunset Ave</u>
<u>171-24-0834-10.01</u>	<u>21 Hillcrest Drive</u>
<u>171-62-11</u>	<u>409 Sunset Ave</u>
<u>171-70-1503</u>	<u>23 Hillcrest Drive</u>
<u>171-66-1003</u>	<u>24 Hillcrest Drive</u>
<u>171-70-1501</u>	<u>503 Fieldcrest Ave</u>
<u>171-66-1001</u>	<u>403 Fieldcrest Ave</u>
<u>171-70-1411</u>	<u>502 Fieldcrest Ave</u>
<u>171-66-1105</u>	<u>410 Fieldcrest Ave</u>
<u>171-70-1401</u>	<u>503 Linwood Ave</u>
<u>171-66-110301</u>	<u>411 Linwood Ave</u>
<u>171-70-1311</u>	<u>502 Linwood Ave</u>
<u>171-66-120501</u>	<u>40 Hillcrest Drive</u>
<u>171-70-1301</u>	<u>503 Greenbriar Ave</u>
<u>171-66-1203</u>	<u>411 Greenbriar Ave</u>
<u>171-50-0615</u>	<u>504 Greenbriar Ave</u>
<u>171-50-0307</u>	<u>50 Hillcrest Drive</u>
<u>171-50-0601</u>	<u>505 Sunrise Ave</u>
<u>171-50-0306</u>	<u>56 Hillcrest Drive</u>
<u>171-50-050101</u>	<u>508 Sunrise Ave</u>
<u>171-50-0406</u>	<u>402 Sunrise Ave</u>
<u>171-66-1201</u>	<u>403 Greenbriar Ave</u>
<u>171-50-0308</u>	<u>402 Greenbriar Ave</u>
<u>171-66-0705</u>	<u>319 Greenbriar Ave</u>
<u>171-50-0309B</u>	<u>320 Greenbriar Ave</u>
<u>171-50-03611</u>	<u>312 Greenbriar Ave</u>
<u>171-66-0702</u>	<u>309 Greenbriar Ave</u>
<u>171-50-0312</u>	<u>306 Greenbriar Ave</u>
<u>171-66-0701</u>	<u>301 Greenbriar Ave</u>
<u>171-50-0313</u>	<u>302 Greenbriar Ave</u>
<u>171-66-0603</u>	<u>217 Greenbriar Ave</u>
<u>171-20-0210</u>	<u>220 Greenbriar Ave</u>
<u>171-50-0211</u>	<u>208 Greenbriar Ave</u>
<u>171-66-0601</u>	<u>203 Greenbriar Ave</u>
<u>171-50-0212</u>	<u>202 Greenbriar Ave</u>
<u>171-50-0213</u>	<u>120 Greenbriar Ave</u>
<u>171-66-0110</u>	<u>117 Greenbriar Ave</u>
<u>171-50-0214</u>	<u>112 Greenbriar Ave</u>

SECTION II: This ordinance shall take effect upon passage and publication, as provided by law.

APPROVED: _____
Mike Wiza, Mayor Date:

ATTEST: _____
Kari Yenter, City Clerk Date:

Dated: March 13, 2025
Approved: March 17, 2025
Published: March 22, 2025

RESOLUTION

[PRELIMINARY SUBDIVISION PLAT REVIEW – PROPOSED SUBDIVISION ON AN UNADDRESSED PARCEL BOUNDED BY HOOVER ROAD AND HEFFRON STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, an unaddressed parcel bounded by Hoover Road and Heffron Street **(Parcel ID 281230803140102)** and described as PRT SENE EXC HEFFRON WOODS SUB; EXC FIRST ADDITION TO HEFFRON WOODS SUB; EXC SECOND ADD TO HEFFRON WOODS SUB & EXC CSM 24/75 S3 T23 R8 886886;887367, City of Stevens Point, Portage County, Wisconsin, is hereby granted a preliminary subdivision plat review for a proposed 17-lot subdivision on the subject property, subject to the following conditions:

1. The subject property is rezoned from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District.
2. The future land use designation of the subject property is amended from 'Commercial/Office/Multi-Family' to 'Residential.'
3. Starling Court and the proposed multi-use path extension shall be constructed meeting minimum design standards.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: March 3, 2025
Adopted: March 17, 2025

Drafted by: Adam Kuhn
Return to: City Clerk

Administrative Staff Report

Preliminary Subdivision Plat Review

Hoover Road and Heffron Street

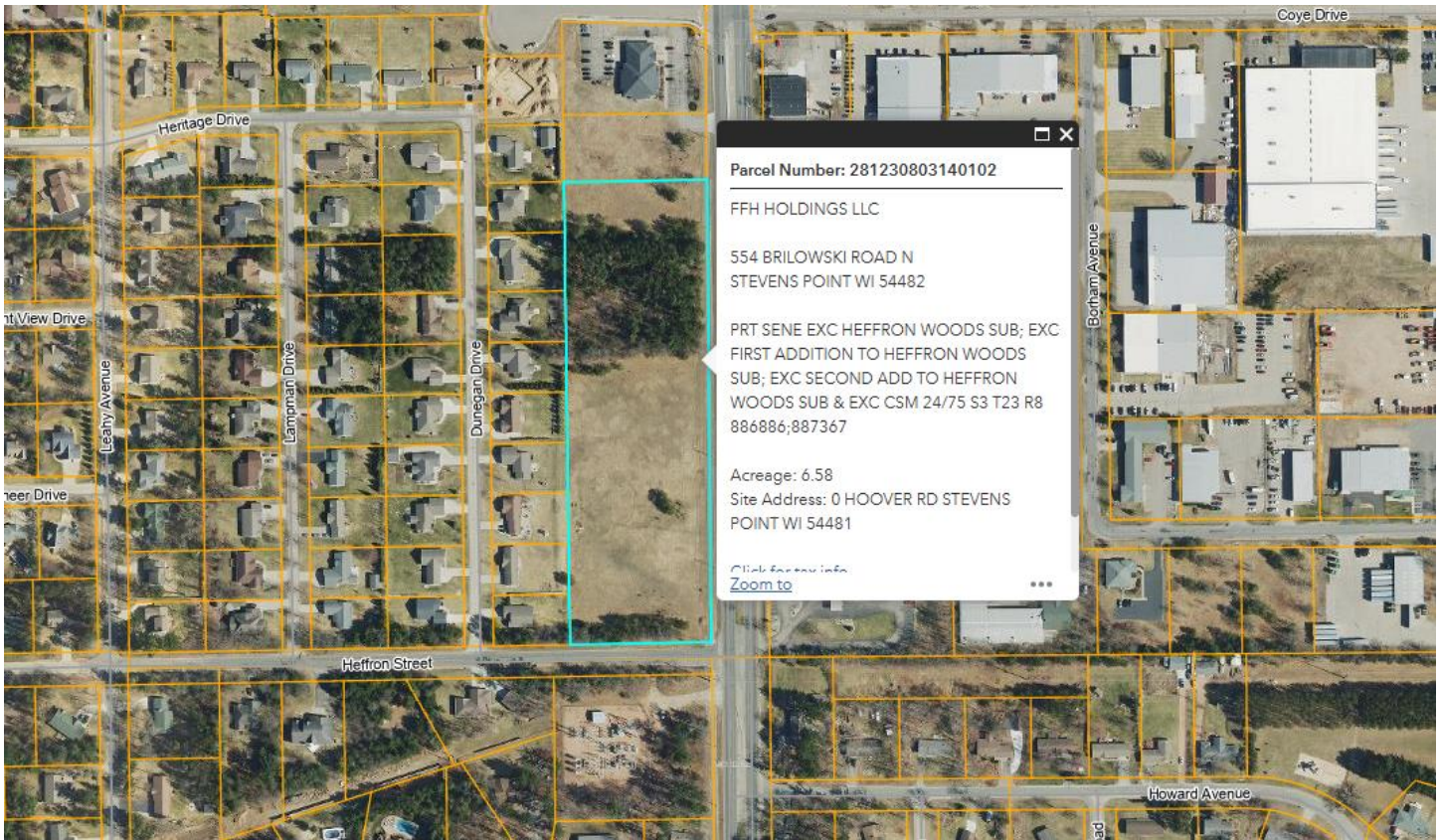
March 3, 2025



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.
--	---

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

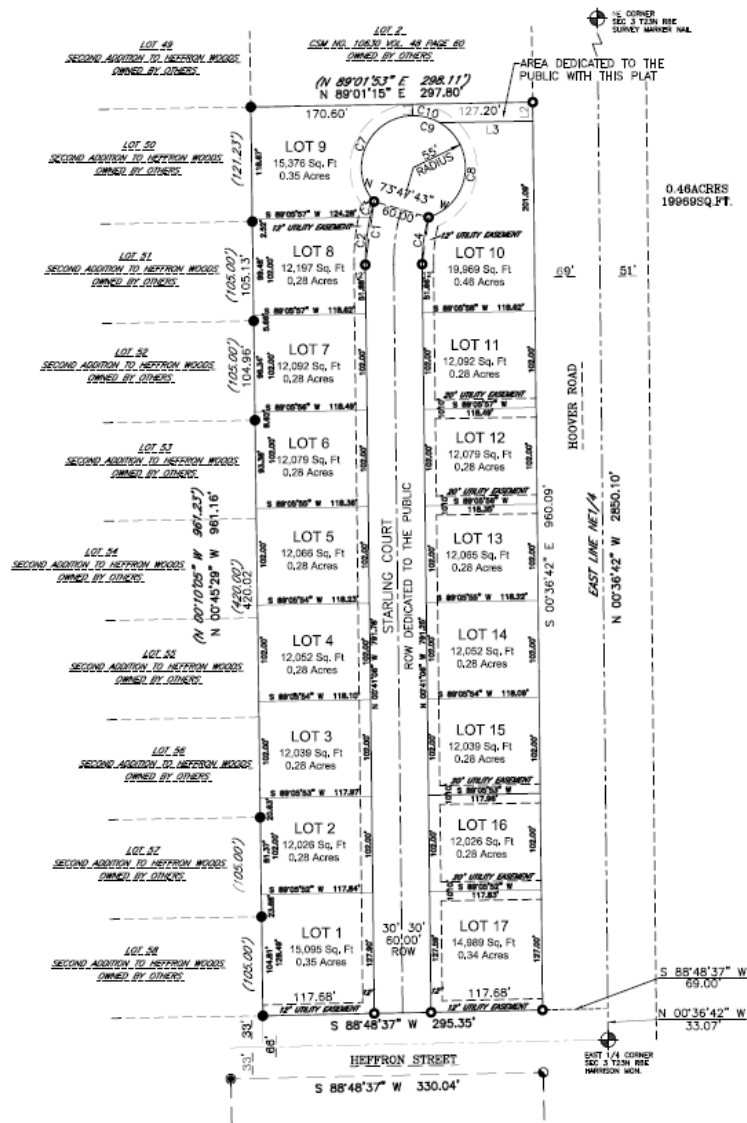
A preliminary plat or final plat of any major or minor subdivision in the City of Stevens Point or in the extraterritorial area shall not be approved unless the Plan Commission and the Common Council determine that adequate public facilities and public services are available to support and service the 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.

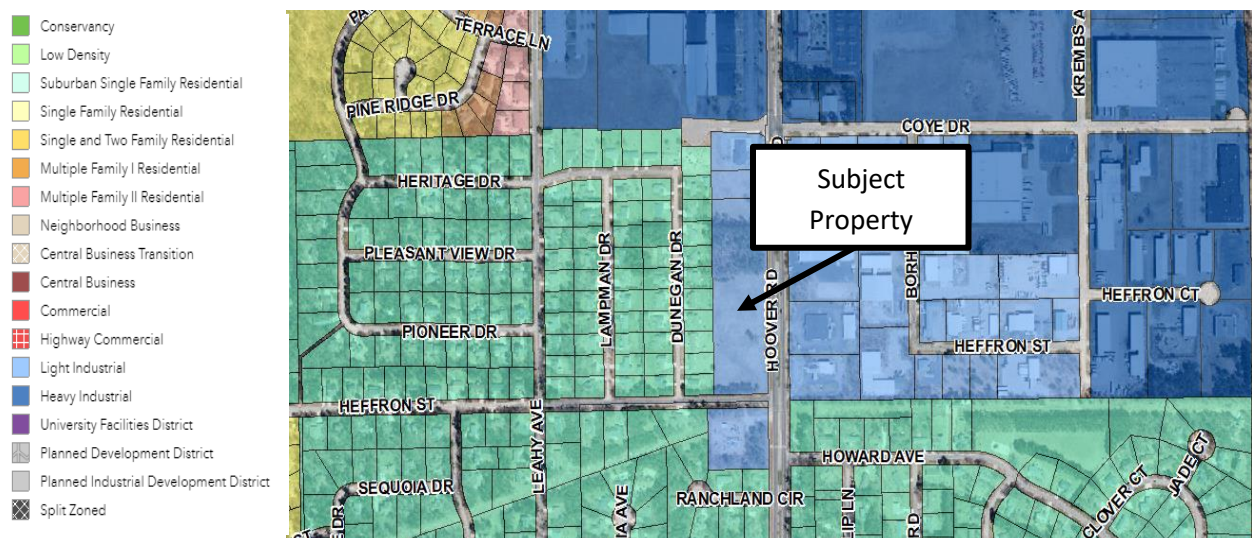
Findings: Long-term cost for the City does exist with the proposed subdivision having access via a public street. Given the tax revenues tied to this development, staff believes that sufficient lot density exists so that revenues are on par with expected expenditures.

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.

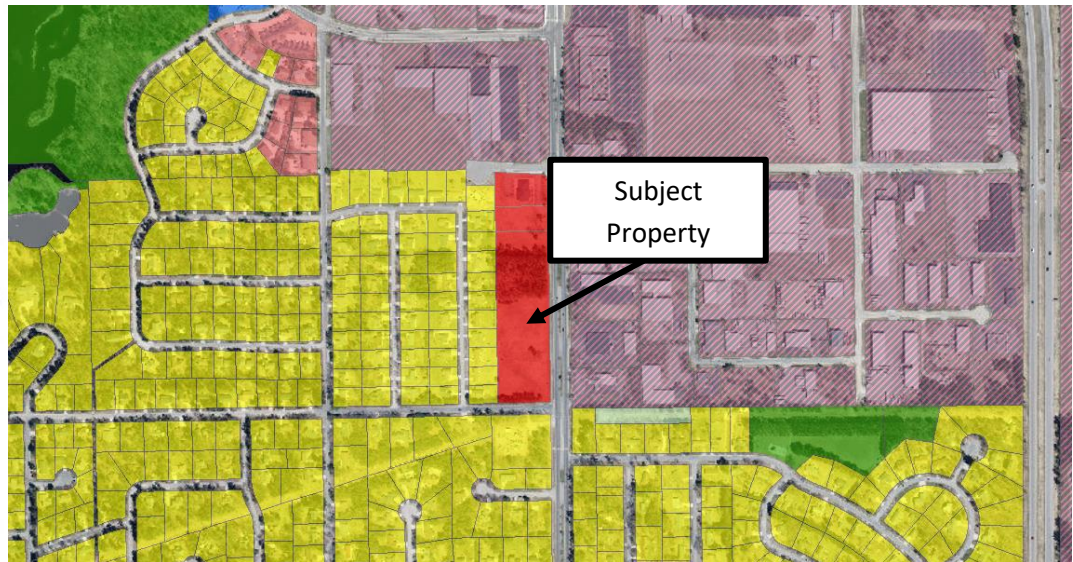
Findings: Estimated infrastructure costs, projected property tax revenue, and utility users provide sufficient financial capacity for the subdivision over the life of the proposed infrastructure.

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	281-23-0803140102	Parcel 2 – Assessor's Parcel ID Number (if needed)	Parcel 3 – Assessor's Parcel ID Number (if needed)	
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	0	Proposed Gross Residential Density	0	
Common Open Space Proposed Sq. Ft.	0	Primary Open Space Designations (Cluster)	0	
		Secondary Open Space Designation (Cluster)		

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

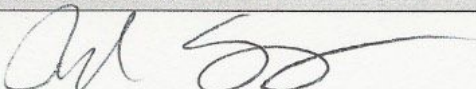
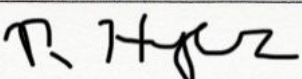
Current Zoning Surrounding Subject Property			
North:	R8	South:	R8
East:	Industrial	West:	R8
Current Land Use Surrounding Subject Property			
North:	R8	South:	R8
East:	Industrial	West:	R8

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.

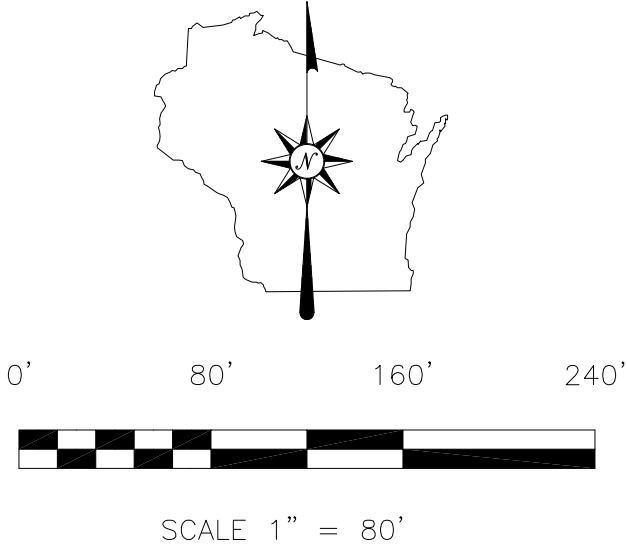
Certified _____, 20____

Department of Administration

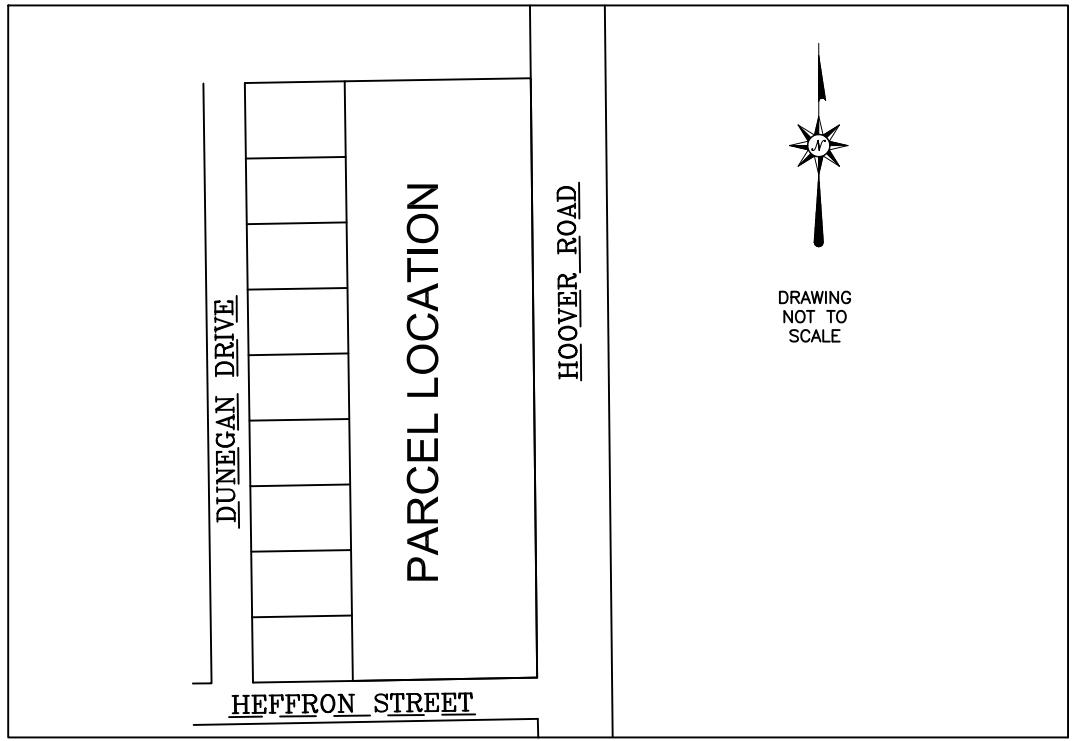


PRELIMINARY PLAT OF SANDSTROM SUBDIVISION

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

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

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
© 2025 RETTLER CORPORATION, INC.



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

Line Item	Item Code	Item Description	UofM	Quantity	Bodart Electric Service		Pember Companies	
					Unit Price	Extension	Unit Price	Extension
1	204.0110	Removing Asphaltic Surface	SY	33	\$18.00	\$594.00	\$40.25	\$1,328.25
2	204.0155	Removing Concrete Sidewalk	SY	279	\$22.50	\$6,277.50	\$31.15	\$8,690.85
3	204.0195	Removing Concrete Bases	EACH	2	\$200.00	\$400.00	\$715.00	\$1,430.00
4	305.0120	Base Aggregate Dense 1 1/4-Inch	TON	101	\$35.00	\$3,535.00	\$40.00	\$4,040.00
5	405.0100	Coloring Concrete WisDOT Red	CY	2	\$500.00	\$1,000.00	\$87.00	\$174.00
6	405.1000	Stamping Colored Concrete	CY	2	\$500.00	\$1,000.00	\$380.00	\$760.00
7	465.0105	Asphaltic Surface	TON	6	\$500.00	\$3,000.00	\$641.00	\$3,846.00
8	602.0410	Concrete Sidewalk 5-Inch	SF	2,241	\$9.00	\$20,169.00	\$12.50	\$28,012.50
9	602.0505	Curb Ramp Detectable Warning Field Yellow	SF	148	\$50.00	\$7,400.00	\$65.25	\$9,657.00
10	619.1000	Mobilization	EACH	1	\$80,000.00	\$80,000.00	\$46,285.00	\$46,285.00
11	624.0100	Water	MGAL	2	\$1,000.00	\$2,000.00	\$100.00	\$200.00
12	643.5000	Traffic Control	EACH	1	\$5,750.00	\$5,750.00	\$27,000.00	\$27,000.00
13	650.5000	Construction Staking Base	LF	41	\$0.65	\$26.65	\$0.70	\$28.70
14	650.8501	Construction Staking Electrical Installations	EACH	1	\$1,500.00	\$1,500.00	\$1,590.00	\$1,590.00
15	650.9000	Construction Staking Curb Ramps	EACH	11	\$175.00	\$1,925.00	\$185.00	\$2,035.00
16	650.9500	Construction Staking Sidewalk (project)	EACH	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
17	650.9911	Construction Staking Supplemental Control (project)	EACH	1	\$800.00	\$800.00	\$850.00	\$850.00
18	652.0225	Conduit Rigid Nonmetallic Schedule 40 2-Inch	LF	156	\$12.00	\$1,872.00	\$10.35	\$1,614.60
19	652.0235	Conduit Rigid Nonmetallic Schedule 40 3-Inch	LF	850	\$14.00	\$11,900.00	\$13.35	\$11,347.50
20	652.0615	Conduit Special 3-Inch	LF	592	\$24.00	\$14,208.00	\$57.30	\$33,921.60
21	652.0700.S	Install Conduit Into Existing Item	EACH	9	\$250.00	\$2,250.00	\$636.00	\$5,724.00
22	653.0140	Pull Boxes Steel 24X42-Inch	EACH	7	\$1,450.00	\$10,150.00	\$1,668.00	\$11,676.00
23	653.0900	Adjusting Pull Boxes	EACH	5	\$250.00	\$1,250.00	\$675.00	\$3,375.00
24	654.0101	Concrete Bases Type 1	EACH	10	\$1,575.00	\$15,750.00	\$1,030.00	\$10,300.00
25	654.0102	Concrete Bases Type 2	EACH	1	\$1,775.00	\$1,775.00	\$1,585.00	\$1,585.00
26	654.0110	Concrete Bases Type 10	EACH	6	\$7,500.00	\$45,000.00	\$9,555.00	\$57,330.00
27	654.0120	Concrete Bases Type 10-Special	EACH	1	\$13,000.00	\$13,000.00	\$12,915.00	\$12,915.00
28	654.0217	Control Cabinet Base Type 9 Special	EACH	2	\$2,400.00	\$4,800.00	\$3,420.00	\$6,840.00
29	655.0230	Cable Traffic Signal 5-14 AWG	LF	955	\$1.75	\$1,671.25	\$2.50	\$2,387.50
30	655.0240	Cable Traffic Signal 7-14 AWG	LF	1,769	\$2.50	\$4,422.50	\$3.10	\$5,483.90
31	655.0260	Cable Traffic Signal 12-14 AWG	LF	3,227	\$4.75	\$15,328.25	\$4.70	\$15,166.90
32	655.0305	Cable Type UF 2-12 AWG Grounded	LF	1,064	\$1.50	\$1,596.00	\$3.25	\$3,458.00
33	655.0515	Electrical Wire Traffic Signals 10 AWG	LF	3,107	\$0.80	\$2,485.60	\$1.35	\$4,194.45
34	655.0610	Electrical Wire Lighting 12 AWG	LF	480	\$0.80	\$384.00	\$1.25	\$600.00
35	656.0200.01	Electrical Service Meter Breaker Pedestal Hoover Road & Industrial Park Road	EACH	1	\$1,950.00	\$1,950.00	\$3,000.00	\$3,000.00
36	656.0200.02	Electrical Service Meter Breaker Pedestal Hoover Road & Coye Drive	EACH	1	\$1,950.00	\$1,950.00	\$3,000.00	\$3,000.00
37	690.0150	Sawing Asphalt	LF	31	\$8.00	\$248.00	\$3.95	\$122.45
38	690.0250	Sawing Concrete	LF	97	\$10.00	\$970.00	\$7.20	\$698.40
39	SPV.0060.01	Erosion Control and Finishing	EACH	1	\$12,000.00	\$12,000.00	\$10,000.00	\$10,000.00
40	SPV.0060.02	Transport and Install Traffic Signal and Intersection Lighting Materials, Hoover Road & Industrial Park Road	EACH	1	\$24,125.00	\$24,125.00	\$41,000.00	\$41,000.00
41	SPV.0060.03	Transport and Install Traffic Signal and Intersection Lighting Materials, Hoover Road & Coye Drive	EACH	1	\$30,390.00	\$30,390.00	\$49,000.00	\$49,000.00
42	SPV.0060.04	Transport and Install Vehicular Video Detection System, Hoover Road & Industrial Park Road	EACH	1	\$7,500.00	\$7,500.00	\$6,130.00	\$6,130.00
43	SPV.0060.05	Transport and Install Vehicular Video Detection System, Hoover Road & Coye Drive	EACH	1	\$10,000.00	\$10,000.00	\$6,140.00	\$6,140.00
44	SPV.0060.06	Transport and Install Traffic Signal Cabinet and Controller, Hoover Road & Industrial Park Road	EACH	1	\$3,500.00	\$3,500.00	\$3,100.00	\$3,100.00
45	SPV.0060.07	Transport and Install Traffic Signal Cabinet and Controller, Hoover Road & Coye Drive	EACH	1	\$3,500.00	\$3,500.00	\$3,100.00	\$3,100.00
46	SPV.0060.08	Transport and Install APS System, Hoover Road & Industrial Park Road	EACH	1	\$2,000.00	\$2,000.00	\$4,950.00	\$4,950.00
47	SPV.0060.09	Transport and Install APS System, Hoover Road & Coye Drive	EACH	1	\$4,000.00	\$4,000.00	\$4,950.00	\$4,950.00
48	SPV.0060.10	Transport and install Emergency Vehicle Preemption System Hoover Road & Industrial Park Road	EACH	1	\$7,500.00	\$7,500.00	\$3,900.00	\$3,900.00
49	SPV.0060.11	Transport and Install Emergency Vehicle Preemption System Hoover Road & Coye Drive	EACH	1	\$7,500.00	\$7,500.00	\$3,900.00	\$3,900.00
50	SPV.0060.12	Remove and Salvage RRFB System	EACH	1	\$4,500.00	\$4,500.00	\$3,365.00	\$3,365.00
Total Bid:						\$406,852.75		\$472,202.60
Total Bid with Contingency:						\$467,880.66		\$543,032.99

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

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

From: [Allison C. De Franze](#)
To: [Corey Ladick](#)
Subject: Intellirent LLC v City of Stevens Point
Date: Friday, February 14, 2025 4:05:22 PM

Hi Corey,

I am in receipt of the claim that has been filed by Intellirent LLC against the City of Stevens Point, in the amount of \$14,032.55. Intellirent alleges their property was damaged when water backed up into their business during a city construction project . As you are aware, the City of Stevens Point is self-insured for this loss and should the city decide to settle this matter, the settlement would come from city funds.

I have reviewed submitted claim materials and confirmed with city employees that this construction project was being performed by a contractor, who should indemnify, defend and hold the City harmless in the event of third party claims. It is my opinion that this claim would be the responsibility of the contractor, not the City. This claim should be tendered to the contractor's insurance carrier, and denied by the city.

Please let me know if any questions, or if you would like to discuss further.

Thank you,

CITY OF
STEVENS POINT
NOTICE OF CLAIM

RECEIVED

FEB 10 2025

CITY CLERK'S
OFFICE

Name: Intelligent, LLC

Incident/Accident Information

Address: 2208 Kozelak Rd
Rosholt, WI 54473

Date: Sept 21-22, 2024

Time: 2-days

Phone: 715-340-16107

Location: 925 Maria, Stevens Point
WI 54481

CIRCUMSTANCES OF CLAIM

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

See Attached

Signed: _____

Date: 1/20/25

CLAIM

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

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of \$14,032.55

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

Signed: _____

Date: 20 JAN 25

Address: 2208 Kozelak Rd
Rosholt, WI 54473

925 Maria flooding incident.

On the evening of September 21st there was a flooding incident at 925 Maria in Stevens Point. At the time of the flooding the road was under construction and Integrity Grading was the contractor on site.

On the morning of the 22nd, I received a notification from a tenant that there was water in their apartment. I immediately went to the property and observed Integrity Grading was pumping water out of the storm sewer.

I spoke to the owners of the Final Score, and they stated that the night of the 21st and early morning hours of the 22nd a number of Integrity Grading employees were on site pumping water from the storm sewer.

The pumps were running for multiple days to remove all the water.

Joel Lemke, Director of Public Utilities and Transportation made the following statement via email:

The gravity sanitary sewer flows from west to east in front of your property on Maria Drive. During the replacement of that sewer, the construction was moving from east to west. The new pipe was constructed to a point just east (downstream) of your property and connected to the old main with a temporary connection. Somewhere west (upstream) of this connection, the old main collapsed just due to construction activity over and around the old pipe. This collapse being just downstream of your sewer lateral created a backup into your property.

The sewer was full to the level of the road when the crews started investigating.

If you need anything else, just let me know.

Thanks

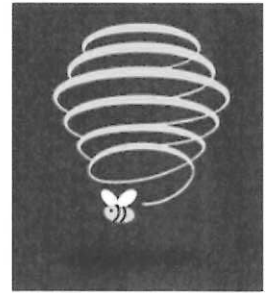
It has come to our attention that Integrity Grading's insurer Broadspire attempted to settle this matter with another property owner, according to public records and an article written by the Point/Plover Metro Wire. They made no offer to Intellirent related to this matter. Broadspire did deny our claim, see attached.

After review with legal counsel, we were advised to bring this matter to the city in hopes of finding a resolution on this matter. In the event the city were to deny our request for payment of damages, our next step will be to file a lawsuit naming Integrity Grading, Broadspire, the City of Stevens Point, and the bond company insuring this project, and we will let a judge determine if the City of Stevens Point has any liability in this matter, which retained counsel has advised us it does.

The total damages sought are \$14,032.55 which includes lost rent, repairs, cleaning and material costs.

Kens Busy Bee Handyman Service LLC
 8161 Lake Thomas Road
 Amherst, WI 54406 US
 +17153476187
 kensbusybee@gmail.com
 kensbusybee.com

Invoice



BILL TO

Intellirent
 2208 Kozelek Rd
 Rosholt, WI 54473

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
5507	10/28/2024	\$10,444.34	11/12/2024	Net 15	

ACTIVITY	QTY	RATE	AMOUNT
Services Work at Maria drive due to flooding took place 10/17/24,10/18/24, 10/22/24 &10/25/24	1	0.00	0.00
Materials Silicon materials purchased on Busy Bee card, all other miscellaneous materials purchased on Intellirent card.	1	81.05	81.05
Materials Flooring materials from Mid-Wisconsin flooring.	1	4,665.29	4,665.29
Carpentry labor Labor includes drywall patching, removal of old carpet, leveling flooring, installing trim and any finish work. Billed @ 75 per hour.	1	2,400.00	2,400.00
Labor Labor includes flooring install work and carpet repair provided by Adam Mrozek.	1	3,108.00	3,108.00
Fuel Charge	1	40.00	40.00
Disposal fee	1	150.00	150.00

SUBTOTAL	10,444.34
TAX (5.5%)	0.00
TOTAL	10,444.34
BALANCE DUE	\$10,444.34



Menards Contractor
 Capital One Trade Credit
 PO Box 60506
 City of Industry, CA 91716-0506



TIMOTHY GOTTLIEB
 INTELLIRENT LLC
 2208 KOZELEK ROAD
 ROSHOLT, WI 54473

Credit Account #
 549885
Invoice #
 310727724101464

Purchase Details		Purchase Location	
Invoice Date	10/03/2024	Name	MENARDS 3107 PLOVER WI
Purchaser	KENNETH, M	Address	1901 PLOVER ROAD
	LEWALLEN		PLOVER, WI 54467
PO #	maria drive	Phone	(715) 342-4877
Type	Sale		
Authorization #	650133755		
Terms	Standard		

SKU	Description	\$/Unit	Units	Total
4170874	RNCH BASE LWM724 GLDOAK 3/8X2-3/4X8'	\$19.99	1.00	\$19.99
7056644	ACCUCOLOR CAULK SANDED	\$7.99	1.00	\$7.99
	SMRWHEAT-10.5OZ			
			Sub Total:	\$27.98
			Sales Tax:	\$1.54
			Invoice Total:	\$29.52

Pay online at <https://www.menards.com/contractor>
 For questions, or to report an unauthorized use claim, contact Capital One Trade Credit at (866) 323-6167.



Menards Contractor
 Capital One Trade Credit
 PO Box 60506
 City of Industry, CA 91716-0506



TIMOTHY GOTTLIEB
 INTELLIRENT LLC
 2208 KOZELEK ROAD
 ROSHOLT, WI 54473

Credit Account #
 549885
Invoice #
 310729124024645

Purchase Details		Purchase Location	
Invoice Date	10/17/2024	Name	MENARDS 3107 PLOVER WI
Purchaser	KENNETH, M LEWALLEN	Address	1901 PLOVER ROAD PLOVER, WI 54467
PO #	maria dr	Phone	(715) 342-4877
Type	Sale		
Authorization #	651156584		
Terms	Standard		

SKU	Description	\$/Unit	Units	Total
5625086	ZW 10'STEEL POLES 4/PK ZIPWALL ZP4	\$178.98	1.00	\$178.98
			Sub Total:	\$178.98
			Sales Tax:	\$9.84
			Invoice Total:	\$188.82

Pay online at <https://www.menards.com/contractor>
 For questions, or to report an unauthorized use claim, contact Capital One Trade Credit at (866) 323-6167.



Menards Contractor
 Capital One Trade Credit
 PO Box 60506
 City of Industry, CA 91716-0506



TIMOTHY GOTTLIEB
 INTELLIRENT LLC
 2208 KOZELEK ROAD
 ROSHOLT, WI 54473

Credit Account #
 549885
Invoice #
 310729224013932

Purchase Details		Purchase Location	
Invoice Date	10/18/2024	Name	MENARDS 3107 PLOVER WI
Purchaser	KENNETH, M LEWALLEN	Address	1901 PLOVER ROAD PLOVER, WI 54467
PO #	maria dr	Phone	(715) 342-4877
Type	Sale		
Authorization #	651236559		
Terms	Standard		

SKU	Description	\$/Unit	Units	Total
3519032	BENNY 13" LED CEIL 1140L CL2317 ORB	\$24.99	1.00	\$24.99
7056910	VERSA PATCH 9.75#	\$9.97	1.00	\$9.97
Sub Total:				\$34.96
Sales Tax:				\$1.92
Invoice Total:				\$36.88

Pay online at <https://www.menards.com/contractor>
 For questions, or to report an unauthorized use claim, contact Capital One Trade Credit at (866) 323-6167.

Duraclean

**2801 Post Road
Plover, WI 54467**

INTELLIRENT LLC
2208 KOZELEK RD
ROSHOLT, WI 54473

Invoice

Date	Invoice #
10/2/2024	202409108



☐ Please check box if address incorrect and indicate changes.

Balance Due

Duraclean Specialists

**2801 Post Road
Plover, WI 54467
(715) 341-4797**

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

			Terms	Due Date
			Net 15	10/17/2024
Item	Description	Qty	Rate	Amount
REPAIR EMERG	EMERGENCY SERVICE CALL @ 925 MARIA DRIVE STEVENS POINT WI 54481--SUNDAY/ WEEKEND CALL. 2 HOUR JOB INCLUDES: < 250 SQ FT, TEAR OUT & DISPOSAL OF WET CARPET & PAD, LIFT CARPET FOR DRYING, TREAT FLOORING, SHOCKWAVE, TWO FANS, INSPECTION FEE, INITIAL CALL & ONE DAY OF DRYING		500.00	500.00T
WATER REMOVE	AFFECTED CARPET PADDING REMOVAL--AFTER INITIAL 250SF.	309	0.40	123.60T
WATER GEN	DETACH BASEBOARDS PER LF-168LF	0	67.50	0.00T
WATER EQUIP...	EQUIPMENT RENTAL- MEDIUM DEHUMIDIFER-4 DAYS TOTAL 2 DIFFERENT UNITS	4	120.00	480.00T
WATER EQUIP...	EQUIPMENT RENTAL-XLARGE DEHUMIDIFIER OVER 160 PINTS PER DAY- 4 DAYS TOTAL 2 DIFFERENT UNITS.	4	140.00	560.00T

Thank you for letting us serve you.
Prompt payment is appreciated.
Questions? Call (715) 341-4797.
Accounts over 30 days will be charged 1.5%
Returned checks will incur \$35 charge.
Credit card payments \$400 or more will be charged a 3% convenience fee.

Page 1

Sales Tax (5.5%)

Total

Payments/Credits

Balance Due

antone@duracleanwi.com

www.duracleanwi.com

Duraclean

**2801 Post Road
Plover, WI 54467**

INTELLIRENT LLC
2208 KOZELEK RD
ROSHOLT, WI 54473

Invoice

Date	Invoice #
10/2/2024	202409108



☐ Please check box if address incorrect and indicate changes.

Balance Due \$2,767.90

Duraclean Specialists

**2801 Post Road
Plover, WI 54467
(715) 341-4797**

PLEASE DETACH AND RETURN TOP PORTION WITH YOUR PAYMENT.

Item	Description	Qty	Terms	Due Date
			Rate	Amount
WATER EQUIP...	EQUIPMENT RENTAL-AIR MOVERS- PER 24 HOURS 3 UNITS 3 FANS FOR 2 DAYS 3 UNITS 2 FANS FOR 2 DAYS 1 UNIT 1 FAN FOR 2 DAYS REMAINDER OF EQUIPMENT COVERED BY SERVICE CALL LINE ITEM.	32	30.00	960.00T
WATER EQUIP...	EQUIPMENT SET UP/TAKE DOWN-INCLUDES MOISTURE READINGS-3.5 HOURS TOTAL--WILL INCLUDE IN EQUIPMENT RENTAL THIS TIME. THANK YOU!	0	55.00	0.00T

Thank you for letting us serve you.
Prompt payment is appreciated.
Questions? Call (715) 341-4797.
Accounts over 30 days will be charged 1.5%
Returned checks will incur \$35 charge.
Credit card payments \$400 or more will be charged a 3%
convenience fee.

Page 2

Sales Tax (5.5%)	\$144.30
Total	\$2,767.90
Payments/Credits	\$0.00
Balance Due	\$2,767.90

antone@duracleanwi.com

www.duracleanwi.com



Ken's Busy Bee Handyman Service LLC
8161 Lake Thomas Rd.
Amherst, WI 54406
715-347-6187
License #1175155

This letter is pertaining to the flooding at 925 Maria Drive in Stevens Point Wisconsin. On September 21 and 22nd there was a very heavy rainfall in the late hours of Saturday into Sunday. The current road construction had the storm drain torn out or disconnected allowing the parking lot at 925 Maria Drive to not drain properly. This caused the parking lot to fill in a short amount of time flooding the apartments on 925 Maria Drive. It is evident where the flooding took place in the apartments that this was the cause of the flooding. The construction company had to pump out their own trenches due to the heavy rainfall. There is proper drainage for stormwater and this has never been an issue in the past. There were several of the tenants who said the parking lot was a huge lake after the storm and the storm water was over the curb and running into the building.



Jason G <intellirentllc@gmail.com>

FW: Maria Drive

2 messages

Gottlieb, Tim <tgottlieb@bankfirststate.com>
To: Jason G <intellirentllc@gmail.com>

Tue, Dec 3, 2024 at 8:46 AM

See below.

Timothy M Gottlieb**Vice President**

5500 Carrie Frost Drive

Stevens Point, WI 54482

Direct: (715) 303-1075 Ext. 4610

Mobile: (715) 459-9632

tgottlieb@bankfirststate.com

www.bankfirststate.com

We do the right thing, always.

From: Joel Lemke <jlemke@stevenspoint.com>
Sent: Tuesday, December 3, 2024 8:45 AM
To: Gottlieb, Tim <tgottlieb@bankfirststate.com>
Subject: RE: Maria Drive

Yes, here is some info on what we know about that situation:

The gravity sanitary sewer flows from west to east in front of your property on Maria Drive. During the replacement of that sewer, the construction was moving from east to west. The new pipe was constructed to a point just east (downstream) of your property and connected to the old main with a temporary connection. Somewhere west (upstream) of this connection, the old main collapsed just due to construction activity over and around the old pipe. This collapse being just downstream of your sewer lateral created a backup into your property.

The sewer was full to the level of the road when the crews started investigating.

If you need anything else, just let me know.

Thanks,

Joel Lemke

Director of Public Utilities and Transportation

City of Stevens Point

Phone: (715) 345-5260

Direct: (715) 345-5266

Fax: (715) 345-5369

jlemke@stevenspoint.com

Web: Stevenspoint.com

From: Gottlieb, Tim <tgottlieb@bankfirststate.com>

Sent: Monday, December 2, 2024 3:35 PM

To: Joel Lemke <jlemke@stevenspoint.com>

Subject: Maria Drive

Hi Joel,

Did you have any more information on the storm water sewer collapse?

Thanks,

Tim

Timothy M Gottlieb

Vice President



5500 Carrie Frost Drive

Stevens Point, WI 54482

Direct: (715) 303-1075 Ext. 4610

Mobile: (715) 459-9632

tgottlieb@bankfirststate.com

www.bankfirststate.com

We do the right thing, always.

This e-mail and attachment(s) may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this message is strictly prohibited. If received in error, please notify the sender immediately and delete/destroy the message and any copies thereof. Although First State Bank attempts to prevent the passage of viruses via e-mail and attachments thereto, First State Bank does not guarantee that either are virus-free, and accepts no liability for any damage sustained as a result of any such viruses. Any federal tax advice contained in this communication (including any attachments) is not intended or written to be used or referred to in the promoting, marketing, or recommending of any entity, investment plan or agreement, nor is such advice intended or written to be used, and cannot be used, by a taxpayer for the purpose of avoiding penalties under the Internal Revenue Tax Code

This e-mail and attachment(s) may contain information that is privileged, confidential, and/or exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copy of this message is strictly prohibited. If received in error, please notify the sender immediately and delete/destroy the message and any copies thereof. Although First State Bank attempts to prevent the passage of viruses via e-mail and attachments thereto, First State Bank does not guarantee that either are virus-free, and accepts no liability for any damage sustained as a result of any such viruses. Any federal tax advice contained in this communication (including any attachments) is not intended or written to be used or referred to in the promoting, marketing, or recommending of any entity, investment plan or agreement, nor is such advice intended or written to be used, and cannot be used, by a taxpayer for the purpose of avoiding penalties under the Internal Revenue Tax Code

Jason G <intellirentllc@gmail.com>
To: tgottlieb@bankfirststate.com

Wed, Dec 4, 2024 at 6:45 AM



Jason reacted via [Gmail](#)

[Quoted text hidden]

2 attachments



image001.png
11K



image001.png
11K

PO Box 14350
Lexington, KY 40512-4350

Phone: (224) 935-5372
Fax: (859) 550-2729

November 14, 2024

TIM GOTTLIEB
925 MARIA DR
Stevens Point, WI 54482

Claim #: 190453684-001

Date of Loss: 9/20/2024

Insured: INTEGRITY GRADING AND EXCAVATING

RE: Our file: 190453684-001
Claimant: TIM GOTTLIEB
A/L Date: 9/20/2024
Our Client: INTEGRITY GRADING AND EXCAVATING

Dear TIM GOTTLIEB,

This letter is to inform you that upon completion of our investigation, we find there is no liability on the part of our client. Therefore, we will be unable to assist you with any settlement of damages, or costs, which you may have incurred from this accident.

My investigation found no negligent act or omission on the part of my client. Your claim made two allegations. First, that the sewer was disconnected. Review of construction history at the site showed this to be false. Additionally, it was alleged that my client needed to pump out water due to the previously mentioned false allegation. This is also not true, given the same.

We regret that we must decline your claim in its entirety.

If you have any questions, please feel free to contact the undersigned.

Sincerely,
Broadspire Services, Inc. on behalf of:
ZURICH AMERICAN INSURANCE COMPANY

Dennis M Skaja
Senior Claim Examiner
(224) 935-5372



Jason G <intellirentllc@gmail.com>

RE: Claim, 190453684-001

Gottlieb, Tim <tgottlieb@bankfirststate.com>

Fri, Dec 6, 2024 at 1:59 PM

To: Dennis Skaja <Dennis.Skaja@choosebroadspire.com>, Jason G <intellirentllc@gmail.com>

Dennis,

We have new information from the city as to exactly what happened regarding the flooding issue. Our attorney advised us to reach out one more time with the information below.

This is from the City:

The gravity sanitary sewer flows from west to east in front of your property on Maria Drive. During the replacement of that sewer, the construction was moving from east to west. The new pipe was constructed to a point just east (downstream) of your property and connected to the old main with a temporary connection. Somewhere west (upstream) of this connection, the old main collapsed just due to construction activity over and around the old pipe. This collapse being just downstream of your sewer lateral created a backup into your property.

Please advise.

[Quoted text hidden]

Timothy M Gottlieb**Vice President**

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

From: [Allison C. De Franze](#)
To: [Corey Ladick](#)
Subject: JADA, LLC v City of Stevens Point
Date: Thursday, February 13, 2025 4:11:56 PM

Hi Corey,

I am in receipt of the claim that has been filed by JADA LLC against the City of Stevens Point, in the amount of \$17,250.51. JADA alleges their property was damaged when water backed up into their business during a city construction project. As you are aware, the City of Stevens Point is self-insured for this loss and should the city decide to settle this matter, the settlement would come from city funds.

I have reviewed submitted claim materials and confirmed with city employees that this construction project was being performed by a contractor, who should indemnify, defend and hold the City harmless in the event of third party claims. It is my opinion that this claim would be the responsibility of the contractor, not the City. This claim should be tendered to the contractor's insurance carrier, and denied by the city.

Please let me know if any questions, or if you would like to discuss further.

Thank you,

RECEIVED

FEB 10 2025

CITY CLERK'S
OFFICECITY OF
STEVENS POINT
NOTICE OF CLAIMName: JADA LLC

Incident/Accident Information

Address: 908 MARIA DR.
STEVENS POINT, WI 54481Date: SUNDAY, 11/10/24Time: APPROX. 4:00 P.M.Phone: 715/252-9975Location: 916 MARIA DR.
ST. PT., WICIRCUMSTANCES OF CLAIM

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

SEE ATTACHMENT

Signed: _____

Date: 2/6/25CLAIM

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

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of \$ 17,250.51

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

Signed: _____

Date: 2/6/25Address: 709 SUNSET AVE.
STEVENS POINT, WI 54481

On the afternoon of Sunday, November 10, 2024 at 916 Maria Drive (The OT Tavern) during a charity function we experienced a flooding incident due to sewer backup. We found this to be unrepairable without major work and inconvenience leading to temporary shutdown. The cause of the problem was due to ongoing construction activity on Maria Drive. It was brought to my attention this also occurred at other locations on Maria Drive. As I understand it the problem was caused by a reversal of the direction of gravity flow sanitary sewer. Please find attached a summary of charges to restore a functioning sewer system that existed before the damage occurred. Please feel free to contact me or the listed repair company (Stud Brothers Construction) with any questions.

Thanks for your consideration and attention to this matter.



STUD BROTHERS CONSTRUCTION LLC
2508 Currier St.
Stevens Point, WI 54481
(715) 498-8303
studbros@gmail.com
www.studbros.com

BILL TO

SR - The Final Score
908 Maria Drive
Stevens Point, WI 54481 USA

INVOICE 3396

DATE 01/12/2025 TERMS Net 15

DUE DATE 01/27/2025

SALES REP
MJK

PROJECT
Sewer Lateral

ACTIVITY	QTY	RATE	AMOUNT
Sales Stuchinski Trucking & Excavating Inc.	1	15,396.51	15,396.51
Sales Shed and fence disposal	1	87.00	87.00
Sales labor	18	80.00	1,440.00
Sales Roto rooter Cable Branch Drain	1	327.00	327.00

Past due invoices will be subject to late fees of \$25 per month or 1.5% per month, whichever is greater. We appreciate your business and your prompt payment.

For questions or concerns regarding your invoice or service performed, please contact us at your earliest convenience.

TOTAL DUE \$17,250.51