

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**

**April 21, 2025
7:00 PM**

OR

Zoom Teleconferencing

Meeting ID: 861 1079 6270 | Passcode: 823349

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 March 17, 2025, Special Common Council Meeting of April 8, 2025, and Reorganization Common Council Meeting of April 15, 2025.
 - b. Minutes and Actions of the Police and Fire Commission meeting of April 3, 2025:
 3. Approval of Minutes.
 4. Confirmation of Bills.
 7. Discussion, with possible action, on long-term contract with the Village of Park Ridge for Fire Suppression and First Responder needs in the village.
 8. Discussion, with possible action, to approve a \$5,000.00 grant from the Community Foundation of Central WI.
 - c. Actions of the Park Commission meeting of April 2, 2025:
 3. Award of downtown landscape maintenance contract to Plaski and Sons in the not-to-exceed amount of \$19,400 per year for 2025 and 2026.
 4. Ordinance Amendment - to approve changes to Chapter 10, Subsection (2) of 10.01, designated parks; and Subsection (4) of Section 10.05, park closing hours.

5. Parks Division report presented by Parks Superintendent, Paul Ziemann.
- d. Minutes and Actions of the Plan Commission meeting of April 7, 2025:
 2. Report of the March 3, 2025 meeting of the City Plan Commission.
 7. A request from Daniel Von Ebers, representing John Parker Development LLC, for a site plan review to construct a parking garage addition and surface parking lots on the property located at 1501 North Point Drive (Parcel ID 281240829120015), consistent with Ch. 23.02(2)(f)(5)(b).
 9. January - February 2025 Monthly Reports.
 10. Director's Report.
- e. Actions of the Board of Water and Sewerage Commissioners meeting of April 14, 2025:
 2. Approval of minutes.
 3. Approval of department claims.
 4. Water and Sewer Rate Studies with Baker Tilly.
 6. Approval of costs for mag meter maintenance/mechanical services for Well 11.
- f. Actions of the Airport Commission meeting of April 14, 2025:
 2. Approval of minutes.
 3. Approval of department claims.
- g. Actions of the Transportation Commission of April 14, 2025:
 2. Approval of March 10, 2025 minutes.
 3. Approval March 2025 Financial/Claims Report.
- h. Minutes and Actions of the Personnel Committee meeting of April 14, 2025:
 2. Request to amend Administrative Policy 3.02 Standard Benefits - Licenses and Certifications.
- i. Minutes and Actions of the Board of Public Works meeting of April 14, 2025.
- j. Minutes and Actions of the Public Policy and General Government meeting of April 14, 2025:
 2. License List.
 3. Request to Hold Event/Street Closing.
- k. Minutes and Actions of the Finance Committee meeting of April 14, 2025:
 2. Approval of funding for the purchase of new election tabulators.
 3. Approval of acceptance of a Community Foundation Grant for the Fire Department.
 4. Approval of agreement for Fire Department services with the Village of Park Ridge.
 5. Approval of agreement for EMS services with the Village of Park Ridge.
 6. Approval of amendments to the Downtown Facade Improvement Grant Program.
 7. Approval of an agricultural lease agreement with Blue Top Farms.
 8. Approval of setting the minimum offer amount for Business 51 real estate acquisition.
 9. Approval of Claims Paid.
 10. Establishing guidelines for the negotiation of real estate acquisition for the Business 51 project.
- l. Statutory Monthly Financial Report by Comptroller/Treasurer.
6. Letter of Intent for the redevelopment of the former Edgewater Manor site.

7. Right of Way Liability Agreement with the Town of Hull - Forest Creek Subdivision.
8. Preliminary Resolution for the 2025 Street Improvement Project.
9. Revised right of way plat and relocation order for the south segment of Business 51/Church Street.
10. Ordinance Amendments - To approve the amendments in Chapter 9, Section 9.12, as it relates to Bicycle Ways, and Chapter 10, Subsection 10.01 and 10.05, as they relate to City Parks.
11. To award the Street Improvements (Washington Avenue) Project 25-101 to Haas Sons, Inc. out of thorp, Wisconsin, for the amount not to exceed \$4,792,534.90.
12. To award the Street Improvements (Madison Street) Project 25-102 to Switlick & Sons, Inc. out of Athens, Wisconsin, for the amount not to exceed \$3,811,709.50.
13. Resolution - A request from Adam Sandstrom, representing FFH Holdings, LLC, to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from 'Commercial/Office/Multi-Family' to 'Residential.'
14. Resolution - A request from Adam Sandstrom, representing FFH Holdings, LLC, to rezone an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District.
15. Resolution - A request from Adam Sandstrom, representing FFH Holdings, LLC, for a final 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(2).
16. Ordinance Amendment - A request from the City of Stevens Point to amend Section 22.04 of the Revised Municipal Code of the City of Stevens Point. Said request outlines the approval process for historic structures, properties and districts to be nominated on the State and National Register of Historic Places.
17. Resolution - A request from Michael Bieniek, representing FERRELLGAS LP, for a conditional use permit to construct a wireless communication tower on the property located at 3315 Wayne Street (Parcel ID 281240833402402), consistent with Ch. 23.02(4)(d)(3).
18. Ordinance Amendment - Section 12.18: Food Trucks and Carts on City Property and Right of Way, Section 12.10 Food & Refreshment in City Parks, and creation of Section 24.27(3)(b)10.
19. Defining the Comprehensive Facilities Study Request.
20. Facility Condition Evaluation Proposal.
21. Presentation of award and parting remarks from retiring City Clerk, Kari Yenter.
22. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, relating to the following:

- A. Negotiating the purchase of property in TID 10.
- B. Discussion relating to the relocation of City Hall.

- 23. Reconvene for possible action on the above-referenced closed session items.
- 24. 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**

**March 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, C/T Ladick, Executive Assistant Dowling, Director Kivela, Chief Kussow, Tax Specialist Susan Pagel, Assistant Chief Gemza, Director Lemke, Attorney Beveridge, City Engineer Schanen, County Executive Pavelski, County Chair Reser.

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.

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 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.**

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

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

6. Public Hearing - 2025 Streets Improvement Project #24-11- Special Assessments for the installation of watermain, sanitary sewer, and appurtenant services/laterals.

Mayor Wiza declared the public hearing open.

Town of Hull Chairperson Dave Wilz, 1909 Mary's Drive, spoke about the mailing that was sent out and thanked everyone for the follow-up that occurred with the recipients. Mr. Wilz also spoke about his meeting with Director Beduhn as well as City Surveyor Fuehrer with regard to the steps, protocol and satisfaction with the explanation of the cost as well as transparency.

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

7. Final Resolution - 2025 Streets Improvement Project #24-11- Special Assessments for the installation of watermain, sanitary sewer, and appurtenant services/laterals.

Ald. Shuda moved, Ald. Keymer seconded, to approve the resolution.

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

8. Ordinance Amendment - to approve changes to Chapter 13, Subsection 13.09(b) of Section 13.09, Water Service Limits.

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

Ald. Christianson discussed his preference for the requirement of connection being five years versus ten years.

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

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).

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

Ald. Morrow spoke in favor of the resolution and the opportunity for additional housing within the community.

Ald. Kneebone asked if the Fire Department would have any preference between a cul-de-sac or a hammerhead.

Assistant Chief Gemza answered that there would be no preference at this time.

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

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.

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

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

11. A request from the City of Stevens Point to approve a right-of-way plat and relocation

order as part of the north segment Business 51 reconstruction project.

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

Mayor Wiza asked about the roundabout on Fourth Avenue and Division Street and if there would be a need to make modifications, what options would be available. Mayor Wiza gave the example of the need for buses to reroute due to the roundabout on Second Street and Maria Drive.

City Engineer Schanen answered that the size of the roundabout at Second Street and Maria Drive is the size it is due to the right of way. City Engineer Schanen further explained that at Fourth Avenue and Division Street there will be additional right of way acquisition to construct a larger roundabout.

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

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.

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

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

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

Comptroller/Treasurer Ladick spoke about the City being indemnified by the contractor. Comptroller/Treasurer Ladick further explained that if Common Council were to take action and liability was not clearly established in a court of law, it would be more difficult to receive payment from the contractor.

Jason Glisczynski, 2985 Maple Ridge Road, discussed the flooding that occurred as well as cited case law.

Attorney Beveridge spoke about the need for facts to support whether negligence occurred, which would include duty of care and a breach of that duty, and he has not seen either of the facts supported by the documents. Attorney Beveridge supported Comptroller/Treasurer Ladick's point on the indemnity provisions and further explained that the City has asked the reinsurance company to provide a recommendation, and they have recommended denial.

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

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

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

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

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

- 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.

Ald. Kneebone moved, Ald. Shuda seconded, to enter into closed session at 7:31 p.m.

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

16. Adjournment.

Adjourned at 8:23 p.m.

**CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING MINUTES**

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

**April 8, 2025
12:00 PM**

OR

Zoom Teleconferencing

1. Roll Call.

Present:

Ald. Christianson, Keymer, Broderick, Birr, Kneebone, Shuda, Lang, Buse.

Excused:

Ald. Guthrie.

Absent:

Ald. Steinmetz, Morrow.

Consideration and Possible Action on the Following:

2. Request to hold event with street closing for the Trivia Parade on April 11, 2025 (Recurring).

Ald. Keymer moved, Ald. Christianson seconded, to approve the event.

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

3. Adjournment.

Adjourned at 12:01 p.m.

**City of Stevens Point
Re-Organization of the Common Council Minutes**

April 15, 2025 - 5:00 PM

Zoom Teleconferencing

1. Roll Call.

Present:

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

Excused:

Ald. Guthrie.

Absent:

Ald. Birr.

Others Present:

Mayor Wiza, Clerk Yenter, C/T Ladick, Tax Specialist Pagel.

Consideration and Possible Action on the Following:

2. Mayoral appointments to various Boards and Commissions.

Committee/Commission /Board	Appointee	Term	Expires
Administrative Appeals Board	Ald. Sam Lang	Aldermanic Term	04-21-26
Administrative Appeals Board	Ald. Mary Kneebone	Aldermanic Term	04-21-26
Administrative Appeals Board	Ald. Allison Birr	Aldermanic Term	04-21-26
Administrative Appeals Board	Gary Speckmann	2 years	04-20-27
Administrative Appeals Board	Chris Tiffany	2 years	04-20-27
Airport Commission	Paul Adamski	5 years	04-30-30

Deer Management Committee	John Okonek	1 year	04-30-26
Deer Management Committee	Mike Bialas	1 year	04-30-26
Deer Management Committee	Jon Greendeer	1 year	04-30-26
Historical Preservation/Design Review Commission	Ald. Marc Christianson	2 years	04-30-27
Historical Preservation/Design Review Commission	Peter Munck	3 years	04-30-28
Historical Preservation/Design Review Commission	Carol Molepske	3 years	04-30-28
Library Board Liason	Ald. Ginger Keymer	1 year	04-30-26
Local Emergency Planning Committee	Justin Malin	1 year	04-30-26
City Plan Commission	Mike Beacom	3 years	04-30-28
City Plan Commission	Pete Arntsen	3 years	04-30-28
City Plan Commission	Jeff Schuler	3 years	04-30-28
Police and Fire Commission	John Pingel	5 years	04-30-30
Police and Fire Commission	Ald. Mary Kneebone	Ald. Liason- 1 year	04-30-26
Space and Properties	Mayor Mike Wiza	2 years	04-30-27
Tourism Commission	Tom Schrader	1 year	04-30-26
Tourism Commission	Mike Disher	1 year	04-30-26
Tourism Commission	Michelle Sedlak	1 year	04-30-26
Tourism Commission	John Okonek	1 year	04-30-26
Tourism Commission	Carrie Win	1 year	04-30-26
Transportation Commission	Ald. Jacqui Guthrie	1 year	04-30-26

Transportation Commission	Ald. Allison Birr	1 year	04-30-26
Transportation Commission	Neil Prendergast	3 years	04-30-28
Weed Commissioner	Mark Kordus	1 year	04-30-26
Zoning Board of Appeals	Chris Tiffany	3 years	04-30-28

Ald. Christianson moved, Ald. Shuda seconded, to approve the list of appointments as presented.

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

3. Mayoral appointments of Council members to Standing Committees.

Board of Public Works	
Mayor Mike Wiza - Recommended Chair	
Chris Tiffany	Ginger Keymer
Mary Kneebone	Dean Shuda
Shaun Morrow	Dustin Buse
Finance Committee	
Marc Christianson - Recommended Chair	
Ginger Keymer	Dean Shuda
Shaun Morrow	Lara Broderick
Personnel Committee	
Mary Kneebone - Recommended Chair	
Lara Broderick	Jacqui Guthrie
Dustin Buse	Dale Steinmetz
Public Policy and General Government Committee	
Ginger Keymer - Recommended Chair	
Allison Birr	Dale Steinmetz
Sam Lang	Dustin Buse

Ald. Keymer moved, Ald. Steinmetz seconded, to approve.

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

Nays: None. Motion Carried.

4. Nominations and election of Council President.

Ald. Kneebone nominated Ald. Christianson for Council President.

As there were no further nominations, Mayor Wiza declared he would accept a motion to close nominations and cast a unanimous ballot for Ald. Christianson.

Ald. Kneebone moved, Ald. Lang seconded, to cast by unanimous ballot to elect Ald. Christianson for Council President.

Calls for the vote: Ayes: Ald. Christianson, Keymer, Broderick, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.

Nays: None. Motion carried.

Ald. Christianson was elected as Council President.

5. Recess until after the Special Public Policy & General Government Committee, Special Personnel Committee and Special Finance Committee Meetings.

Mayor Wiza declared council in recess until Special Public Policy and General Government, Special Personnel, and Special Finance Committees have selected their chairs and vice-chairs.

6. Reconvene to consider the actions of the Committees listed above.

The Council reconvened at 5:15 p.m. to consider the actions of the committees.

Public Policy and General Government:

Chair: Ald. Keymer

Vice-Chair: Ald. Steinmetz

Personnel:

Chair: Ald. Kneebone

Vice-Chair: Ald. Broderick

Finance:

Chair: Ald. Christianson

Vice-Chair: Ald. Morrow

Ald. Keymer moved, Ald. Shuda seconded, to approve the minutes and actions of the committees listed above.

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

7. Adjournment.

Adjourned at 5:16 p.m.

**CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF APRIL 3, 2025**

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

Also Present: Police Chief Kussow, Fire Chief Moody, Ast. Chief Rottier, Ast. Chief Williams, Ast. Chief Gemza, Ast. Chief Zvara, Division Chief Ewing, Lt. Johnson, Lt. Mueller, RB Supv. Tork

2. President's Report

Commissioner Ostrowski's last Police and Fire Commission meeting, after 10 ½ years. President Kirschling and Commissioner Mrozek wished him well and thanked him for his many years of service to the Commission and to the City of Stevens Point.

3. Approval of Minutes

Commissioner Zenner moved, seconded by Commissioner Mrozek, to approve the minutes of the March 2025 meeting as presented.

Ayes, all; nays, none. Motion carried.

4. Confirmation of Bills

Commissioner Ostrowski moved, seconded by Commissioner Mrozek, to approve the confirmation of the March 2025 bills.

Ayes, all; nays, none. Motion carried.

5. Discussion to move next month's meeting to either Tuesday, May 6th, or Thursday, May 8th.

Next month's PFC meeting will be at 1:00 p.m. on Thursday, May 8th.

6. Police Chief Report

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

Ayes, all; nays, none. Motion carried.

7. Discussion, with possible action, on long-term contract with the Village of Park Ridge for Fire Suppression and First Responder needs in the village.

Commissioner Kirschling moved, seconded by Commissioner Ostrowski, on approval of the long-term contract with the Village of Park Ridge for Fire Suppression and First Responder needs in the village.

Ayes, all; nays, none. Motion carried.

8. Discussion, with possible action, to approve a \$5,000.00 grant from the Community Foundation of Central WI.

Commissioner Kirschling moved, seconded by Commissioner Ostrowski, to approve a \$5,000.00 grant from the Community Foundation of Central WI.

Ayes, all; nays, none. Motion carried.

9. Stevens Point Fire Department 2024 Annual Report presentation.

Commissioner Ostrowski moved, seconded by Commissioner Mrozek, to approve the Stevens Point Fire Department 2024 Annual Report and place it on file.

Ayes, all; nays, none. Motion carried.

10. Fire Chief Report/EMS Report/EM Report

Commissioner Mrozek moved, seconded by Commissioner Zenner, to approve the Fire Chief/EMS/EM reports and place them on file for March 2025.

Ayes, all; nays, none. Motion carried.

11. Adjournment.

The meeting adjourned at 2:07 p.m.

REGULAR MEETING MINUTES

Board of Park Commissioners

April 2, 2025 - 6:30 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

OR

[Zoom Teleconferencing](#)

Meeting ID: 834 3961 5887 | Passcode: 127521

By Computer: [Join](#)

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

Discussion and Possible Action on:

1. Roll Call.

Present: Alder Broderick, Alder Buse, Freckmann, Disher, Alder Keymer, McDonald, Okonek, Przybylski, Sorenson, Winn

Excused: Glodosky

Also Present: Paul Ziemann, Dan Kremer, Steven McKay, Erik, Bob, City Council President Mark Christianson

2. Approval of February 12, 2025 meeting minutes

Motion to approve by Przybylski, second by Disher, passed 10-0.

3. Award of downtown landscape maintenance contract to Plaski and Sons in the not-to-exceed amount of \$19,400 per year for 2025 and 2026.

Motion to award as proposed by Sorensen, second By Winn; passed 10-0.

4. Ordinance Amendment - to approve changes to Chapter 10, Subsection (2) of 10.01, designated parks; and Subsection (4) of Section 10.05, park closing hours.

Motion to approve by Keymer, second by Buse; passed 10-0.

5. Parks Division report presented by Parks Superintendent, Paul Ziemann.

No action.

6. Director's Report

- Update on stakeholder meetings and survey deadline for Goerke and Zenoff Parks.

- 44th year as a Tree City USA

- Growth Award from the National Arbor Day Association for the 20th year.

- Jacob Sutherland, City Arborist, successfully completed his probationary period

- Plover River Crossing project update.

No action.

7. Adjournment.

Motion to adjourn by Disher, second by Sorenson; meeting adjourned at 7:00 pm.



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

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

Members

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	April 7, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 878 4882 2545
			Passcode: 771157
			<u>By Computer:</u>
			https://us02web.zoom.us/j/87848822545?pwd=hLK607jY3JuJChpjaqAE5e2
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Meeting Called to Order: 6:00PM

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

Members Excused: Schuler

Discussion and Possible Action on:

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

Background: Report of the march 3, 2025 meeting included in the agenda packet.

Motion: Arntsen moves approval of the report of the March 3, 2025 meeting of the City Plan Commission.

Second: Kneebone seconds the motion.

Discussion: None

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.

Vote: Unanimous approval.

3. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from 'Commercial/Office/Multi-Family' to 'Residential.'

Background: Associate Planner Kuhn presents background information regarding the request to amend the Stevens Point Comprehensive Plan for the proposed project. Staff recommendation is to approve the amendment.

- Arntsen asks for clarification between a duplex and zero lot line construction. Kuhn explains the difference.

Public Hearing:

- No testimony from the public.

Motion: Beacom moves approval of the request as presented.

Second: Miskowiak seconds the motion.

Discussion: None

Vote: Unanimous approval.

4. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, to rezone an unaddressed parcel bounded by Hoover Road and Heffron Street (Parcel ID 281230803140102) from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District.

Background: Kuhn provides additional background regarding the rezoning request.

Public Hearing:

- Alder Morrow, District 11, speaks in favor of the request citing the need for housing.

Motion: Beacom moves approval of the request to rezone the parcel as presented.

Second: Miskowiak seconds the motion.

Discussion: None.

Vote: Unanimous approval.

5. Public Hearing and action on a request from Adam Sandstrom, representing FFH Holdings, LLC, for a final 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(2).

Background: Kuhn provides that there are no further changes from the initial subdivision plat discussed during the last review.

Public Hearing:

- No testimony

Motion: Rice moves approval of the final subdivision plat for the proposed subdivision as presented.

Second: Kneebone seconds the motion.

Discussion: None.

Vote: Unanimous approval.

6. Public Hearing and action on a request from Michael Bieniek, representing FERRELLGAS LP, for a conditional use permit to construct a wireless communication tower on the

property located at 3315 Wayne Street (Parcel ID 281240833402402), consistent with Ch. 23.02(4)(d)(3).

Background: Kuhn provides background information regarding the request for a conditional use permit and users of the wireless communication tower. Kuhn further provides context on municipalities' ability to regulate the construction of cell towers. Staff recommends approval subject the conditions presented in the packet.

- Wiza asks about the tower's fall radius and if it would impact adjacent properties.
- The applicant explains how the design of the cell tower would limit the fall radius to a 50-foot fall radius which would not impact adjacent properties nor would it impact Wayne Street.
- Wiza asks if the applicant has incorporated design requirements to disguise tall cell towers.
- Applicant answers that they have experience with those design requirements.

Public Hearing:

- No testimony.

Motion: Kneebone moves approval of the conditional use permit as presented, subject to staff conditions and recommendations.

Second: Miskowiak seconds the motion.

Discussion: None.

Vote: Unanimous approval.

7. A request from Daniel Von Ebers, representing John Parker Development LLC, for a site plan review to construct a parking garage addition and surface parking lots on the property located at 1501 North Point Drive (Parcel ID 281240829120015), consistent with Ch. 23.02(2)(f)(5)(b).

Background: Kuhn presents background information regarding the site and the proposed improvements. Staff would recommend approval of the site plan subject to the conditions presented, citing that the landscaping plan for the site goes above and beyond municipal requirements.

Motion: Beacom moves to approve the site plan as presented.

Second: Rice seconds the motion.

Discussion: None.

Vote: Unanimous approval.

8. Discussion only: Zoning Code rewrite.

Background: Kuhn provides a verbal overview of the zoning code rewrite project, including the public participation plan.

9. January - February 2025 Monthly Reports.

Background: Director Kivela provides a verbal overview of the monthly reports included in the agenda packet.

10. Director's Report.

Background: Director provides a verbal report, including an update on the sales of properties in the Forest Creek subdivision, property sales of the Redevelopment Authority,

intern assistance for the summer, and the City's new Rental Improvement Program approved by the Redevelopment Authority. Wiza adds staff transitions in the Community Development Department.

Closing Section:

11. Adjourn

Meeting adjourned at 6:33PM.

**City of Stevens Point
Board of Water and Sewerage Commissioners
April 14, 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, Anna Haines and Ray Schmidt

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

2. Approval of Minutes

Motion made by Carl Rasmussen, seconded by Mae Nachman to approve the March 10, 2025 meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Anna Haines, seconded by Ray Schmidt to approve the department claims for the month of March 2025 as audited and read.

Ayes all. Nays none. Motion carried.

4. Water and Sewer Rate Studies with Baker Tilly-Joel Lemke

Joel explained that the Public Service Commission won't allow us to request a simplified rate increase because we have not had a full water rate study completed within the last five years. There are two approaches for rate review for water by the PSC. One is the simplified rate study. This is a quick study which typically results in small increases across the board. The full rate study, which has to be done every five years in order to be able to do a simplified rate study, is more in depth and takes a few months to be completed. Several years ago, it was decided we wanted to do smaller rate increases more often, instead of a large increase, for example, every 10 years.

Since a full rate study is due for water, we've asked Baker Tilly to include scope and price on rate studies for both water and sewer. The stormwater rates will be evaluated

internally.

The Commission asked when the rate studies would be completed. Joel and Jen think they should be completed by August approximately.

Motion made by Carl Rasmussen, seconded by Anna Haines to approve water and sewer rate studies to be completed by Baker Tilly in an amount not to exceed \$30,000 for water and \$25,000 for sewer.

Ayes all. Nays none. Motion carried.

5. Water Supply and Distribution Reports - Eric Southworth

Eric stated we are currently working on the year-end audit and hopefully wrapping that up this week. Eric had no significant updates for Well 4 or Well 12. May 12-14 annual hydrant flushing will be completed. That is also Public Work's week, so students will be taking tours of our facility.

6. Approval of costs for mag meter maintenance/mechanical services for Well 11-Joel Lemke

Joel explained his memo and provided the Commission with a picture of the mag meter and explained where it is located at Well 11. The mag meters are not very accessible. It is important to access the mag meters on a routine basis so that we can ensure they are registering accurately by cleaning the inside surface of the meter. They would like a mechanical contractor to cut in an access fitting very near both mag meters so that we can simply remove a blind flange fitting rather than having to remove the entire meter. Eric stated all of our chemical additions are based on the flow rate, so if the meters aren't reading the correct gpm we aren't dosing the chemicals correctly.

Motion made by Mae Nachman, seconded by Carl Rasmussen to approve the costs involved in the mag meter maintenance/mechanical services in an amount not to exceed \$20,000.00.

Ayes all. Nays none Motion carried.

7. Sewage Treatment Operations Report - Chris Lefebvre

Chris stated that all permit limits were met for the month of March. Chris explained there were 3 elevated BOD days March 12-14. This was due to a glycol pipe break at the Stevens Point Brewery. Over 500 gallons of glycol went into the system, causing the spike. The brewery reported it right away, and they are putting a plan in place, so this doesn't happen again. The brewery's monthly surcharge bill will increase for March due to the break.

The UV Project will be finished shortly and will be on time for the May 1st start up.

8. Construction and Maintenance Report - Shane Kohnen

Shane stated we had two water main breaks on Church Street and the Commission will see that in next month's report.

Carl attended the Public Information Meeting on Dan's Drive in March and Shane handled the meeting very well, and he thanked him for that.

9. Directors Report - Joel Lemke

Joel stated the reconstruction project bids for 2025 have been received. He understands the bids came in with favorable prices as a whole. Joel will let the Commission know about the utilities portion of the projects next month.

10. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:18 P.M.

REPORT TO THE APRIL 14, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of March 1, 2025

\$ 4,624,470.59

Bank deposits recorded in March 2025

\$ 287,572.48

\$ 4,912,043.07

CHECKS ISSUED MARCH 2025:

59917	City Of Stevens Point	2024 Utility Concrete Work, wages & benefits for Schanen-Eron	36,488.15
59919	Martelle Water Treatment	Aquadene Chemicals	7,097.17
59920	NAPA	Socket adapter	12.99
59921	Petty Cash	Mileage & conference expenses, postage for water sample	367.99
59923	Schierl Inc	Tire repair on skid steer	26.35
59924	SJE	Well #11 Communication Repairs, repair high service pump #3	1,668.46
59925	Springbrook Holding Company LLC	Civic Pay Transaction Fee	1,371.00
59927	Mae Nachman	Salary	64.41
59928	Community Foundation of Central WI	Employee Contribution	10.00
59929	United Way Of Portage County	United Way	67.69
59930	Aspirus Medical Group, Inc.	Random drug & alcohol testing-Roger & Kris, Wellness Program	235.34
59931	Avineon, Inc.	GIS Support	1,763.34
59932	Capital OneTrade Credit	Tool Boxes	1,099.98
59933	City Of Stevens Point	Soil boring on Project 24-01	6,833.34
59935	CORE & MAIN LP	Sensus Omni Retro Fit Kit/Shipping	2,599.09
59937	Employee Resource Center	Monthly EAP Fees	47.84
59938	Fastenal Company	Bolts	37.80
59942	Idexx Laboratories Inc	Lab supplies	1,666.63
59943	INFOSEND INC	Statement & notice printing	2,737.39
59944	John Fabick Tractor Co	Skid Steer Service	605.47
59947	Lincoln Contractors Supply Inc	4" pump replacement	1,423.86
59950	Metal Crafters Inc	Galvanized steel pipe	213.75
59951	Metron-Farnier LLC	Meters & shipping	6,057.64
59952	Mid City Corporation	Abandonment of Well #4	9,200.00
59954	Municipal Well & Pump	Well 12 Drilling	18,019.19
59955	Mastercard	Wrenches, Drop Box subscription, Office supplies	437.68
59956	SDS PAINTING CO	Refund Check 008437-000, 3440B Church St.	50.85
59957	Shippy Shoe Store Inc	Boot allowance-Brandon Wiza	228.00
59958	Anthony Sterling	Boot allowance	116.05
59959	Strand Associates Inc	Professional Services Michigan Ave Improvements 2/1-2/28 2025	2,243.34
59960	USA Blue Book	Chemicals	371.81
59961	Vestis	Rugs & laundry services	46.82
59962	WI State Laboratory of Hygiene	Fluoride testing	31.00
59965	Advance Auto Parts	Shop supplies	32.01
59968	CDW Government	Testing web interface w/Joel	255.00
59969	City Of Stevens Point	Retirement, fuel, IT & phones	29,465.23
59972	Hawkins Inc	Chemicals	3,570.27
59973	John Fabick Tractor Co	#8 back hoe service, skid steer service	1,344.91
59974	Metron-Farnier LLC	Meters/shipping, Gasket, Flanges	8,546.30
59975	Municipal Environmental Group-Water Division	Annual membership	2,000.00
59976	NAPA	Shop supplies	54.45
59978	Northern Lake Services Inc	Drinking water testing	60.90
59981	Mastercard	Tools, AWS for GIS Server, Office Supplies, Employee Lunch, Certification-Nate	863.62
59982	Community Foundation of Central WI	Employee Contribution	10.00
59983	United Way Of Portage County	United Way	67.69
59984	AnSer	After hours answering service	165.00
59985	Avineon, Inc.	Platinum Support 4/1/25 to 3/31/2026	4,000.00
59987	Beaver Of WI Inc	Supplies	507.50
59989	Central Door Solutions, LLC	Garage door repairs	294.80

59990	Clark Dietz	Professional Services for 1/1-1/31/2025-2025 Street Imp Project, Professional Services for 2/1-2/28/2025-2025 Street Imp Project	44,153.34	
59992	Fastenal Company	Supplies, PPE	155.42	
59993	Heartland Business Systems, LLC	Monthly Billing	208.93	
59994	Metal Crafters Inc	Expanded Mesh	61.00	
59995	NAPA	Spark plug	21.96	
59997	Ruekert Mielke Inc	Professional Services for New Pressure Zone Pre-Design	16,080.70	
60000	Springbrook Holding Company LLC	Professional Services	180.00	
60001	Strand Associates Inc	Professional Services 2/1-2/28/2025- Well #12	10,710.26	
60002	Teamsters Union Local 662	Union Dues	1,820.00	
60003	Vestis	Rugs & laundry services	46.82	
60004	WI Central	Base Rent	40.00	
	Deluxe	Check Purchase	1,181.88	
	CWF Loan Payment	CWF Loan Payment	753,179.40	
	Bank Fees	Bank Fees	1,320.69	
	WPS	Utility Charges	13,506.21	
	Payroll	Payroll	35,179.52	
	IRS & DOR PR Tax	Payroll Taxes	43,633.72	
	Verizon Cell & iPad Charges	Phone & iPad Charges	652.15	
	DOR Garnishment	Garnishment	9.66	
	HRA Admin Fees	Renewal & Admin Fees	30.00	
	TOTAL EXPENSES LISTED		\$ 1,076,649.76	\$ 1,076,649.76
	BALANCE ON HAND MARCH 31, 2025			\$ 3,835,393.31
		Balance on Hand		\$ 3,835,393.31
		Plus uncleared checks		\$ 68,354.73
		Less checks previously written clearing this month		<u>\$ (88,600.48)</u>
		Ending Cash Balance matching Bank Statements		\$ 3,815,147.56

REPORT TO THE APRIL 14, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS
SEWAGE DEPARTMENT

FINANCES:

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

\$	8,188,960.69
\$	508,409.48
\$	8,697,370.17

CHECKS ISSUED IN MARCH 2025:

59917	City Of Stevens Point	2024 Utility Concrete Work, wages & benefits for Schanen-Eron	34,598.15		
59918	MacQueen Equipment	Televising parts	146.14		
59921	Petty Cash	Meal allowance for Shelly training in Madison	218.00		
59922	Public Works Sales Holdings	Air release rebuild kit	694.00		
59926	Staab Construction Corp	Welding on dryer	6,919.00		
59930	Aspirus Medical Group, Inc.	Wellness Program	90.33		
59931	Avineon, Inc.	GIS Support	1,763.33		
59932	Capital OneTrade Credit	Windshield wash	59.76		
59933	City Of Stevens Point	Soil boring on Project 24-01	6,833.33		
59934	Adam Clark	Jean allowance	184.58		
59936	Cummins Sales & Service	Generator Maintenance	4,787.30		
59937	Employee Resource Center	Monthly EAP Fees	26.91		
59939	Tyler Gilliam	Jean allowance	124.43		
59940	Grainger	Supplies	885.50		
59941	Harter's Fox Valley Disposal	Dumpster Service	702.63		
59944	John Fabick Tractor Co	908 Loader Maintenance	1,130.47		
59945	Johnson Controls Fire Protection LP	Biosolids Building Annual Alarm Monitoring	749.31		
59946	L&S Electric Inc.	Baghouse blower motor	858.77		
59947	Lincoln Contractors Supply Inc	4" pump replacement	1,423.85		
59949	Marathon County Treasurer/Solid Waste	Sludge	5,346.07		
59953	Municipal Environmental Group-Wastewater Div	Annual Membership Renewal	2,250.00		
59955	Mastercard	Supplies, Fuel for training in Madison-Shelly	74.04		
59956	SDS PAINTING CO	Refund Check 008437-000, 3440B Church St.	45.59		
59959	Strand Associates Inc	Professional Services Michigan Ave Improvements 2/1-2/28 2025	560.83		
59961	Vestis	Rugs & laundry services	215.43		
59966	AT&T	Phone charges	44.98		
59967	Batteries Plus LLC	Trailer generator batteries	583.20		
59969	City Of Stevens Point	Retirement, fuel, IT & phones	14,370.65		
59970	Fastenal Company	Stainless bolts for piping	46.66		
59971	Grainger	Supplies	70.98		
59972	Hawkins Inc	Chemicals	509.60		
59977	NCL of Wisconsin Inc	Lab supplies	1,021.74		
59979	The Sherwin-Williams Co	Floor paint	381.54		
59980	SJE	SCADA repair	410.00		
59981	Mastercard	AWS for IT pipes, pump, supplies, AWS for GIS Server, Employee Lunch, DNR Certs & Conference Expenses	1,958.79		
59985	Avineon, Inc.	Platinum Support 4/1/25 to 3/31/2026	4,000.00		
59986	B & M Technical Services	Ferric Readout	7,341.75		
59988	Bond Trust Services Corp	2022 Revenue Bond Principal & Interest Payment Ref: 341160, Agent Fee 2022 Revenue Bond Ref:95006-PA	159,481.25		
59989	Central Door Solutions, LLC	Garage door repairs	294.80		
59990	Clark Dietz	Professional Services for 1/1-1/31 2025 Street Project, Professional Services for 2/1-2/28/2025- 2025 Street Project	11,038.34		
59991	Dakota Electric Services Inc	Baghouse wiring	483.00		
59992	Fastenal Company	Pump bolts	27.16		
59993	Heartland Business Systems, LLC	Monthly Billing	208.93		
59998	Sentry Equipment Corp	Compression Spring	458.41		
59999	The Sherwin-Williams Co	Paint Supplies	19.12		
60000	Springbrook Holding Company LLC	Professional Services	180.00		
60003	Vestis	Rugs & laundry services	215.43		
	Loan Payment	Loan Payment	1,280,187.17		
	HRA	HRA Admin Fee	30.00		
	Verizon Charges	Verizon Charges	594.58		
	WPS Utility Charges	Gas & Electric	26,581.07		
	Sewer Payroll	Payroll	59,202.35		
	Payroll Taxes	Payroll Taxes	4,158.64		
	Bank Fees	Bank Fees	1,320.68		
	TOTAL OF EXPENSES LISTED		\$ 1,645,908.57	\$	1,645,908.57
	BALANCE ON HAND MARCH 31, 2025			\$	7,051,461.60
		Balance on Hand		\$	7,051,461.60
		Plus uncleared checks		\$	179,606.76
		Less checks previously written clearing this month		\$	(86,605.80)

Ending Cash Balance matching Bank Statements

\$ 7,144,462.56

Less Restricted Balance \$ (5,710,481.46)

TOTAL \$ 1,433,981.10

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

REPORT TO THE APRIL 14, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

STORM WATER DEPARTMENT

FINANCES:

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

\$	1,740,326.29
\$	146,529.83
\$	1,886,856.12

CHECKS ISSUED MARCH 2025:

59917	City Of Stevens Point	2024 Utility Concrete Work, wages & benefits for Schanen-Eron	38,858.15	
59921	Petty Cash	Jean allowance-Jason Pliska	131.84	
59930	Aspirus Medical Group, Inc.	Wellness Program, Random drug & alcohol testing	199.83	
59931	Avineon, Inc.	GIS Support	1,763.33	
59933	City Of Stevens Point	Soil boring on Project 24-01	6,833.33	
59937	Employee Resource Center	Monthly EAP Fees	14.95	
59947	Lincoln Contractors Supply Inc	4" pump replacement	1,423.85	
59948	MacQueen Equipment	Truck #33 Parts	60.70	
59955	Mastercard	Rakes	49.97	
59959	Strand Associates Inc	Professional Services Michigan Ave Improvements 2/1-2/28 2025	560.83	
59964	Zblewski Bros	Removal of trees	1,800.00	
59969	City Of Stevens Point	Retirement, fuel, IT & phones	8,383.09	
59981	Mastercard	Employee lunch, AWS for GIS Server, Supplies	659.89	
59985	Avineon, Inc.	Platinum Support 4/1/25 to 3/31/2026	4,000.00	
59988	Bond Trust Services Corp	Agent Fee 2019 Revenue Bond Ref:95005-PA, 2019 Storm Revenue Bod Principal & Interest Ref:335110, 2021 Revenue Bond Principal & Interest Payment Ref:340298	315,775.00	
59989	Central Door Solutions, LLC	Garage door repairs	294.80	
59990	Clark Dietz	Professional Services for 1/1 to 1/31/25 & 2/1 to 2/28/2025-2025 Street Project	11,038.32	
59993	Heartland Business Systems, LLC	Monthly Billing	208.93	
59996	Roberts Irrigation Company Inc	Supplies	19.52	
60000	Springbrook Holding Company LLC	Professional Services	180.00	
	Bank Fees	Bank Fees	1,320.68	
	Verizon	iPad & cell phone charges	481.64	
	Payroll	Payroll	25,229.05	
	IRS	Payroll Taxes	2,215.93	
	WPS	Monthly Utility Charges	529.25	
	TOTAL OF EXPENSES LISTED		\$ 422,032.88	\$ 422,032.88
	BALANCE ON HAND MARCH 31, 2025			\$ 1,464,823.24
		Balance on Hand		\$ 1,464,823.24
		Plus checks written after the end of this month		\$ -
		Plus uncleared checks		\$ 331,653.21
		Less checks previously written clearing this month		\$ (91,360.27)
		Ending Cash Balance matching Bank Statements		\$ 1,705,116.18

REPORT TO THE APRIL 14, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

FIBER (COMMUNITY AREA NETWORK)

FINANCES:

Bank balance as of March 1, 2025	\$ 532,418.80
Bank deposits recorded in March 2025	\$ 2,908.93
	\$ 535,327.73

CHECKS ISSUED MARCH 2025:

59917	City Of Stevens Point	2024 Utility Concrete Work, wages & benefits for Schanen-Eron	10,472.38	
TOTAL OF EXPENSES LISTED			\$ 10,472.38	\$ 10,472.38
BALANCE ON HAND MARCH 31, 2025				\$ 524,855.35
				\$ 524,855.35
				\$ -
				\$ -
				\$ -
				\$ -
Ending Cash Balance matching Bank Statements				\$ 524,855.35

**City of Stevens Point
Airport Commission
April 14, 2025 - 12:18 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, Anna Haines and Ray Schmidt

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

2. Approval of Minutes

Motion made by Mae Nachman, seconded by Carl Rasmussen to approve the March 10, 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 Anna Haines to approve the department claims for the month of March as audited and read.

Ayes all. Nays none. Motion carried.

4. Written/Verbal Report - Jason Draheim

Jason stated the Master Plan Project is moving forward. Strand & Associates was selected to complete the project and are currently finishing up the scope. The Master Plan will probably be completed sometime in 2026.

5. Adjournment.

Motion made by Anna Haines to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:21 P.M.

REPORT TO THE APRIL 14, 2025
MEETING OF THE AIRPORT COMMISSION

FINANCES:

Bank balance as of March 1, 2025	\$ 65,701.78
Bank deposits recorded in March 2025	\$ 11,049.76
	\$ 76,751.54

CHECKS ISSUED IN MARCH 2025

2978	Abel Ruga	February Cleaning Services	175.00	
2979	Stevens Point Public Utilities	Work done for Airport	2,643.83	
2980	Crockett Septic LLC	Terminal Plumbing Maint	290.13	
2981	Employee Resource Center	Monthly EAP Fees	5.98	
2982	Green Earth Company	NAAC De-icer	843.40	
2983	Point Heating & Cooling	HVAC Maint	260.00	
2984	Stevens Point Public Utilities	Verizon iPad Charges	10.13	
2985	Van Ert Electric Company, Inc.	Wind Cone Replacement	2,070.00	
2986	City of Stevens Point	Retirement, insurance, fuel & phone	9,463.33	
2987	Stevens Point Public Utilities	Work done for Airport	596.90	
2988	Mastercard	Rugs, supplies & internet	959.92	
2989	Heartland Business Systems, LLC	Monthly Billing-March	78.35	
EFT	Payroll	March 2024	8,795.24	
	Delta Dental	Dental Insurance Premiums	71.38	
	Wisconsin Public Service	Utility Charges	4,164.74	
	IRS & WI Dept of Revenue	Payroll Taxes	3,721.86	
	Gen Aviation	Gen Aviation	68.10	
TOTAL EXPENSES LISTED			\$ 34,218.29	\$ 34,218.29
BALANCE ON HAND MARCH 31, 2025				\$ 42,533.25

Balance on Hand	\$ 42,533.25
Plus checks written after end of month	\$ -
Plus uncleared checks	\$ 959.92
Less checks previously written clearing this month	\$ (4,031.57)
Ending Cash Balance matching Bank Statements	\$ 39,461.60

**City of Stevens Point
Transportation Commission Meeting**

April 14, 2025 - 5:00pm
2700 Week Street, Stevens Point, Wisconsin
Or
Zoom Teleconferencing

Minutes

1. Roll Call

Present: Karalyn Peterson

Present via Zoom: Nichole Lysne, Tom Bertram, Allison Birr, Ald. Dean Shuda

Not Present: Neil Prendergast, Heidi Oberstadt

Others Present: Talin Scheuermann, Tom Carroll

2. Approval of March 10, 2025 minutes.

Tom Bertram made a motion to approve the March 10, 2025 minutes. Karalyn Peterson seconded. All in favor; none opposed. Motion carried.

3. Approval March 2025 Financial/Claims Report.

Ald. Dean Shuda made a motion to approve the March 2025 financial/claims reports. Karalyn Peterson seconded. All in favor; none opposed. Motion carried.

4. Staff Updates

5. Next Meeting Date - June 9, 2025 - 5:00pm.

6. Adjournment

5:10pm

PERSONNEL COMMITTEE
April 14, 2025 - 6:00 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, Steinemtz.

2. Request to amend Administrative Policy 3.02 Standard Benefits - Licenses and Certifications.

H/R Manager Frasch gave an overview of the change requested.

Director Kivela gave additional information regarding the change and requested retroactive pay for the inspector that was affected by an administrative oversight.

Ald. Guthrie moved, Ald. Steinmetz seconded to approve the change and allow retroactive pay for the electrical inspector effective March 24, 2025.

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

3. Adjournment.

Adjourned at 6:03 P.M.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

April 14, 2025 - 6:14 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

- PRESENT** Vice Chairperson Ald. Kneebone, Ald. Keymer, Ald. Shuda, and Ald. Morrow.
- EXCUSED** Chairperson Mayor Wiza and Ald. Buse.
- OTHERS PRESENT** **Directors:** Scott Beduhn - Public Works, Jarod Kivela - Community Development and Inspections, and Dan Kremer - Parks & Recreation.
City Staff: C/T Corey Ladick, Finance Manager Marcy Peterson, City Clerk Kari Yenter, Human Resource Manager Sandy Frasch, Tax Specialist Susan Pagel, Police chief Robert Kussow, and Fire Chief Jb Moody.
Alderspersons: Marc Christianson - District 1, Jacqui Guthrie - district 2, Lara Broderick - District 4, Dale Steinmetz - district 6, and Sam Lang - district 9.
Others Present: Stephen Klein - 301 Union Street.

Informational

1. **Director's Report**
 - a. **2025 Street Improvements Project (Madison/Monroe)**
 - b. **West River Drive**
 - c. **West Zinda Bridge**

Director Beduhn reported that there is a preconstruction meeting for both 2025 Street Improvements (Washington Avenue and Madison Street) Projects 25-101 and 25-102 scheduled for next Wednesday, April 23rd, in the Conference Room at the Streets Department Garage Facility located at 100 Sixth Avenue from 5:00 to 7:00 p.m. Local officials, property owners, residents, and other interested parties are encouraged to attend this meeting.

Discussion and Possible Action

2. **To approve the ordinance amendment in Chapter 9, Section 9.12, as it relates to Bicycle Ways, and Chapter 10, Subsections 10.01 and 10.05, as they relate to City Parks.**

Chris Tiffany **moved**, Ald. Shuda **seconded**, to approve the ordinance amendments in Chapter 9, Section 9.12 as it relates to Bicycle Ways, and Chapter 10, Subsections 10.01 and 10.05 as they relate to City Parks.

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

3. **To award the Street Improvements (Washington Avenue) Project #25-101 to Haas Sons, Inc. out of Thorp, Wisconsin, for the amount not to exceed \$4,792,534.90.**

Ald. Morrow **moved**, Chris Tiffany **seconded**, to award the Street Improvements (Washington Avenue) Project 25-101 to Haas Sons, Inc. out of Thorp, Wisconsin, for the amount not to exceed \$4,792,534.90.

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

4. **To award the Street Improvements (Madison Street) Project #25-102 to Switlick & Sons, Inc. out of Athens, Wisconsin, for the amount not to exceed \$3,811,709.50.**

Ald. Morrow **moved**, Ald. Keymer **seconded**, to award the Street Improvements (Madison Street) Project 25-102 to Switlick & Sons, Inc, out of Athens, Wisconsin, for the amount not to exceed \$3,811,709.50.

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

Adjourn

Adjourned at **6:22 p.m.**

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
April 14, 2025 - 6:05 PM**

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

**OR
Zoom Teleconferencing**

1. Roll Call.

Present:

Ald. Keymer, Steinmetz, Lang.

Excused:

Ald. Birr, Buse.

2. License List:

- A. "Class A" Beer & Liquor License: Z's Roadside Convenience at 2133 Division Street, Stevens Point for license period beginning April 22, 2025.**
- B. Temporary Class "B" Beer License:**
 - 1. CREATE Portage County, 1039 Ellis Street, Stevens Point, Levitt Amp Music Series on June 5, 12, 19, 26, July 10, 17, 24, 31, and August 7, 14, 21, 2025 at Pfiffner Pioneer Park, 1100 Crosby Avenue, Steven Point.**
 - 2. CREATE Portage County, 1039 Ellis Street, Stevens Point, Point Pride on June 14, 2025 at Pfiffner Pioneer Park, 1100 Crosby Avenue, Stevens Point.**
 - 3. Mid-State Roller Derby, PO Box 728, Stevens Point, Mid-State Roller Derby Home Games on April 26, June 21, July 12, and August 2, 2025 at 1000 Minnesota Avenue, 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. Mid-State Roller Derby Games on April 26, June 21, July 12, and August 2,**

2025 (Recurring).

- B. Hmong Week Central WI on May 15, 2025 (Recurring).**
- C. Stevens Point Brewery Block Party on May 17, 2025 (Recurring).**
- D. Walk Wisconsin on June 7, 2025 (Recurring).**

Chief Kussow spoke about the Stevens Point Brewery Block Party and a request for two contractual officers at the event. The organizer is aware of the request and is in contact with the Police Department.

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

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

4. Ordinance Amendment - Section 12.18: Food Trucks and Carts on City Property and Right of Way, Section 12.10 Food & Refreshment in City Parks, and creation of Section 24.27(3)(b)10.

Attorney Beveridge gave a history of the ordinance, the reason for the rewrite, as well as an overview of the rewrite.

Ald. Lang asked if there is an exemption for the Downtown Farmers Market.

Attorney Beveridge answered that there is not an exemption but instead there is language that states a Food Peddler shall operate as outlined within Section 12.02 - Public Square-Farmers Market and Vending Area.

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

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

5. Adjournment.

Adjourned at 6:13 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

April 14, 2025 - 6:24 PM

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

OR

Zoom Teleconferencing

Meeting ID: 852 6405 4662 | Passcode: 909157

By Computer: [Zoom Link](#)

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

MINUTES

Non-Action Items:

1. Roll Call.

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

EXCUSED Ald. .

ABSENT Ald. .

OTHERS PRESENT C/T Ladick, Ald. Kneebone, Lang and Guthrie, Attorney Beverage, Clerk Yenter, Directors Lemke, Kivela, Kremer and Beduhn, Fire Chief Moody, Deputy C/T Peterson, Tax Specialist Sue Pagel, Stephen Klein

Discussion and Possible Action on:

2. Approval of funding for the purchase of new election tabulators.

Ald. Keymer moved, Ald. Broderick seconded to approve the funding for the purchase of new election tabulators.

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

3. Approval of acceptance of a Community Foundation Grant for the Fire Department.

Ald. Shuda moved, Ald. Keymer seconded to approve the acceptance of a Community

Foundation Grant for the Fire Department. The amount is \$5,000 and will be used to purchase equipment necessary for water rescue.

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

4. Approval of agreement for Fire Department services with the Village of Park Ridge.

Ald. Shuda moved, Ald. Morrow seconded to approve the agreement for Fire Department services with the Village of Park Ridge.

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

5. Approval of agreement for EMS services with the Village of Park Ridge.

Ald. Broderick moved, Ald. Keymer seconded to approve the agreement for EMS Services with the Village of Park Ridge.

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

6. Approval of amendments to the Downtown Facade Improvement Grant Program.

Ald. Shuda moved, Ald. Keymer seconded to approve the amendments to the Downtown Facade Improvement Grant Program as presented.

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

7. Approval of an agricultural lease agreement with Blue Top Farms.

Ald. Morrow moved, Ald. Broderick seconded to approve the agricultural lease agreement with Blue Top Farms. The lease is for approximately 68 acres at \$125/acre.

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

8. Approval of setting the minimum offer amount for Business 51 real estate acquisition.

Ald. Keymer moved, Ald. Broderick seconded to approve setting the minimum offer amount for Business 51 real estate acquisitions at \$500.

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

9. Approval of Claims Paid.

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

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

10. Adjourn into closed session (approximately 6:40 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:

A. Establishing guidelines for the negotiation of real estate acquisition for the Business 51 project.

Ald. Shuda moved, Ald. Broderick seconded to adjourn into closed session pursuant to WI SS 19.85(1)(e) to deliberate or negotiate the purchasing of public properties, the investing of public funds or conducting other specified public business whenever competitive or bargaining reasons require a closed session to establish guidelines for the negotiation of real estate acquisitions for the Business 51 project.

Call for a roll call vote: ayes, Morrow, Shuda, Keymer, Broderick and Christianson; nays, none; motion carried. Meeting moved to closed session at 6:43 pm.

11. Reconvene for Possible Action on the above-referenced closed session items.

Ald. Shuda moved, Ald. Morrow seconded to move to open session.

Call for a roll call vote: ayes: Shuda, Keymer, Broderick, Christianson and Morrow; nays: none; motion carried.

Ald. Keymer moved, Ald. Morrow seconded to approve the process as described by Director Beduhn in closed session for real estate acquisition for the Business 51 project.

Call for a vote: Ayes: All; Nays: None. Motion carried.

Closing Section:

12. Adjournment

Adjourned at 7:04 pm..

COMPTROLLER-TREASURER REPORT
for the period ending February 28, 2025

	Bal February 1, 2025	Receipts	Disbursements	Bal February 28, 2025
GENERAL OPERATING CASH	\$3,000,435.99	\$12,205,764.46	\$13,117,325.58	\$2,088,874.87
UTILITIES & TRANSPORTATION (Cash and Investments)	\$16,939,662.69	\$1,352,813.06	\$1,078,986.40	\$17,213,489.35
INVESTMENTS	Bal February 1, 2025	TRANSFER IN	TRANSFER OUT	Bal February 28, 2025
GENERAL	\$49,280,292.73	\$528,662.42	\$8,800,000.00	\$41,008,955.15
SPECIAL REVENUE	\$815,635.97	\$0.00	\$0.00	\$815,635.97
DEBT SERVICE	\$676,388.62	\$0.00	\$514,067.05	\$162,321.57
CAPITAL PROJECTS	\$2,543,605.81	\$0.00	\$0.00	\$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>\$57,402,563.47</u>	<u>\$528,662.42</u>	<u>\$9,314,067.05</u>	<u>\$48,617,158.84</u>

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$4,655,602	\$920,458	19.77%
POLICE	\$6,798,788	\$1,292,814	19.02%
FIRE	\$7,307,168	\$1,289,146	17.64%
PUBLIC WORKS	\$6,889,796	\$1,083,956	15.73%
PARK & REC	\$2,473,864	\$341,965	13.82%
CAPITAL PROJECTS	\$10,372,924	\$187,583	1.81%
DEBT SERVICE	\$9,377,519	\$8,423,892	89.83%
YTD TARGET	16.67%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$29,658,293	\$15,580,810	52.53%

LETTER OF INTENT TO RESERVE LAND FOR DOWNTOWN HOUSING

The City of Stevens Point is writing to formally express our collective intent to reserve two parcels of land for a period of six months for Pelton Builders to plan and prepare for a two-phase residential or multi-use development. With the City of Stevens Point's most recent housing analysis, projected regional housing needs, and strategic and comprehensive plans that identify Downtown Stevens Point as a location of high fit, we believe that the two parcels identified as 281240832201937, and 281240832201938 are suitable for the construction of housing units that can be attained by Pelton Builders. The two parcels are identified in Exhibit A.

This letter of intent serves as an official statement that the City of Stevens Point will reserve these parcels from any further transactions or agreements with third parties during the six-month period commencing on April 1st, 2025. This reservation is non-binding and non-exclusive, and it does not constitute a formal agreement or contract. Instead, it demonstrates our serious interest and commitment to exploring the development potential of these properties with Pelton Builders.

Our intention is to grant Pelton Builders security to perform preliminary design and investigations for the site, which may include zoning assessments, environmental impact studies, financial evaluations, preliminary designs and revisions, and other necessary investigations to ensure the viability of a housing development project. The City of Stevens Point will respond to requests for information in a timely manner to assist with all investigations and to ensure that the development plan adheres to local design guidelines, planning documents, and results in a high-quality development project in Downtown Stevens Point.

BACKGROUND: The City of Stevens Point is facing a steep housing demand, requiring the construction of roughly 900 new housing units between 2017 and 2040 based on its housing study. Centergy, Central Wisconsin's economic development organization, will soon release a report indicating that there is an immediate shortage of 738 housing units in Portage County in 2025, and a shortage of rental units available at rates between \$900 and \$1,499 per month. Both parcels are currently owned by the City, and basic information about the parcels are included below:

- Parcel 281240832201937
 - Size: 1.59 acres.
 - Base assessed land value as of 3/19/25: \$432,600
 - Zoning: B3 – Central Business District
 - Vacant
- Parcel 281240832201938
 - Size: 1.11 acres.
 - Base assessed land value as of 3/19/25: \$302,700
 - Zoning: B3 – Central Business District
 - Current commercial parcel with active leases through November of 2027.

The City of Stevens Point completed environmental examination of the parcels in 2024, indicating that there is site-wide soil contamination that will need to be remediated for appropriate development of the site. The environmental report has been shared with Pelton Builders for planning purposes.

OBJECTIVES: The main objectives of this project include:

- Redevelopment of two parcels in line with the City of Stevens Point's Downtown Targeted Area Master Plan, generating multi-family housing developments that reflect the Historic Preservation Design Review Guidelines. A graphic representing this area in the Downtown Targeted Area Master Plan is attached in Exhibit B.
- Improve the adjacent Green Circle Trail as an amenity for residents of the development and as an improvement to the Green Circle Trail as a whole.
- Address environmental contamination of the site to produce a safe environment for users of the site.
- Assist the relocation of overhead utilities underground.

PROJECT DETAILS: The partnership between our organizations will result in the City of Stevens Point refraining from working with another company for a period of up to 6 months to allow Pelton Builders adequate time to pursue a development project and revise the project as needed.

Pelton Builders will evaluate the parcels for a two-phase development project, first developing parcel 281240832201937 and developing parcel 281240832201938 following the expiration of all commercial lease agreements made between the City of Stevens Point and current tenants, expected to occur after November of 2027. The project should result in an increase in available housing units and may result in one or more business relocations into Downtown Stevens Point.

Our organizations will collaborate on the planning and design of the housing project to ensure it meets the specific needs and design guidelines for Downtown Stevens Point. The City of Stevens Point does not represent the current tenants or their desire to re-sign a lease agreement for an alternative location. The City of Stevens Point will assist in the identification and acquisition of available local, state, and federal funds to support the redevelopment of the project.

TERMS AND CONDITIONS: The specific terms and conditions governing this project and the resulting construction, including roles, responsibilities, and any financial arrangements, will be detailed in a formal development agreement to be negotiated and executed by both parties.

CONFIDENTIALITY: Both organizations commit to maintaining the confidentiality of all proprietary and sensitive information shared during the course of this project.

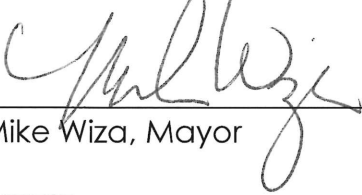
This Letter of Intent is a non-binding expression of our mutual intent to collaborate on this project, and it does not create a legally binding agreement between our organizations. We will work diligently to finalize a formal agreement that governs the details of our partnership when appropriate.

We look forward to the opportunity to work with you on this endeavor and hope the reservation of the land for the six-month period will allow Pelton Builders to conclude investigations. If at any point Pelton Builders wishes to abandon the project, the City of Stevens Point expects prompt notification.

Please do not hesitate to contact Director Kivela by calling (715) 346-1568 or emailing jkivela@stevenspoint.com to arrange a meeting at your earliest convenience to discuss the specifics of this reservation.

Signatures on next page

FOR THE CITY OF STEVENS POINT:



Mike Wiza, Mayor

DATE: 4/7/25

ATTEST:



Kari Yenter, City Clerk

DATE: 04-08-25

FOR PELTON BUILDERS:



Devin Coyle, Project Origination Manager

DATE: 4/1/25

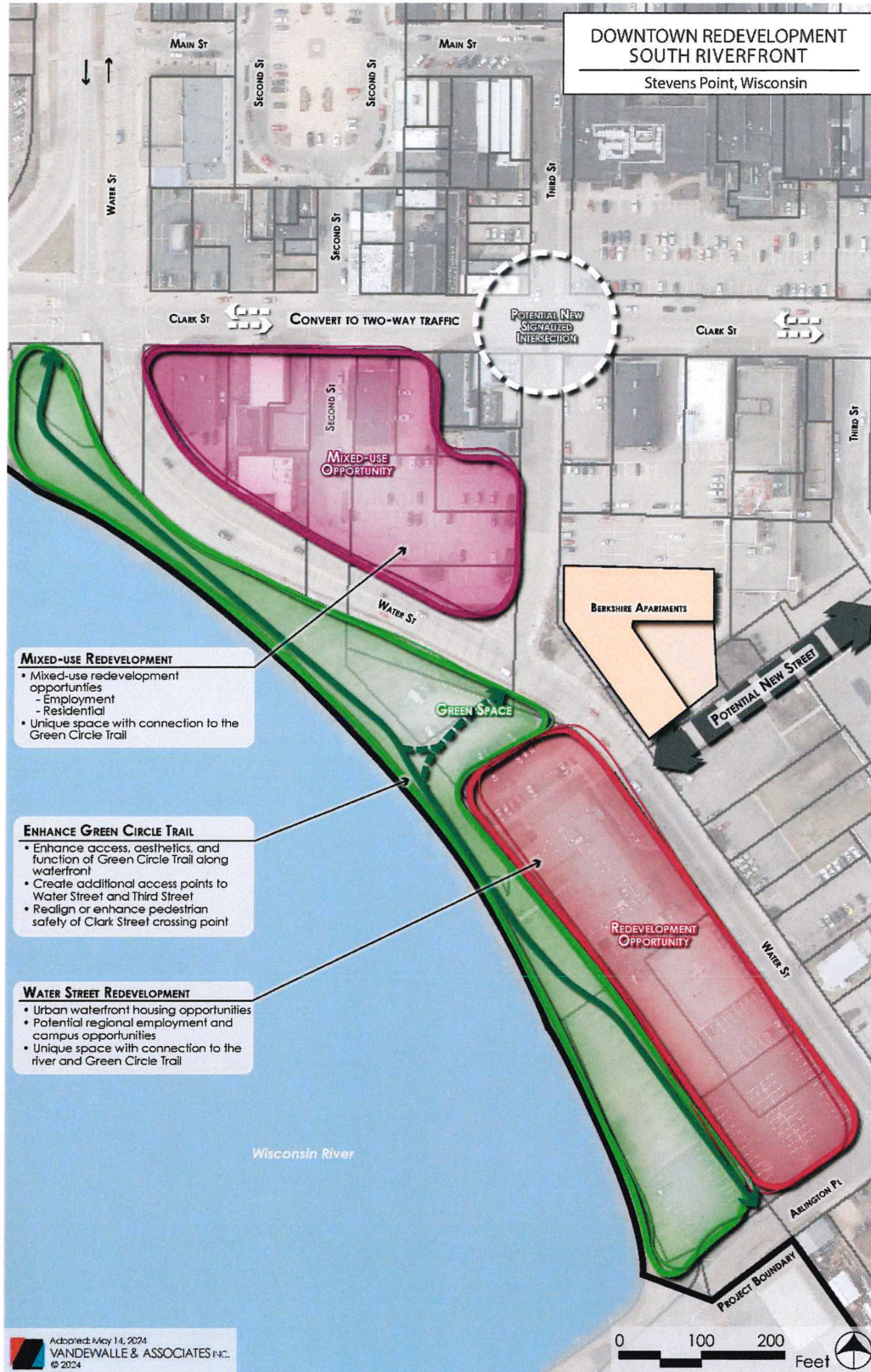
EXHIBIT A

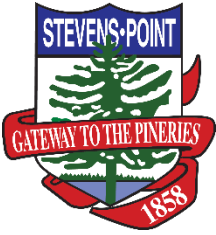
Image of Parcels to Be Reserved



EXHIBIT B

Representation of Parcels in Downtown Targeted Area Master Plan





Memo

Chris Klesmith
Neighborhood Planner / Economic
Development Specialist

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
(715) 341-4171 | cklesmith@stevenspoint.com

To: Common Council
From: Chris Klesmith
CC: Jarod Kivela; Mayor Wiza
Date: April 14, 2025
Subject: Letter of Intent for Edgewater Development – Pelton Builders

Alders,

In the fall of 2023, Pelton Builders, a construction company specializing in housing development and based out of Reedsburg, Wisconsin, initiated conversation with staff regarding development in the City of Stevens Point. While no project began from initial conversations, Pelton Builders had approached staff earlier in 2025 to evaluate their past project and discuss current opportunities, including the site of the former Edgewater Manor. Pelton Builders confirmed interest in the site and requested a letter of intent to ensure their investment of time in developing concepts for the site is secure.

Staff have previously signed letters of intent to provide this level of security for other projects, especially those that are supported by state or federal resources. Staff had previously signed a letter of intent with Pelton Builders for another potential project but have found the project to be infeasible at that time and remains cost prohibitive. Pelton Builders will have approximately 6 months to provide a development proposal for the former Edgewater Manor site, for which they intend to be developed in two phases in accordance with the Downtown Targeted Area Master Plan. As noted in the letter, Pelton Builders intends to pursue a multifamily residential development that may include space for business locations on the site. To date, staff have not received another serious inquiry for the redevelopment of the site.

Staff will support Pelton Builders to produce a high-quality development concept to be reviewed by the Council over the term outlined in the letter. Should you have any questions about the project, please contact me or Director Kivela by phone or email.

Cheers,

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



MEMORANDUM

To: Council

From: Jarod Kivela, Director of Community Development

Date: April 17th, 2025

RE: **Right-of-Way Liability Agreement – Forest Creek Subdivision**

During the review of submitted offers for the Forest Creek Subdivision, it was identified that access to the newly created parcels cannot be achieved solely through City roads. All construction traffic—developers, builders, and contractors—must utilize approximately 800 feet of roadway located within the Town of Hull right-of-way to reach the subdivision.

This roadway segment is subject to the Town of Hull's weight limit ordinances, which are enforced both during and outside of the spring weight restriction periods. Given the need to bring in heavy equipment for land clearing, infrastructure installation, and home construction, these ordinances would inevitably be violated during the course of development.

Staff Recommendation:

After evaluating multiple alternatives, staff recommends entering into a formal Right-of-Way Liability Agreement with the Town of Hull. Under this agreement:

- The City would assume full liability for the identified 800 feet of Town right-of-way for the entire duration of subdivision development, which is expected to take several years.
- The City would be responsible for repairing/compensating the town for any damage caused by construction traffic to ensure the roadway remains safe and drivable at all times, as determined by the City Engineers and Town Engineers.
- Upon the completion of development, the City would conduct a final evaluation of the roadway to determine if additional improvements, such as chip sealing or a mill and overlay, are necessary, and would complete such work as needed.

www.stevenspoint.com

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

Future Consideration:

It is important to note that, per a signed Offer to Purchase and Purchase Option Agreement, the City intends to acquire the parcel located at 324 Brilowski Road, Stevens Point, WI 54482 within the next five or so years. This acquisition would bring the aforementioned section of roadway into City ownership and maintenance responsibilities, making the liability agreement a temporary, transitional measure until that time.

Staff will work with legal counsel and Town of Hull officials to finalize agreement terms. To not cause any further delays in the development of this subdivision, **Staff requests approval of this agreement with possible minor amendments, determined appropriate by the City Attorney.**

HAULING ROAD AGREEMENT

Between the City of Stevens Point and the Town of Hull
Brilowski Road – Forest Creek Subdivision Construction

This Agreement (“Agreement”) is made as of the _____ day of _____ 2025 by and between the City of Stevens Point, a Wisconsin Municipal Corporation with offices located at 1515 Strongs Avenue, Stevens Point, WI 54481 (“City”), and the Town of Hull, a Wisconsin township organized under Wis. Stats. Ch. 60 with offices located at 4550 Wojcik Memorial Drive, Stevens Point, WI 54482 (“Town”).

WHEREAS the City of Stevens Point is developing the Forest Creek Subdivision (“Forest Creek”) and anticipates the construction of new homes within Forest Creek to commence in the spring of 2025; and

WHEREAS the construction of such new homes will necessitate access to Forest Creek by large equipment and heavy vehicles, such as concrete trucks and excavators; and

WHEREAS the most feasible road access to Forest Creek includes sections of Golla Road and Brilowski Road (“Roads”, as more fully defined in section 2 below, sections of which are owned by the Town; and

WHEREAS such sections Roads are Class B highways which are subject to year-round weight limits, with such weight limits being further reduced during periods of seasonal weight limits being applied by Portage County; and

WHEREAS the City has an interest in the Roads being used for access to Forest Creek for these construction purposes despite such weight limits; and

WHEREAS the City and Town reasonably anticipate that such equipment and vehicles are likely to occasionally exceed such weight limits; and

WHEREAS the City wishes to make the Town whole for any damage to the Roads that is directly attributable to vehicular travel upon the road by vehicles and/or equipment in which exceed such weight limits by coordinating and paying for any repairs to the Roads as required by this Agreement;

NOW, THEREFORE the City and Town agree as follows:

1) **Intent.** The City and Town agree that the intent of this Agreement is for the City to perform or contract for repairs to the Roads for any damage to them that is directly attributable to travel upon the Roads by vehicles and equipment which are in excess of applicable weight limits (“Overweight Vehicles”) while traveling to and from Forest Creek in connection with construction within Forest Creek (“Hauling Activities”). The City shall

not be responsible for normal wear and tear to the Roads not directly connected with such vehicles and equipment or damage to the road caused by vehicles weighing less than applicable weight limits even if such vehicles are associated with construction within Forest Creek.

2) **Road sections covered by the Agreement.** The “Roads” as that term is used in this Agreement are Brilowski Road from a point approximately 180 feet north of its intersection with Regent Street (corporate limits) to a point approximately 985 feet north of such intersection (corporate limits), and Golla Road from a point approximately 178 feet west of its intersection with Brilowski Road (corporate limits) to the easterly right of way of Brilowski Road.

3) **Methodology.**

- a. **Initial condition documentation.** Prior to any Overweight Vehicles traveling to or from Forest Creek for construction purposes, the appropriate City staff shall meet with Town staff and/or Town contractors to perform an in-person inspection of the Roads. The condition of the Roads at that time (“Initial Condition”) will be documented in an appropriate manner consistent with descriptive methodologies used in standard civil engineering practices. The documentation of the condition of the Roads prior to any Hauling Activities shall be agreed upon by City and Town representatives and indicated by signatures upon such documentation from the City’s Director of Public Works and the Town Chairman.
- b. **Biannual reinspection.** The Roads shall be reinspected twice per year during the term of this Agreement, once during November and once during May. Such reinspections shall be performed and documented in the manner identified in section 2)a. above. Any changes in the condition of the Roads identified in any reinspection vis a vis the Initial Condition shall be evaluated to determine whether they are reasonable attributable to the Hauling Activities. Such determination may be made by City engineering staff, or by City engineering staff in conjunction with professional engineering staff retained by the Town. Any damage determined to be reasonably attributable to the Hauling Activities shall be repaired at the City’s expense, either by City staff or a contractor of the City’s choosing. Such contractors shall perform work at the City’s direction.
- c. **Additional reinspections.** If reports occur of significant deterioration in the Roads’ condition during the periods between biannual reinspections, additional inspections shall occur at a time mutually agreeable to the City and Town. Such inspections shall follow the methodology indicated in section 2)b. above and repairs performed at City expense in the same manner.

- d. **Final reinspection.** A final reinspection shall occur within one month of the termination of this agreement for any of the reasons identified in section 3) below, except that if termination occurs due to the City taking over jurisdiction of the Roads under section 3)c., no final reinspection shall be performed and the City shall perform any subsequent repairs at its own discretion. Such final reinspection shall follow the methodology indicated in section 2)b. above and repairs performed at City expense in the same manner.

4) **Term.** This Agreement shall terminate upon the occurrence of any of the following:

- a. Mutual written rescission of the Agreement agreed to by City and Town.
- b. The completion of construction activities upon every platted lot within Forest Creek.
- c. The City annexing additional real estate into the City limits and thereby gaining jurisdiction and maintenance obligations over the Roads.

TOWN OF HULL

By: _____,
Date: _____
Dave Wilz
Town Chairperson

CITY OF STEVENS POINT, WISCONSIN

By: _____,
Date: _____
Mike Wiza
Mayor

PRELIMINARY RESOLUTION

RESOLVED, by the Common Council of the City of Stevens Point, Wisconsin:

SECTION I. The Common Council of the City of Stevens Point hereby declares 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 STORM SEWER LATERALS - PROJECT # 25-101.

- 1) All property fronting upon both sides of **Washington Avenue** from its intersection with Lee Street to its intersection with Second Street.
- 2) All property fronting upon both sides of **Grant Street** from its intersection with Franklin Street to its intersection with Fifth Avenue.
- 3) All property fronting upon both sides of **West Street** from its intersection with Washington Avenue to its intersection with Fourth Avenue.

B. FOR INSTALLATION OF WATER SERVICES - PROJECT # 25-101.

- 1) Property fronting upon a portion of the north side of **Washington Avenue** from its intersection with Grant Street to its intersection with Frederick Street.

C. FOR INSTALLATION OF SANITARY LATERALS - PROJECT # 25-101.

- 1) Property fronting upon a portion of the north side of **Washington Avenue** from its intersection with Grant Street to its intersection with Frederick Street.

SECTION II.

- A. The public improvement described in Section I.A shall include the installation of storm sewer laterals in said streets or portion thereof. The public improvement does not include installation of laterals between the right of way line and the house; this part of the lateral is located on private property and is not included in the assessment. The public improvement will terminate the lateral at the right of way line/property line.
- B. The public improvement described in Section I.B shall include the installation of water services in said street or portion thereof. The public improvement does not include installation of services between the right of way line and the house; this part of the service is located on private property and is not included in the assessment. The public improvement will terminate the service at the right of way line/property line.

- C. The public improvement described in Section I.C shall include the installation of sanitary sewer laterals in said street or portion thereof. The public improvement does not include installation of laterals between the right of way line and the house; this part of the lateral is located on private property and is not included in the assessment. The public improvement will terminate the lateral at the right of way line/property line.

SECTION III. The total amount assessed against the properties in the defined assessment district shall not exceed 100% of the cost of the improvement. The Common Council determines that the improvement constitutes an exercise of its police power and the amount assessed against each parcel shall be based on the actual cost.

SECTION IV. The manner and method of payment will be determined in the final resolution.

SECTION V. The Board of Public Works will prepare a report which shall consist of:

- A. Plans and specifications for the improvements.
- B. The actual cost of the proposed improvements.
- C. Schedule of proposed assessments.

SECTION VI. When the report is completed, the Board of Public Works shall file a copy of the report with the City Clerk.

SECTION VII. Upon receiving the Report of the Board of Public Works, the Clerk shall cause notice to be given stating the nature of the proposed improvements, the general boundary lines of the proposed assessment district, the time and place at which the report may be inspected, and the time and place of the public hearing in the matters contained in the preliminary resolution and the report. This notice shall be published as a Class I notice and a copy shall be mailed, at least ten (10) days before the hearing to every interested party.

SECTION VIII. The hearing shall be held in the Community Room at the Stevens Point Police Department at a time set by the City Clerk in accordance with Section 66.0703(7)(a), Wisconsin Statutes.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter

Dated: April 9, 2025
Adopted: April 21, 2025
Publish: May 1, 2025

RELOCATION ORDER

lpa1708 08/2011 (Replaces LPA3006)

Project 6998-13-01	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 Section 62.22, Wisconsin Statutes, the City of Stevens Point orders that:

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

Approved: Mike Wiza, Mayor

Date

Attest: Kari Yenter, Clerk

Date

CONVENTIONAL SYMBOLS

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

CONVENTIONAL UTILITY SYMBOLS

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

CONVENTIONAL ABBREVIATIONS

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

CURVE DATA ABBREVIATIONS

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

NOTES:

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

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

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

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

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

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

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

END RELOCATION ORDER

STATION 41+76.72

2493.37' NORTH AND 1965.95' WEST

OF THE SOUTH QUARTER CORNER

OF SECTION 4, T23N, R8E.

BEGIN RELOCATION ORDER

STATION 12+61.57

78.99' NORTH AND 393.52' WEST OF

THE SOUTH QUARTER CORNER OF

SECTION 4, T23N, R8E.

SCALE

0

2 MI

TOTAL NET LENGTH OF CENTERLINE = 0.552 MI

REVISION DATE

CITY OF STEVENS POINT

APPROVED FOR THE THE CITY OF STEVENS POINT

DATE: _____

Mike Wiza, Mayor

R/W PROJECT NUMBER

6998-13-01

FEDERAL PROJECT NUMBER

1

9

PLAT OF RIGHT OF WAY REQUIRED FOR

BUSINESS 51 URBAN RECONSTRUCTION

SOUTH CITY LIMITS - MICHIGAN AVENUE

BUSINESS 51 / CHURCH STREET

PORTAGE

CONSTRUCTION PROJECT NUMBER

FILE NAME : C:\USERS\DONALD.BUZA\AECOM\60730625 BUS51 SOUTH SEGMENT - GENERAL\900_CAD_GIS\910_CAD\60730625\SHEETSPLAN\040101.DWG

PLOT DATE : 3/20/2025 2:45 PM

PLOT BY : BUZA, DONALD

PLOT NAME :

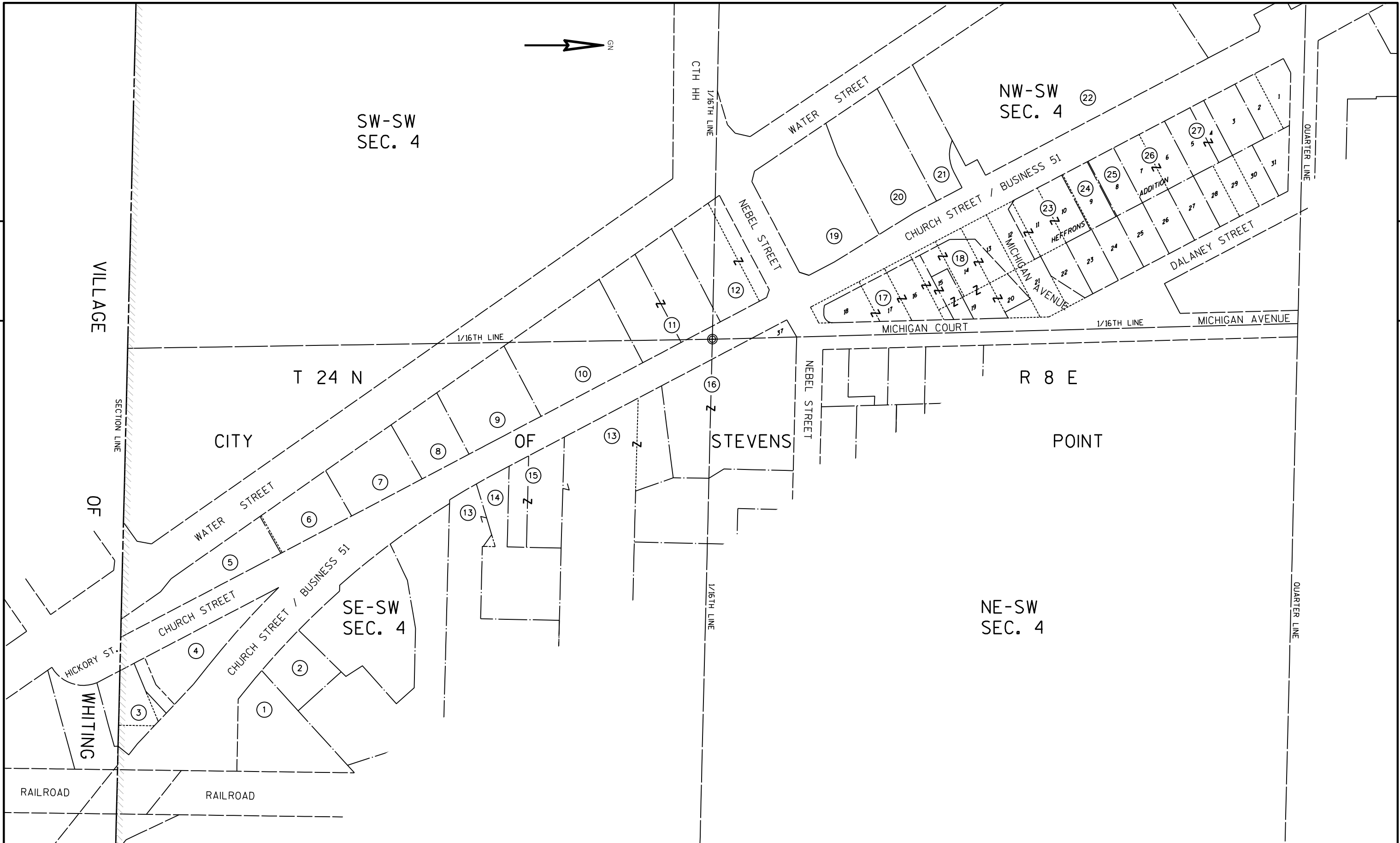
PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W SO.FT. REQUIRED			TLE SO.FT.
				NEW	EXISTING	TOTAL	
1	4.04	JASON J. DAVIS AND KRISTI L. DAVIS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	TLE	----	----	----	624
2	4.04, 4.05	BLUE TOP ENTERPRISES, LLC	TLE	----	----	----	347
3	4.04	NANETTE A.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

SCHEDULE OF LANDS & INTERESTS REQUIRED

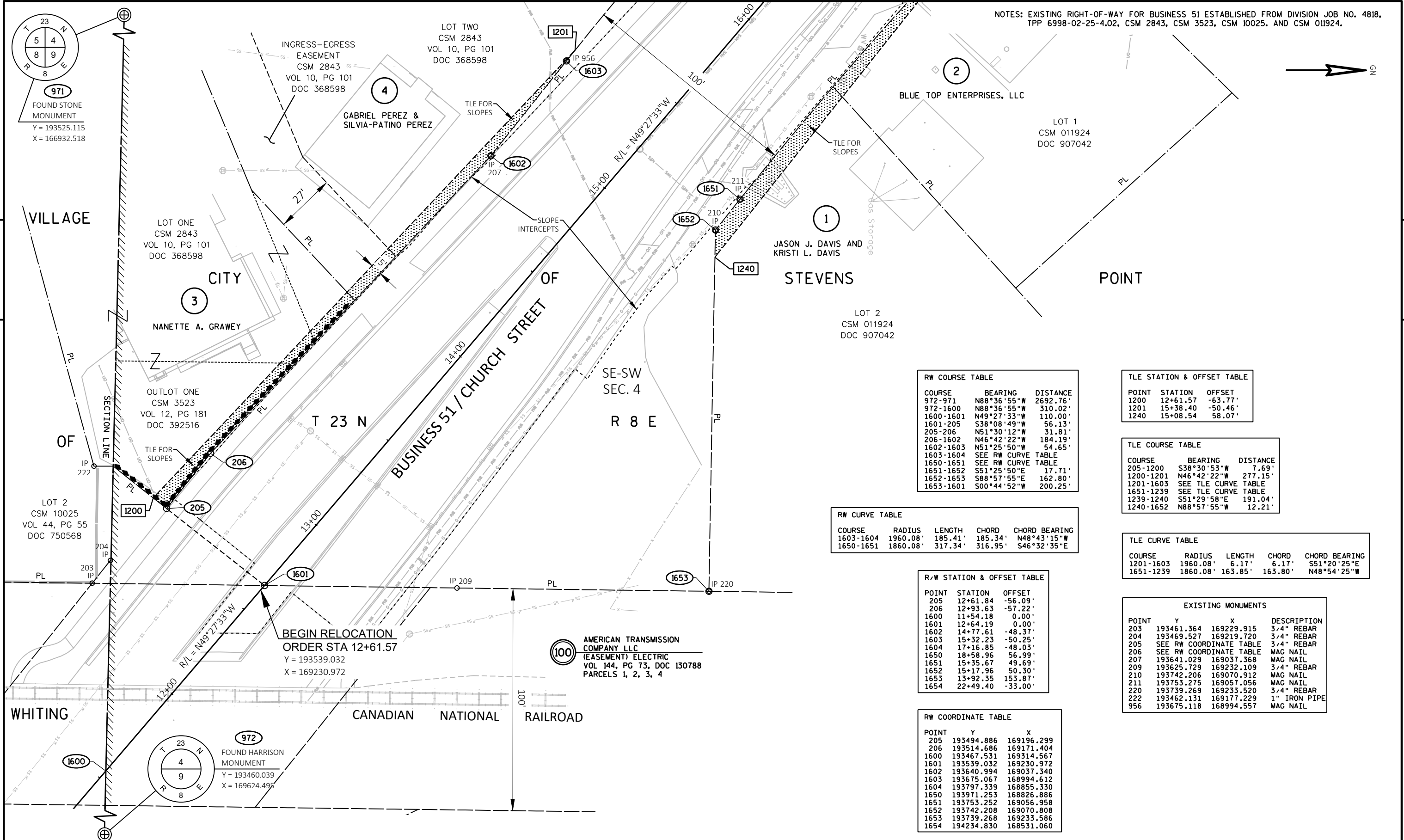
OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF STEVENS POINT.

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

REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-01	PLAT SHEET 4.02	E
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET _____	



REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-01	PLAT SHEET 4.03	E
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	



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

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

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

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

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

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

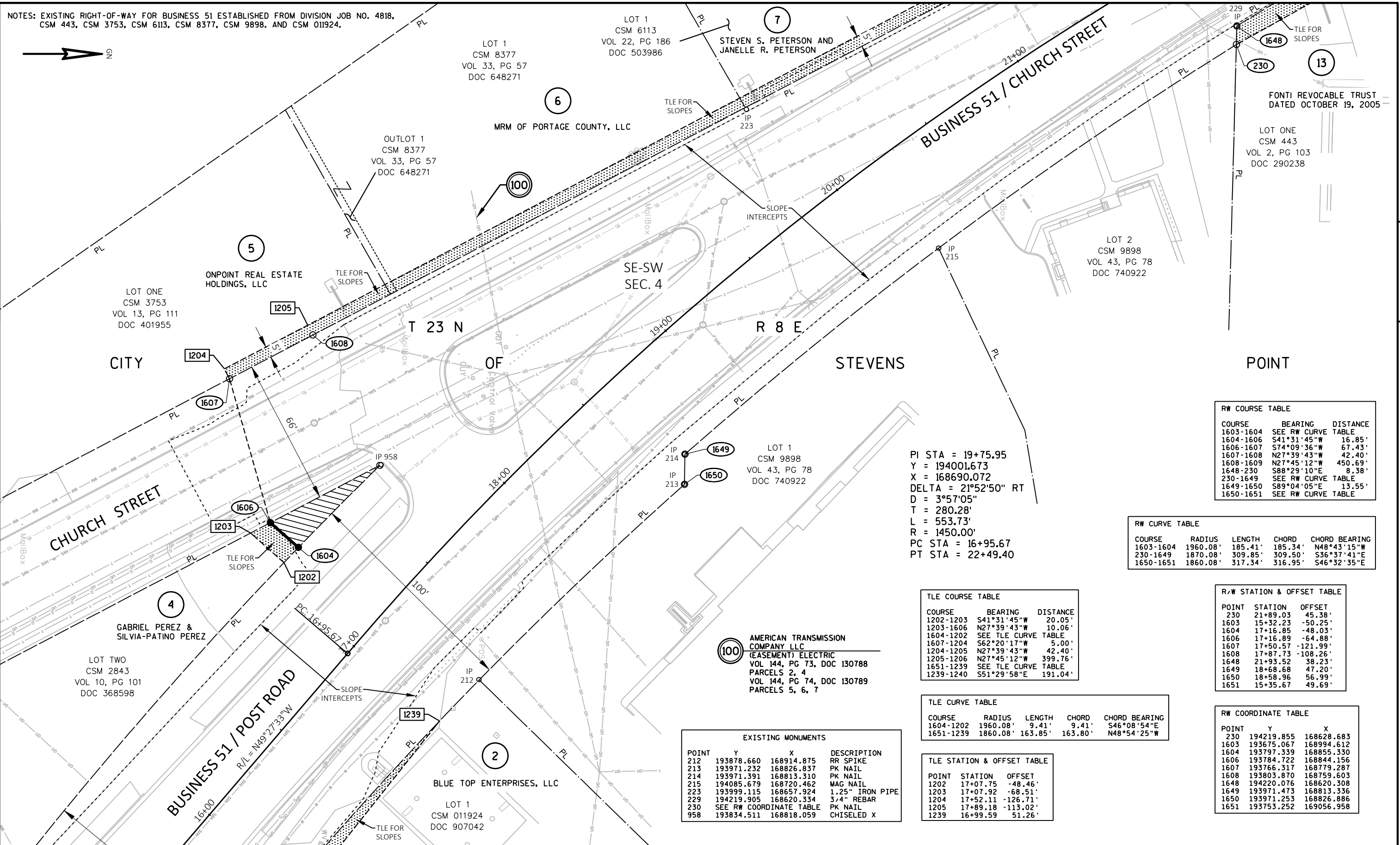
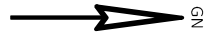
RW COORDINATE TABLE		
POINT	Y	X
205	193494.886	169196.299
206	193514.686	169171.404
1600	193467.531	169314.567
1601	193539.032	169230.972
1602	193640.994	169037.340
1603	193675.067	168994.612
1604	193797.339	168855.330
1650	193971.253	168826.886
1651	193753.252	169056.958
1652	193742.208	169070.808
1653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

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

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

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-01	PLAT SHEET 4.04
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

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



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

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

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

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

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

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

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

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

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

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-01	PLAT SHEET 4.05
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

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



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

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

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

LOT 1
CSM 6113
VOL 22, PG 186
DOC 503986

STEVEN S. PETERSON AND
JANELLE R. PETERSON

RUSSELL J. DANIELSON

FONTI REVOCABLE TRUST
DATED OCTOBER 19, 2005

LOT ONE
CSM 443
VOL 2, PG 103
DOC 290238

LOT 1
CSM 011411
DOC 866868

FLATOFF PROPERTIES, LLC

NORBERT L. TEPP

LOT 1
CSM 3538
VOL 12, PG 196
DOC 393123

SE-SW
SEC. 4

BUSINESS 51 / CHURCH STREET

REALTY INVESTMENTS, L.L.C.

AUTOZONE, INC.,
A NEVADA CORPORATION

FONTI REVOCABLE TRUST
DATED OCTOBER 19, 2005

LOT 1
CSM 3364
VOL 12, PG 22
DOC 385964

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
1608-1609	N27°45'12"W	450.69'
1609-1610	N36°42'01"W	8.89'
1610-1654	SEE RW CURVE TABLE	
1654-1611	N27°34'43"W	206.06'
1611-1612	N22°31'37"W	10.04'
1612-1614	N27°45'48"W	549.83'
1612-1656	N27°45'48"W	438.02'
1646-1647	S27°45'48"E	413.53'
1647-1648	SEE RW CURVE TABLE	
1648-230	S88°29'10"E	8.38'

RW CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1610-1654	1483.00'	28.33'	28.33'	N28°07'33"W
1647-1648	1877.08'	130.31'	130.28'	S29°45'07"E

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
230	21+89.03	45.38'
1608	17+87.73	-108.26'
1609	22+13.09	-31.78'
1610	22+21.70	-33.00'
1611	24+55.46	-33.00'
1612	24+65.46	-32.12'
1614	30+15.29	-33.89'
1646	27+38.72	33.00'
1647	23+25.19	34.34'
1648	21+93.52	38.23'
1654	22+49.40	-33.00'

RW COORDINATE TABLE		
POINT	Y	X
230	194219.855	168628.683
1608	193803.870	168759.603
1609	194202.716	168549.730
1610	194209.846	168544.415
1611	194417.477	168435.662
1612	194426.750	168431.816
1614	194913.284	168175.694
1646	194699.109	168363.027
1647	194333.182	168555.658
1648	194220.076	168620.308
1654	194234.830	168531.060

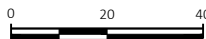
TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1205-1206	N27°45'12"W	399.76'
1206-1207	S60°08'26"W	5.00'
1207-1208	N27°45'12"W	70.42'
1208-1209	N41°47'23"W	20.62'
1209-1210	N27°45'12"W	29.98'
1210-1211	N21°10'56"W	43.69'
1211-1212	N27°45'48"W	400.35'
1212-1213	S62°15'50"W	5.00'
1237-1238	S27°45'48"E	785.51'
1238-230	S29°12'34"E	72.45'
230-1648	N88°29'10"W	8.38'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1206	21+63.59	-38.77'
1207	21+63.68	-43.77'
1208	22+32.06	-41.49'
1209	22+51.55	-46.44'
1210	22+81.53	-46.53'
1211	23+24.95	-41.66'
1212	27+25.29	-42.95'
1213	27+25.28	-47.95'
1237	30+48.86	42.00'
1238	22+63.36	44.54'

REVISION DATE

DATE 2/10/2025

SCALE, FEET



HWY: BUSINESS 51 / CHURCH STREET

STATE R/W PROJECT NUMBER 6998-13-01

PLAT SHEET 4.06

GRID FACTOR N/A

COUNTY: PORTAGE

CONSTRUCTION PROJECT NUMBER

PS&E SHEET

E

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

RW COORDINATE TABLE

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

RW COURSE TABLE

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

R/W STATION & OFFSET TABLE

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

RW CURVE TABLE

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

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

LOT 1
CSM 101
VOL 1, PG 101
DOC 273483

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

LOT 2
CSM 101
VOL 1, PG 101
DOC 273483

LOT 1
CSM 3282
VOL 11, PG 240
DOC 383297

CAPITOL BANK

FOUND BRASS CAP
Y = 194813.733
X = 168257.922

CF WAG PORTFOLIO DST.
A DELAWARE STATUTORY TRUST

LOT 1
CSM 9247
VOL 39, PG 27
DOC 698097

LOT 3
CSM 8295
VOL 32, PG 125
DOC 640751

OPIOZ, LLC

STEVENS POINT 3297
CHURCH WI, LLC

BUSINESS 51 (CHURCH STREET)

STEVENS

MICHIGAN COURT

TLE COURSE TABLE

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

TLE STATION & OFFSET TABLE

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

TLE CURVE TABLE

COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1636-1235	20.00'	11.52'	11.36'	S14°57'53"W
1235-1635	20.00'	20.94'	20.00'	S61°27'44"W

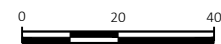
EXISTING MONUMENTS

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

REVISION DATE

DATE 2/10/2025

SCALE, FEET



HWY: BUSINESS 51 / CHURCH STREET

STATE R/W PROJECT NUMBER 6998-13-01

PLAT SHEET 4.07

GRID FACTOR N/A

COUNTY: PORTAGE

CONSTRUCTION PROJECT NUMBER

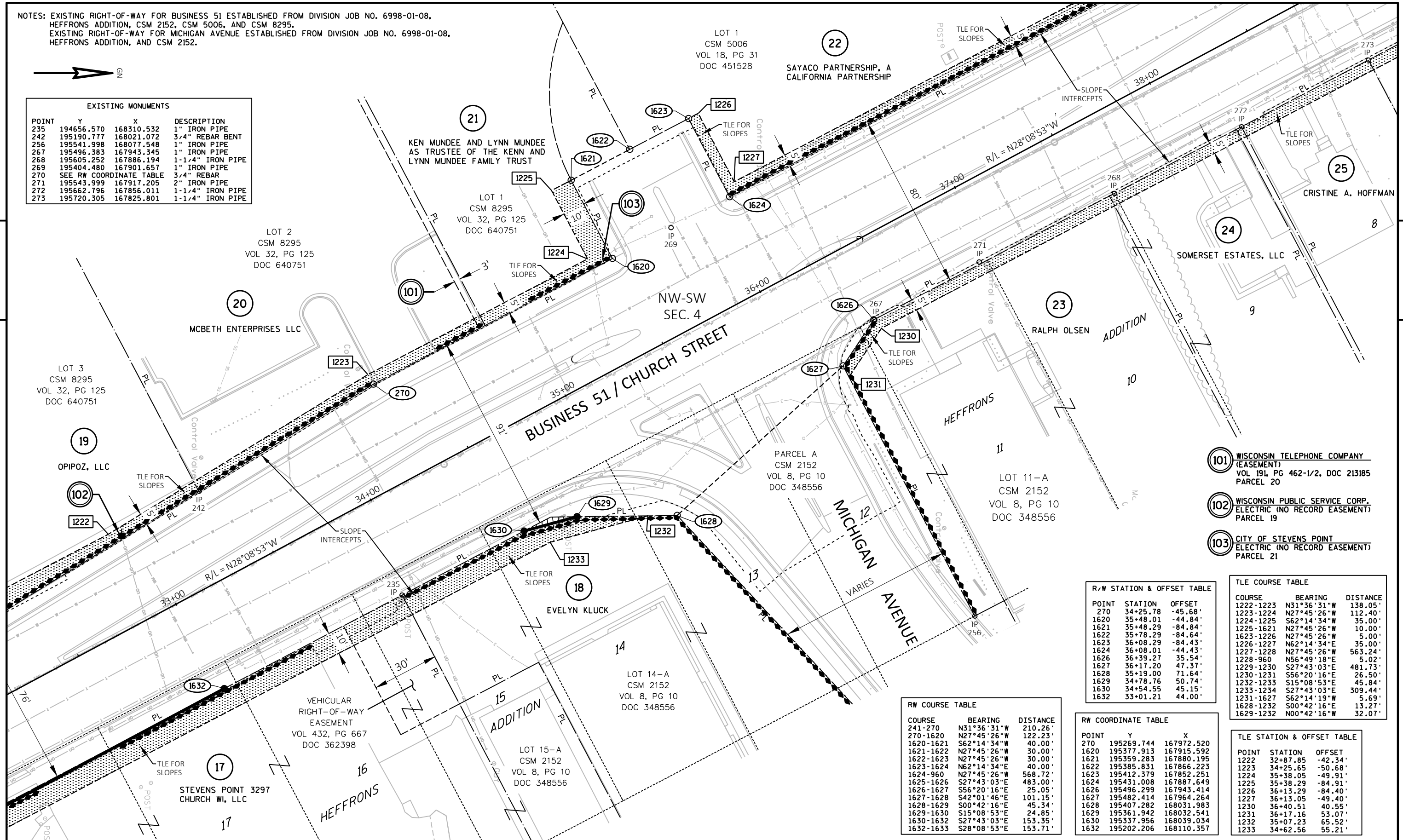
PS&E SHEET

E

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



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



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

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

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1222-1223	N31°36'31"W	138.05'
1223-1224	N27°45'26"W	112.40'
1224-1225	S62°14'34"W	35.00'
1225-1621	N27°45'26"W	10.00'
1623-1226	N27°45'26"W	5.00'
1226-1227	N62°14'34"E	35.00'
1227-1228	N27°45'26"W	563.24'
1228-960	N56°49'18"E	5.02'
1229-1230	S27°43'03"E	481.73'
1230-1231	S56°20'16"E	26.50'
1232-1233	S15°08'53"E	45.84'
1233-1234	S27°43'03"E	309.44'
1231-1627	S62°14'19"W	5.69'
1628-1232	S00°42'16"E	13.27'
1629-1232	N00°42'16"W	32.07'

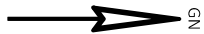
RW COURSE TABLE		
COURSE	BEARING	DISTANCE
241-270	N31°36'31"W	210.26'
270-1620	N27°45'26"W	122.23'
1620-1621	S62°14'34"W	40.00'
1621-1622	N27°45'26"W	30.00'
1622-1623	N27°45'26"W	30.00'
1623-1624	N62°14'34"E	40.00'
1624-960	N27°45'26"W	568.72'
1625-1626	S27°43'03"E	483.00'
1626-1627	S56°20'16"E	25.05'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

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

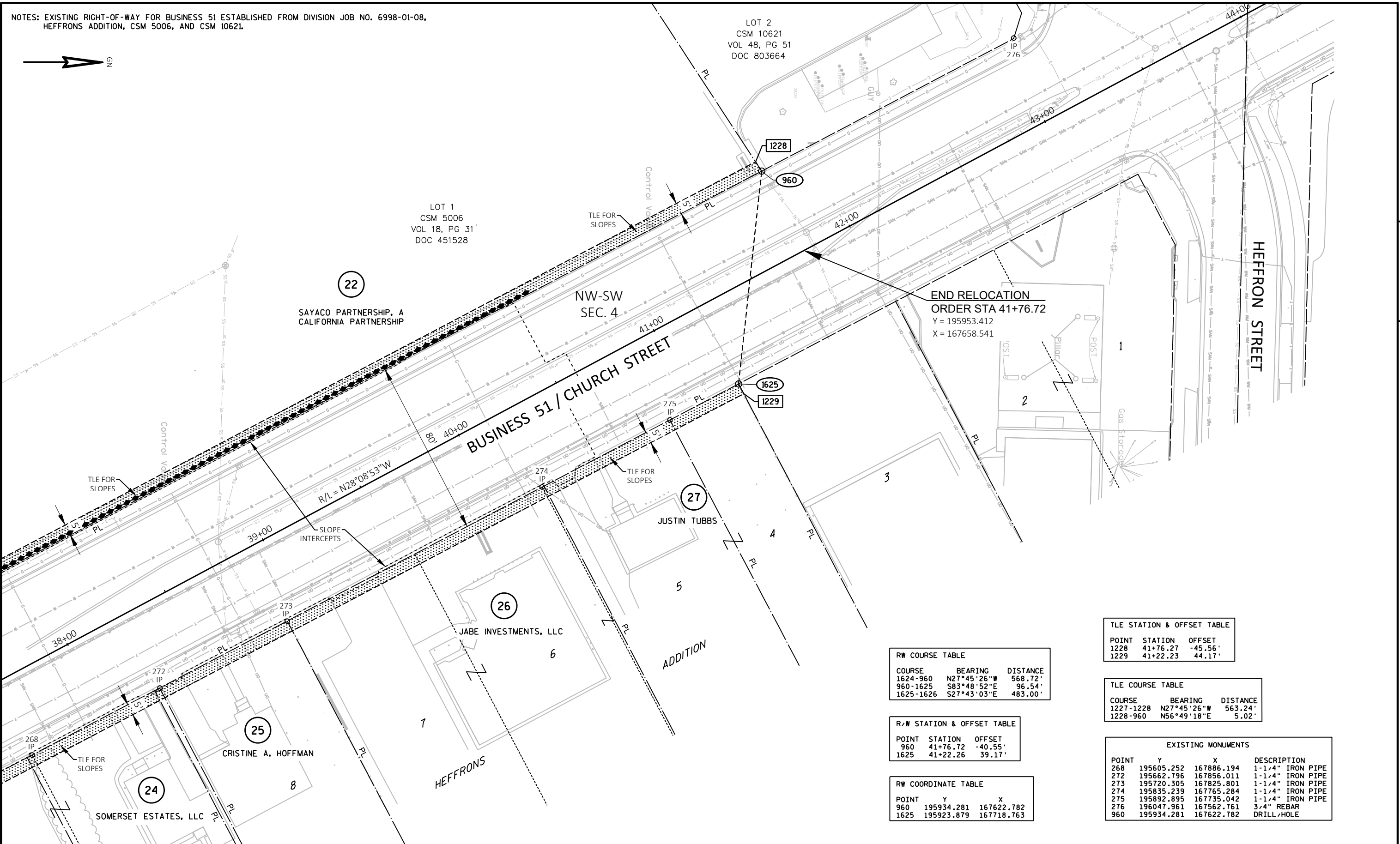
TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1222	32+87.85	-42.34'
1223	34+25.65	-50.68'
1224	35+38.05	-49.91'
1225	35+38.29	-84.91'
1226	36+13.29	-84.40'
1227	36+13.05	-49.40'
1230	36+40.51	40.55'
1231	36+17.16	53.07'
1232	35+07.23	65.52'
1233	34+62.56	55.21'

REVISION DATE	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-01	PLAT SHEET 4.08
	GRID FACTOR N/A	0 20 40	COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

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



4



4

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

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

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

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

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

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

REVISION DATE	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 6998-13-01	PLAT SHEET 4.09
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

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 21 of Section 9.12(q)(l) of the Revised Municipal Code, **Bicycle Ways** is hereby **amended** to read as follows:

9.12(q)(l) 21. The path on the west side of Badger Avenue from E.M. Copps Drive to County Road HH.

SECTION II: That subsection (2) of Section 10.01 of the Revised Municipal Code, **Definitions and Terms** is hereby **amended** to read as follows:

10.01 (2) Park, City Park, and Stevens Point Park. The terms "park," "city park," and "Stevens Point Park" are defined to mean all lands and water heretofore and hereafter acquired by the city for park or recreational purposes or placed under the jurisdiction of the parks commission and include without limitation parks, beaches, swimming pools, and privately owned lands, the use of which has been granted to the city for park, recreational, or like public purposes. The following areas are designated as Stevens Point parks:

Admiral Grant	Plover Hills Park 1
Atwell	Plover Hills Park 2
Bukolt	Plover River
Conifer	Rice Street
East Oaks	Riverwoods
Goerke	Rogers Park
Green Circle	Sculpture Park
Hein	Seramur
Iverson	Slomann
John S. Groholski	Texas
Kozickowski	Veterans Memorial
McGlachlin	Village Green
Mead	Whitetail
Morton	Yulga
Parkwood	Zenoff
Pfiffner Pioneer Park	

SECTION III: That Section 10.05 of the Revised Municipal Code, **Closing Hours** is hereby **amended** to read as follows:

10.05 CLOSING HOURS. It shall be unlawful for any person to enter or be in any city park between the hours of 11:00 P.M. and one-half hour before sunrise with the following exceptions:

(1) A city-sponsored or city-approved event.

- (2) When a park lodge has been rented for a special event, on which occasion the closing hour shall be 1:00 A.M.
- (3) Activities directly related to boating or fishing in boat launching and trailer parking areas.
- (4) No parking is permitted in John S. Groholski Park outside of the regular park hours.

SECTION IV: These Ordinance changes shall take effect upon passage and publication.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: April 1, 2025
Approved: April 21, 2025
Published: May 1, 2025

2025 Street Improvements - Washington Avenue Project 25-101 (#9586416)

Owner: City of Stevens Point

04/01/2025 10:00 AM CDT

Line Item	Item Code	Item Description	UoM	Quantity	Haas Sons, Inc.		A-1 Excavating LLC		Integrity Grading and Excavating, Inc.		Earth Inc.	
					Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	B1	Mobilization	LS	1	\$263,850.00	\$263,850.00	\$153,113.00	\$153,113.00	\$370,000.00	\$370,000.00	\$300,000.00	\$300,000.00
2	B2	Common Excavation	CY	12600	\$18.00	\$226,800.00	\$19.00	\$239,400.00	\$17.00	\$214,200.00	\$20.00	\$252,000.00
3	B3	Rock Excavation - Utility Trench (Undistributed)	CY	300	\$1.00	\$300.00	\$1.00	\$300.00	\$100.00	\$30,000.00	\$10.00	\$3,000.00
4	B4	Utility Demolition	LS	1	\$84,500.00	\$84,500.00	\$80,000.00	\$80,000.00	\$21,000.00	\$21,000.00	\$45,000.00	\$45,000.00
5	B5	Excavation Below Subgrade (EBS)(Undistributed)	CY	2000	\$18.00	\$36,000.00	\$16.00	\$32,000.00	\$17.00	\$34,000.00	\$10.00	\$20,000.00
6	B6	Concrete Sidewalk Removal	SF	33695	\$0.72	\$24,260.40	\$1.00	\$33,695.00	\$1.00	\$33,695.00	\$1.10	\$37,064.50
7	B7	Concrete Curb and Gutter Removal	LF	6404	\$3.50	\$22,414.00	\$4.00	\$25,616.00	\$2.75	\$17,611.00	\$4.00	\$25,616.00
8	B8	Prepare Foundation for Asphaltic Paving	LS	1	\$26,000.00	\$26,000.00	\$30,000.00	\$30,000.00	\$25,840.00	\$25,840.00	\$26,000.00	\$26,000.00
9	B9	Biaxial Geogrid	SY	18000	\$2.25	\$40,500.00	\$2.00	\$36,000.00	\$2.25	\$40,500.00	\$2.10	\$37,800.00
10	B10	Dense Graded Base, 1 1/4-in	TON	20050	\$15.35	\$307,767.50	\$18.00	\$360,900.00	\$16.75	\$335,837.50	\$18.00	\$360,900.00
11	B11	Dense Graded Base, 3/4-in	TON	140	\$23.85	\$3,339.00	\$28.00	\$3,920.00	\$19.00	\$2,660.00	\$30.00	\$4,200.00
12	B12	Granular Backfill, Imported	LF	15000	\$9.40	\$141,000.00	\$0.01	\$150.00	\$0.01	\$150.00	\$5.00	\$75,000.00
13	B13	HMA Pavement - 3MT 58-28 S	TON	2100	\$95.20	\$199,920.00	\$96.00	\$201,600.00	\$95.20	\$199,920.00	\$96.00	\$201,600.00
14	B14	HMA Pavement - 4MT 58-34 S	TON	2055	\$103.70	\$213,103.50	\$104.00	\$213,720.00	\$103.70	\$213,103.50	\$104.00	\$213,720.00
15	B15	Concrete Sidewalk, 4-in.	SF	33160	\$5.00	\$165,800.00	\$6.00	\$198,960.00	\$5.50	\$182,380.00	\$5.20	\$172,432.00
16	B16	Concrete Sidewalk, 6-in.	SF	11260	\$6.15	\$69,249.00	\$6.50	\$73,190.00	\$6.20	\$69,812.00	\$6.35	\$71,501.00
17	B17	Detectable Warning Field	SF	660	\$35.00	\$23,100.00	\$29.00	\$19,140.00	\$30.00	\$19,800.00	\$35.00	\$23,100.00
18	B18	Concrete Driveway, 6-in.	SF	7620	\$6.40	\$48,768.00	\$6.50	\$49,530.00	\$6.50	\$49,530.00	\$6.60	\$50,292.00
19	B19	Curb and Gutter, 18-in.	LF	72	\$14.75	\$1,062.00	\$58.00	\$4,176.00	\$15.00	\$1,080.00	\$15.00	\$1,080.00
20	B20	Curb and Gutter, 24-in.	LF	9030	\$15.75	\$142,222.50	\$16.00	\$144,480.00	\$16.00	\$144,480.00	\$16.00	\$144,480.00
21	B21	Concrete Pedestrian Curb	LF	250	\$17.00	\$4,250.00	\$100.00	\$25,000.00	\$16.00	\$4,000.00	\$17.50	\$4,375.00
22	B22	Concrete Poured in Place Wall	LF	310	\$25.00	\$7,750.00	\$105.00	\$32,550.00	\$24.00	\$7,440.00	\$30.00	\$9,300.00
23	B23	Concrete Steps	SF	140	\$90.00	\$12,600.00	\$79.00	\$11,060.00	\$80.00	\$11,200.00	\$100.00	\$14,000.00
24	B24	Class "B" Bedding (Storm Sewer and Water Main)	LF	7700	\$14.00	\$107,800.00	\$1.00	\$7,700.00	\$0.01	\$77.00	\$15.00	\$115,500.00
25	B25	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 12-in.	LF	713	\$53.00	\$37,789.00	\$73.00	\$52,049.00	\$73.00	\$52,049.00	\$74.00	\$52,762.00
26	B26	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 15-in.	LF	2604	\$58.50	\$152,334.00	\$73.00	\$190,092.00	\$92.00	\$239,568.00	\$76.00	\$197,904.00
27	B27	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 18-in.	LF	332	\$64.00	\$21,248.00	\$83.00	\$27,556.00	\$98.00	\$32,536.00	\$87.00	\$28,884.00
28	B28	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 24-in.	LF	633	\$77.00	\$48,741.00	\$141.00	\$89,253.00	\$126.00	\$79,758.00	\$95.00	\$60,135.00
29	B29	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 30-in.	LF	850	\$96.00	\$81,600.00	\$153.00	\$130,050.00	\$142.00	\$120,700.00	\$110.00	\$93,500.00
30	B30	Storm Sewer Lateral, Schedule 40 PVC, 4-in.	LF	1748	\$66.00	\$115,368.00	\$65.00	\$113,620.00	\$100.00	\$174,800.00	\$98.00	\$171,304.00
31	B31	Storm Sewer Lateral, SDR 35 PVC, 10-in.	LF	30	\$105.00	\$3,150.00	\$92.00	\$2,760.00	\$152.00	\$4,560.00	\$72.00	\$2,160.00
32	B32	Drain Basin with Casting, 24-in.	EA	42	\$4,275.00	\$179,550.00	\$4,475.00	\$187,950.00	\$4,000.00	\$168,000.00	\$3,200.00	\$134,400.00
33	B33	Drain Basin with Casting, 30-in.	EA	2	\$5,975.00	\$11,950.00	\$6,265.00	\$12,530.00	\$5,800.00	\$11,600.00	\$4,800.00	\$9,600.00
34	B34	Relocate Drain Basin with Casting, 24-in.	EA	7	\$4,150.00	\$29,050.00	\$3,500.00	\$24,500.00	\$2,630.00	\$18,410.00	\$2,000.00	\$14,000.00
35	B35	Storm Sewer Manhole, with Casting, 48-in. DIA	EA	9	\$4,800.00	\$43,200.00	\$5,420.00	\$48,780.00	\$5,000.00	\$45,000.00	\$5,400.00	\$48,600.00
36	B36	Storm Sewer Manhole, with Casting, 60-in. DIA	EA	2	\$8,800.00	\$17,600.00	\$9,855.00	\$19,710.00	\$9,000.00	\$18,000.00	\$10,000.00	\$20,000.00
37	B37	Storm Sewer Manhole, with Casting, 72-in. DIA	EA	2	\$12,800.00	\$25,600.00	\$13,315.00	\$26,630.00	\$12,000.00	\$24,000.00	\$13,500.00	\$27,000.00
38	B38	Storm Sewer Manhole, with Casting, 48-in. DIA, Doghouse Style	EA	2	\$7,900.00	\$15,800.00	\$6,430.00	\$12,860.00	\$8,050.00	\$16,100.00	\$9,000.00	\$18,000.00
39	B39	Sanitary Lateral, SDR 35 PVC, 6-in.	LF	2155	\$67.00	\$144,385.00	\$88.00	\$189,640.00	\$128.00	\$275,840.00	\$95.00	\$204,725.00
40	B40	Sanitary Sewer, SDR 35 PVC, 8-in.	LF	3703	\$67.50	\$249,952.50	\$86.00	\$318,458.00	\$134.00	\$496,202.00	\$145.00	\$536,935.00
41	B41	Sanitary Sewer, SDR 35 PVC, 12-in.	LF	34	\$224.00	\$7,616.00	\$124.00	\$4,216.00	\$300.00	\$10,200.00	\$232.00	\$7,888.00
42	B42	Sanitary Sewer Manhole, with Casting, 48-in. DIA	EA	6	\$5,975.00	\$35,850.00	\$6,270.00	\$37,620.00	\$5,590.00	\$33,540.00	\$6,800.00	\$40,800.00
43	B43	Adjust Existing Structure	EA	10	\$1,950.00	\$19,500.00	\$2,400.00	\$24,000.00	\$3,372.00	\$33,720.00	\$2,200.00	\$22,000.00

44	B44	Watermain, C900 PVC, 6-in.	LF	364	\$87.75	\$31,941.00	\$101.00	\$36,764.00	\$130.00	\$47,320.00	\$130.00	\$47,320.00
45	B45	Watermain, C900 PVC, 8-in.	LF	3114	\$80.00	\$249,120.00	\$101.00	\$314,514.00	\$121.00	\$376,794.00	\$152.00	\$473,328.00
46	B46	Watermain, C900 PVC, 12-in.	LF	20	\$465.50	\$9,310.00	\$316.00	\$6,320.00	\$300.00	\$6,000.00	\$400.00	\$8,000.00
47	B47	Polyethylene Water Service Lateral, 1-in.	LF	2053	\$77.75	\$159,620.75	\$100.00	\$205,300.00	\$89.00	\$182,717.00	\$98.00	\$201,194.00
48	B48	Fire Hydrant Assembly	EA	6	\$9,050.00	\$54,300.00	\$8,065.00	\$48,390.00	\$9,300.00	\$55,800.00	\$10,000.00	\$60,000.00
49	B49	Install Valve Box	EA	2	\$1,400.00	\$2,800.00	\$830.00	\$1,660.00	\$535.00	\$1,070.00	\$1,100.00	\$2,200.00
50	B50	Insulation, 4-in.	SF	160	\$4.50	\$720.00	\$8.00	\$1,280.00	\$4.00	\$640.00	\$10.00	\$1,600.00
51	B51	Temporary Water Service	LS	1	\$76,000.00	\$76,000.00	\$33,020.00	\$33,020.00	\$160,000.00	\$160,000.00	\$48,000.00	\$48,000.00
52	B52	Temporary Mailboxes	EA	81	\$150.00	\$12,150.00	\$150.00	\$12,150.00	\$250.00	\$20,250.00	\$250.00	\$20,250.00
53	B53	Subsurface Exploration (Undistributed)	EA	5	\$1,500.00	\$7,500.00	\$400.00	\$2,000.00	\$1,400.00	\$7,000.00	\$1,200.00	\$6,000.00
54	B54	Seed Restoration	SY	7650	\$10.15	\$77,647.50	\$1.00	\$7,650.00	\$6.95	\$53,167.50	\$10.50	\$80,325.00
55	B55	Water for Seeded Areas	MGAL	130	\$10.00	\$1,300.00	\$1.00	\$130.00	\$10.00	\$1,300.00	\$40.00	\$5,200.00
56	B56	Erosion Control	LS	1	\$16,275.00	\$16,275.00	\$7,400.00	\$7,400.00	\$12,775.00	\$12,775.00	\$25,000.00	\$25,000.00
57	B57	Clearing and Grubbing	ID	140	\$52.00	\$7,280.00	\$55.00	\$7,700.00	\$18.00	\$2,520.00	\$56.00	\$7,840.00
58	B58	Traffic Control	LS	1	\$7,300.00	\$7,300.00	\$12,250.00	\$12,250.00	\$7,250.00	\$7,250.00	\$12,500.00	\$12,500.00
59	B59	Staking	LS	1	\$41,518.00	\$41,518.00	\$37,220.00	\$37,220.00	\$36,218.00	\$36,218.00	\$38,000.00	\$38,000.00
Total Base Bid:						\$4,167,421.65		\$4,222,222.00		\$4,853,720.50		\$4,935,314.50
Total Base Bid with Contingency:						\$4,792,534.90		\$4,855,555.30		\$5,581,778.58		\$5,675,611.68

107	A2.2	Common Excavation	CY	733	\$14.00	\$10,262.00	\$17.00	\$12,461.00	\$16.00	\$11,728.00	\$14.00	\$10,262.00	\$21.00	\$15,393.00
108	A2.3	Rock Excavation - Utility Trench (Undistributed)	CY	50	\$1.00	\$50.00	\$1.00	\$50.00	\$60.00	\$3,000.00	\$185.00	\$9,250.00	\$100.00	\$5,000.00
109	A2.4	Utility Demolition	LS	1	\$5,000.00	\$5,000.00	\$12,000.00	\$12,000.00	\$2,250.00	\$2,250.00	\$4,000.00	\$4,000.00	\$7,500.00	\$7,500.00
110	A2.5	Excavation Below Subgrade (EBS) (Undistributed)	CY	45	\$14.00	\$630.00	\$17.00	\$765.00	\$16.00	\$720.00	\$22.33	\$1,004.85	\$40.00	\$1,800.00
111	A2.6	Prepare Foundation for Asphaltic Paving	LS	1	\$5,000.00	\$5,000.00	\$3,000.00	\$3,000.00	\$2,240.00	\$2,240.00	\$2,240.00	\$2,240.00	\$2,500.00	\$2,500.00
112	A2.7	Biaxial Geogrid (Undistributed)	SY	135	\$3.00	\$405.00	\$2.00	\$270.00	\$2.25	\$303.75	\$5.01	\$676.35	\$5.00	\$675.00
113	A2.8	Dense Graded Base, 1 1/4-in	TON	971	\$18.00	\$17,478.00	\$17.00	\$16,507.00	\$16.75	\$16,264.25	\$20.98	\$20,371.58	\$20.00	\$19,420.00
114	A2.9	Granular Backfill - Imported	TON	20	\$23.00	\$460.00	\$24.00	\$480.00	\$26.00	\$520.00	\$13.00	\$260.00	\$30.00	\$600.00
115	A2.10	HMA Pavement - 3MT 58-28 S	TON	154	\$96.00	\$14,784.00	\$98.00	\$15,092.00	\$95.50	\$14,707.00	\$95.50	\$14,707.00	\$97.00	\$14,938.00
116	A2.11	HMA Pavement - 4MT 58-34 S	TON	124	\$105.00	\$13,020.00	\$107.00	\$13,268.00	\$104.10	\$12,908.40	\$104.10	\$12,908.40	\$106.00	\$13,144.00
117	A2.12	Concrete Sidewalk, 4-in.	SF	2240	\$6.00	\$13,440.00	\$6.00	\$13,440.00	\$6.00	\$13,440.00	\$5.04	\$11,289.60	\$6.70	\$15,008.00
118	A2.13	Concrete Sidewalk, 6-in.	SF	1313	\$7.00	\$9,191.00	\$6.30	\$8,271.90	\$7.50	\$9,847.50	\$7.00	\$9,191.00	\$8.20	\$10,766.60
119	A2.14	Concrete Sidewalk Removal	SF	3553	\$1.00	\$3,553.00	\$0.80	\$2,842.40	\$1.50	\$5,329.50	\$0.55	\$1,954.15	\$1.00	\$3,553.00
120	A2.15	Detectable Warning Field	SF	80	\$50.00	\$4,000.00	\$29.00	\$2,320.00	\$42.00	\$3,360.00	\$49.75	\$3,980.00	\$40.00	\$3,200.00
121	A2.16	Concrete Driveway, 6-in.	SF	1070	\$7.00	\$7,490.00	\$6.30	\$6,741.00	\$7.50	\$8,025.00	\$6.84	\$7,318.80	\$8.25	\$8,827.50
122	A2.17	Curb and Gutter, 24-in.	LF	620	\$16.00	\$9,920.00	\$16.00	\$9,920.00	\$34.00	\$21,080.00	\$16.89	\$10,471.80	\$35.00	\$21,700.00
123	A2.18	Curb and Gutter Removal	LF	620	\$2.00	\$1,240.00	\$3.00	\$1,860.00	\$2.50	\$1,550.00	\$3.28	\$2,033.60	\$5.00	\$3,100.00
124	A2.19	Class "B" Bedding (undistributed)	LF	50	\$8.00	\$400.00	\$14.00	\$700.00	\$0.01	\$0.50	\$7.57	\$378.50	\$25.00	\$1,250.00
125	A2.20	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 12-in.	LF	115	\$43.00	\$4,945.00	\$60.00	\$6,900.00	\$60.00	\$6,900.00	\$46.36	\$5,331.40	\$75.00	\$8,625.00
126	A2.21	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 15-in.	LF	140	\$47.00	\$6,580.00	\$60.00	\$8,400.00	\$70.00	\$9,800.00	\$50.17	\$7,023.80	\$78.00	\$10,920.00
127	A2.22	Drain Basin with Casting, 24-in	EA	4	\$3,500.00	\$14,000.00	\$4,100.00	\$16,400.00	\$2,100.00	\$8,400.00	\$4,357.00	\$17,428.00	\$4,200.00	\$16,800.00
128	A2.23	Drain Basin with Casting, 36-in	EA	1	\$5,000.00	\$5,000.00	\$9,300.00	\$9,300.00	\$8,250.00	\$8,250.00	\$9,609.00	\$9,609.00	\$8,500.00	\$8,500.00
129	A2.24	Storm Sewer Manhole, with Casting, 48-in DIA	EA	2	\$4,000.00	\$8,000.00	\$5,600.00	\$11,200.00	\$4,700.00	\$9,400.00	\$3,592.25	\$7,184.50	\$5,600.00	\$11,200.00
130	A2.25	PVC Sanitary Lateral, SDR 35, 6-in.	LF	60	\$55.00	\$3,300.00	\$58.00	\$3,480.00	\$106.00	\$6,360.00	\$38.61	\$2,316.60	\$90.00	\$5,400.00
131	A2.26	PVC Sanitary Sewer, SDR 35, 8-in.	LF	215	\$63.00	\$13,545.00	\$63.00	\$13,545.00	\$75.00	\$16,125.00	\$67.18	\$14,443.70	\$88.00	\$18,920.00
132	A2.27	Sanitary Sewer Manhole, with Casting, 48-in. DIA	EA	2	\$4,500.00	\$9,000.00	\$6,300.00	\$12,600.00	\$9,367.00	\$18,734.00	\$6,546.50	\$13,093.00	\$8,500.00	\$17,000.00
133	A2.28	Sewer Bypass Pumping	LS	1	\$2,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
134	A2.29	PVC Watermain, C900, 6-in.	LF	285	\$64.00	\$18,240.00	\$91.00	\$25,935.00	\$74.00	\$21,090.00	\$92.28	\$26,299.80	\$120.00	\$34,200.00
135	A2.30	PVC Watermain, C900, 8-in.	LF	65	\$67.00	\$4,355.00	\$80.00	\$5,200.00	\$148.00	\$9,620.00	\$175.23	\$11,389.95	\$150.00	\$9,750.00
136	A2.31	Polyethylene Water Service Lateral, 1-in.	LF	65	\$64.00	\$4,160.00	\$69.00	\$4,485.00	\$105.00	\$6,825.00	\$57.18	\$3,716.70	\$100.00	\$6,500.00
137	A2.32	Fire Hydrant Assembly	EA	1	\$6,500.00	\$6,500.00	\$8,500.00	\$8,500.00	\$8,300.00	\$8,300.00	\$8,809.00	\$8,809.00	\$10,000.00	\$10,000.00
138	A2.33	Temporary Water Service	LS	1	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00	\$5,000.00	\$5,000.00	\$7,400.00	\$7,400.00	\$7,500.00	\$7,500.00
139	A2.34	Temporary Mailboxes	EA	8	\$50.00	\$400.00	\$150.00	\$1,200.00	\$309.00	\$2,472.00	\$54.00	\$432.00	\$150.00	\$1,200.00
140	A2.35	Seed Restoration	SY	690	\$8.00	\$5,520.00	\$1.00	\$690.00	\$7.25	\$5,002.50	\$8.70	\$6,003.00	\$10.00	\$6,900.00
141	A2.36	Water for Seeded Areas	MGAL	20	\$5.00	\$100.00	\$1.00	\$20.00	\$55.00	\$1,100.00	\$65.00	\$1,300.00	\$30.00	\$600.00
142	A2.37	Erosion Control	LS	1	\$1,000.00	\$1,000.00	\$1,700.00	\$1,700.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00
143	A2.38	Clearing and Grubbing	ID	12	\$30.00	\$360.00	\$40.00	\$480.00	\$14.82	\$177.84	\$25.00	\$300.00	\$60.00	\$720.00
144	A2.39	Traffic Control	LS	1	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$675.00	\$675.00	\$700.00	\$700.00	\$2,000.00	\$2,000.00
145	A2.40	Staking	LS	1	\$5,000.00	\$5,000.00	\$4,800.00	\$4,800.00	\$4,507.00	\$4,507.00	\$4,510.00	\$4,510.00	\$6,000.00	\$6,000.00
146	A2.41	Remove and Reset Street Sign	EA	3	\$100.00	\$300.00	\$200.00	\$600.00	\$100.00	\$300.00	\$100.00	\$300.00	\$500.00	\$1,500.00
Total Alternate Bid 2:						\$236,628.00		\$268,623.30		\$333,812.24		\$296,793.08		\$352,110.10
Total Base Bid including Alternates:						\$3,314,530.00		\$3,491,541.60		\$3,814,772.61		\$3,832,485.39		\$4,156,432.20
Total Bid including Alternates & Contingency:						\$3,811,709.50		\$4,015,272.84		\$4,386,988.50		\$4,407,358.20		\$4,779,897.03

RESOLUTION

[COMPREHENSIVE PLAN AMENDMENT – AMEND FUTURE LAND USE DESIGNATION - 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 an amendment to the future land use designation of the subject property from 'Commercial/Office/Multi-Family' to 'Residential.'

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: April 7, 2025
Adopted: April 21, 2025

Drafted by: Adam Kuhn
Return to: City Clerk

RESOLUTION

[REZONE FROM "M-1" LIGHT INDUSTRIAL TO "R-3" SINGLE- AND TWO-FAMILY RESIDENTIAL - 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 rezone of the subject property from the "M-1" Light Industrial District to the "R-3" Single- and Two-Family Residence District.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: April 7, 2025
Adopted: April 21, 2025

Drafted by: Adam Kuhn
Return to: City Clerk

RESOLUTION

[FINAL 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 final subdivision plat review for a proposed 17-lot subdivision on the subject property.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: April 7, 2025
Adopted: April 21, 2025

Drafted by: Adam Kuhn
Return to: City Clerk

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

**[Chapter 22 of the Revised Municipal Code – Historic Preservation & Design Review –
Proposed Designations onto the National Register of Historic Places]**

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

SECTION I: That Section 22.04 of the Historic Preservation and Design Review Ordinance
of the Revised Municipal Code of the City of Stevens Point shall be amended as follows:

Local **and National** Historic Structure, Historic Site, and Historic District Designation
Criteria

- 1) For purposes of this ordinance, a **local** historic structure, historic site, or
historic district designation may be placed on any site, natural or
improved, including any building, improvement or structure located
thereon, or any area of particular historic, architectural, archeological
or cultural significance to the city such as historic structures, sites, or
districts which:
 - a) Exemplify or reflect the broad cultural, political, economic or
social history of the nation, state or community; or
 - b) Are identified with historic personages or with important events
in national, state or local history; or
 - c) Embody the distinguishing characteristics of an architectural
type or specimen inherently valuable for a study of a period,
style, method of construction, or of indigenous materials or
craftsmanship; or
 - d) Are representative of the notable work: of a master builder,
designer or architect who influenced his age; or
 - e) Have yielded, or may be likely to yield, information important to
prehistory or history.

The commission shall adopt specific operating guidelines for historic structure, historic site, and historic district designation providing such are in conformance with the provisions of this ordinance.

2) For purposes of this ordinance, the Commission encourages the nomination of buildings, sites and districts onto the National Register of Historic Places. When an applicant submits nomination papers to the State Historic Preservation Office to designate buildings, sites and districts in city limits to the National Register of Historic Places, the following shall be met:

- a) The Commission shall conduct a public hearing and, by majority vote, determine whether the proposed nomination meets the United States National Park Service's eligibility criteria for listing onto the National Register of Historic Places. Such findings shall be sent to the Wisconsin Historic Preservation Office.**
- b) The Mayor of the City of Stevens Point shall make a recommendation on whether the proposed nomination meets the United States National Park Service's eligibility criteria for listing onto the National Register of Historic Places. Such findings shall be sent to the Wisconsin Historic Preservation Office.**

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

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: April 16, 2025
Adopted: April 21, 2025

Drafted By: Adam Kuhn
Return To: City Clerk



MEMORANDUM

To: Historic Preservation / Design Review Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: April 16, 2025

RE: **Amendment to Historic Preservation Ordinance – Nomination of Buildings,
Sites & Districts onto the National Register of Historic Places**

Background: For several decades, the City has been a proud member of the Wisconsin Certified Local Government Program – a program that is administered by the State Historic Preservation Office. Earlier this year, the State Historic Preservation Office announced a directive to all certified local governments pertaining to a requested ordinance amendment for National Register nominations.

Currently, the City has no required role for the designation of buildings, sites & districts onto the National Register of Historic Places. Typically, the State Historic Preservation Office allows municipal historic preservation commissions to comment when any nominations are submitted in their jurisdiction – a process that the City has done in the past, most recently the nomination of the Sisters of St. Joseph of the Third Order of St. Francis grounds earlier this decade.

The State Historic Preservation Office is requesting the following changes be incorporated into the City's Historic Preservation Ordinance:

- Require the City's Historic Preservation / Design Review Commission to provide an opportunity for public comment on the nomination of buildings and land in city limits to the National Register of Historic Places.
- Require the City's Historic Preservation / Design Review Commission to vote on whether a proposed nomination meets the eligibility criteria for listing on the National Register of Historic Places.
- Require the Mayor of the City of Stevens Point to make a determination on whether a proposed nomination meets the eligibility criteria for listing on the National Register of Historic Places.

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

The attached resolution highlights the proposed insertion into the City's Historic Preservation Ordinance. If the Commission recommends approval of these changes, it will be brought to the Common Council on April 21st for final consideration.

If you have any questions, please let me know.

Adam Kuhn

From: Tish, Jason L - WHS <jason.tish@wisconsinhistory.org>
Sent: Monday, March 10, 2025 1:37 PM
To: Tish, Jason L - WHS
Subject: Policy clarification for CLG partners - updated CLG manual attached
Attachments: CLG Manual, WI - 2025March.pdf

Hello CLG and planning folks-

We recently added a section to the CLG Program Manual that you should be aware of. The new section is on page 5 of the attached CLG program manual. It clarifies the responsibilities of CLGs when a property in their community is nominated to the National Register of Historic Places.

Essentially, the rules for the CLG program require that when a property located in a CLG community is nominated to the NRHP, the Historic Preservation Commission in that CLG community must:

- *
provide an opportunity for public comment on the nomination (this can be done at a regular HPC meeting)
- *
prepare an opinion on whether the property meets the eligibility criteria for listing in the NRHP
- *
Share their opinion to the chief elected official.

The chief elected official must then make a recommendation on whether the property meets the eligibility criteria for the NRHP. Then the Chief Elected Official must forward the HPC's opinion along with their own opinion to the SHPO (this can be done within the same letter). The HPC may collaborate with the Chief Elected's office to satisfy these requirements.

In the case where the HPC and the Chief Elected Official determine that the property does not meet the eligibility criteria, our office will take no further action on the nomination.

In the rare case where the HPC and the Chief Elected Official disagree on whether the property meets the criteria, each may send a separate letter to our office with their opinion.

My office will initiate this process when we get a nomination for a property in your jurisdiction. It will be accompanied by instructions on how to respond to the notification and meet the CLG requirements.

If there is ever any question or uncertainty about this process, please contact me or the National Register program coordinator in my office, Elizabeth Hilton - elizabeth.hilton@wisconsinhistory.org

-Jason

JASON TISH

CERTIFIED LOCAL GOVERNMENT COORDINATOR

PRESERVATION EDUCATION COORDINATOR

State Historic Preservation Office

816 State Street, Rm. 305

Madison, WI 53706

608.264.6512

RESOLUTION

[CONDITIONAL USE PERMIT – 3315 WAYNE STREET – CONSTRUCT A WIRELESS COMMUNICATION TOWER]

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, the property located at 3315 Wayne Street (**Parcel ID 281240833402402**) and described as PRT SE SE S33 T24 R8 BEG AT THE INTER OF SL WAYNE ST & EL OF SE SE SD SEC, TH E 300' TO POB;E450' N100' MOL TO POB 587/113 652169, City of Stevens Point, Portage County, Wisconsin, is hereby granted a conditional use permit to construct a wireless communication tower, subject to the following conditions:

1. A building permit and right-of-way permit shall be obtained prior to the start of construction.
2. The proposed gravel driveway shall meet minimum design standards as outlined in Section 23.01 (17) (e) (2) (h) (iii) of the City's Zoning Code.
3. Staff shall have the ability to approve minor amendments to the plan submittal.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: April 7, 2025
Adopted: April 21, 2025

Drafted by: Adam Kuhn
Return to: City Clerk

**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 12.18 of the Revised Municipal Code, Food Vending Carts on City Property, is hereby **amended and renamed** to read as follows:

12.18 FOOD TRUCKS AND CARTS ON CITY PROPERTY AND RIGHT OF WAY.

(1) Definitions: In this chapter:

(a) Portage County Environmental Health Supervisor means the person or persons designated by Portage County as the restaurant inspector or other substantially similar title or role.

(b) “Food” means all articles used for food, drink or condiment including ice or water used by humans whether simple, mixed, or compound and articles used or intended for use as ingredients in the composition or preparation thereof.

(c) “Food peddler” means any person who sells food in the city from a pushed, pedaled, pulled or motorized vehicle or from a carried container.

(d) “Person” means any individual, firm or corporation.

(2) Permits:

(a) When required: Any Food peddler operating within the City of Stevens Point shall be required to obtain a permit under this subsection.

(b) When not required: A person selling only bottled or canned water or bottled or canned soda and no other food items is not required to have a permit issued under this section but must comply with all other requirements of this section.

(c) Application, issuance, and duration: Applications for food peddler permits shall be made in writing to the City Clerk’s Office using the form provided by the City Clerk. Applicants shall submit to a background check and must provide evidence of any necessary licenses and permitting required for their operations by the Portage County Environmental Health Supervisor. A fee for food peddler permits shall be established by the Common Council and payment of such must be submitted with the completed application. Any rejected permit will result in a refund of the permit fee, minus the cost of the background check. Permits issued under this Section shall have a duration of one year. The City Clerk or its designee may issue permits under this Section, and shall submit permits to the Common Council for approval if the content of the application necessitates any specific exception under Subsection (2)(d)a.

(d) Permit exceptions:

a. The Common Council may designate specific exceptions to the requirements of this subsection as to locations, dates and/or individual events.

b. No permit is required for food peddlers operating exclusively upon private property with the permission of the owner or possessor of such property.

(e) Display of permit. Permit holders shall display or be prepared to show their permit during all times they are operating within the City of Stevens Point.

(3) Food Peddlers Operating at Special Events: No food peddler may operate within one-quarter mile of any special event for which a permit has been issued under RMC Section 12.28, except that food peddlers may operate within such distance of a special event if the holder of the special event permit has given permission to the food peddler and the food peddler possesses a permit issued under this Section.

(4) Food Peddlers Operating Within City Parks: No food peddler may operate within any City park unless they have been issued a permit under this Section and secured permission from the Parks Director, operate in compliance with any rules applied by the Parks Department, and pay any fees required by the Parks Department.

(5) Food Peddlers within the Downtown Business Improvement District: No food peddler shall operate within the Downtown Business Improvement District for more than three hours total within any calendar day unless doing so in conjunction with a Special Event under Subsection (3), or with permission from the Downtown Business Improvement District Board. No Food Peddler shall operate within the Farmer's Market and Public Vending area as identified in RMC 12.02 without both a permit under this Section and the permit required under RMC 12.02. Permission granted under this subsection does not supersede any other restrictions contained within this Section.

(6) Permit Holder to Obey All Parking Rules and Regulations: The granting of a permit under this Section does not grant any exception to City parking rules and regulations contained within RMC 9.05 or elsewhere within the Revised Municipal Code.

(7) Fire Code and Fire Department Regulations: Any person holding a permit under this Section shall comply with all rules, regulations, and orders issued by the Stevens Point Fire Department for the location and operation of vehicles and equipment associated with the food peddler's operations.

(8) Trash and Debris: All persons operating under a permit issued under this Section shall provide a trash receptacle located reasonably nearby their point of sale, unless operating in conjunction with a Special Event at which trash receptacles will be provided by the event organizer. Prior to leaving any location where sales have occurred, the food peddler shall make a reasonable effort to pick up and dispose of any trash within 100 feet of their point of sale which has originated from their products.

(9) **Sales from Median or Safety Island Prohibited.** No food peddler shall sell or offer for sale any food while the person is on any roadway median or safety island, except when the roadway has been closed to traffic and the peddler is otherwise in compliance with this section.

(10) **Permit Denials, Suspensions, and Revocation:**

(a) Permits issued under this Section shall be revoked immediately in the event the permit holder is notified by Portage County officials that they are not in compliance with any permit requirements administered by Portage County. The permit holder shall be notified in writing of the revocation of the permit by the City Clerk. Revocations under this Subsection shall prohibit the permit holder from operating within the City of Stevens Point. Revocations under this Subsection may be appealed to the Administrative Appeals Board under RMC 3.56, however the only issue before the Board in such appeals shall be whether Portage County has in fact determined the permit holder to be in noncompliance with any Portage County rule, regulation, or ordinance. Any such appeal must be filed with the City Clerk in writing within 15 calendar days of the written notice of revocation or be waived.

(b) Permits issued under this Section may be suspended under Subsection 14(a)2. Additionally, a permit issued under this Section may be suspended for a period of up to 90 days based upon any violation of this Section regardless of whether such violation results in the permit holder being issued a citation. Suspensions for violations not resulting in a citation shall be based upon the determination by the City Clerk that the permit holder has violated any provision of this Section. Such determination and suspension shall be noticed to the permit holder in writing. Suspensions under this Subsection for violations which did not result in a citation may be appealed to the Administrative Appeals Board under RMC 3.56. Suspensions resulting from a conviction by the Municipal Court may not be appealed to the Administrative Appeals Board and shall be appealable exclusively via any appeal provision applicable to Municipal Court proceedings under the Wisconsin Statutes.

(c) Permits issued under this section may be revoked based upon the conviction of the permit holder for any unlawful act committed by the permit holder or any employee of the permit holder during hours of operation under the permit.

(d) Permit applications may be denied based upon failure to submit a fully complete application, failure to pay any required permit application or issuance fees, failure to demonstrate satisfaction of any permit requirement, background check information incompatible with the safe and responsible operation of a food service business, or previous revocations, suspensions, or citations under this Section.

(11) **Prohibited Acts:** A food peddler shall not do any of the following:

(a) Sell food between the hours of 11:00 P.M. and 6:00 A.M. the following morning. This prohibition shall not apply during any other specific hours specified by the Common Council.

(b) Block or restrict an individual's access to a business or residential doorway.

(c) Block or restrict pedestrians on the public way.

(d) Sell food door-to-door, except for non-profit organizations, as defined under Section 12.25 Direct Sellers/Transient Merchants.

(e) Park or operate anywhere within 150 feet of any sidewalk café licensed under RMC 16.12 while the sidewalk café is in operation.

(12) Portage County Rules and Regulations: The Portage County Environmental Health Supervisor is authorized to make and adopt the written rules and regulations as may be necessary for the proper enforcement of this section. The Portage County Environmental Health Supervisor may file a certified copy of all such rules and regulations with the City Clerk. Such rules and regulations shall have the same force and effect as the provisions of this section, and the penalty for violations thereof shall be the same as the penalty for violations of this section as hereinafter provided. A copy of any such rules and regulations shall be provided to the applicant by the City Clerk along with the permit upon issuance.

(13) Peddlers are Agents of Permit Holders. Whenever a business, organization or individual holds a food peddler's permit and individual peddlers make sales under the authority of that permit, each such individual peddler is an agent of that business, organization or individual for purposes of those sales. Any violation of this section by an agent shall be imputed to the business, organization or person that holds the food peddler's permit under which the agent's sales are made.

(14) Penalties.

(a) A person who violates any provision of this ordinance shall be subject at the discretion of the Municipal Court, to any or all of the following penalties:

1. A forfeiture of not less than \$20 nor more than \$200 for each violation.
2. A suspension of the food peddler's license for not less than 30 days nor more than 90 days, or a revocation of the food peddler's license for the remainder of its term.

(b) Citations issued for violations of this Section may be issued by Stevens Point Police Officers or by the City Clerk or their designee.

SECTION II: That Subsection 12.10 of the Revised Municipal Code, Food & Refreshment in City Parks, is hereby **amended** to read as follows:

12.10 FOOD & REFRESHMENT IN CITY PARKS. License Required. No person, organization, or group shall sell food or refreshments, e.g.. candy, snack foods, ice cream products, shaved ice products, sandwiches, or similar products, in the city parks without first obtaining both a permit under RMC Section 12.18, as well as securing permission from the Parks Department and paying any fees established for the conducting of such sales within City parks.

SECTION III: That Subsection 24.27(3)(b)10. of the Revised Municipal Code is hereby **created** to read as follows:

10. The City Clerk or designee, for any violations related to permits issued by the City Clerk’s Office.

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

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Kari Yenter, City Clerk

Dated: April 9, 2025
Approved: April 21, 2025
Published: April 24, 2025



MEMORANDUM

To: Council

From: Jarod Kivela, Director of Community Development

Date: April 17th, 2025

RE: Clarification Request – Definition of a “Comprehensive Facilities Study”

As staff continues to prepare for a facilities evaluation as previously discussed by Council, it has become apparent that there are differing interpretations of what constitutes a comprehensive facilities study. Before proceeding with any contracted work or committing funds, we believe it is necessary to clarify the Council's expectations regarding the scope and deliverables of this study.

At present, two primary interpretations of a "comprehensive facilities study" have emerged:

1. Structural Condition-Focused Study:

This approach would involve hiring a consultant to evaluate the physical condition of all major City-owned buildings. The resulting report would:

- Include structural observations,
- Detail structural conditions and concerns,
- Address building envelope considerations (roof, exterior walls, windows, etc.), and
- Provide recommendations for repair, strengthening, or potential replacement.

2. Comprehensive Systems and Space Needs Evaluation:

This alternate approach would involve a broader evaluation of each facility, including:

- General building systems (electrical, HVAC, plumbing),
- Operational and spatial efficiency,
- Identification of deficiencies and functional issues,

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- Code compliance and life safety evaluations, and
- Recommendations for project prioritization based on need and urgency.

Each approach carries a significantly different scope, timeline, and likely cost. For staff to move forward effectively—and ensure alignment with Council's intent—we are requesting formal clarification on which version (or combination of the two) the Council considers to be a true "comprehensive facilities study." Two quotes have been provided as examples, and include approx. costs. Each city department has also already provided a preliminary needs assessment to assist in this process.

Staff will proceed with soliciting proposals and finalizing the scope once this clarification is provided.

Susan L. Lasecki
Ionic Structures and Design, LLC
PO Box 466
Plover, Wisconsin 54467



April 11, 2025

Mr. Jarod Kivela
Community Development Director
City of Stevens Point
1515 Strongs Ave
Stevens Point, WI 54481

Project Name: Preliminary Facility Condition Evaluation
Ionic Proposal Number: PR25-015

Dear Mr. Kivela:

Thank you for the opportunity to meet with you and Mayor Mike Wiza on March 25, 2025 and discuss the proposed condition assessments for a portion of the structures owned by the City. Ionic Structures and Design, LLC (IONIC) appreciates the opportunity to provide the City of Stevens Point (CLIENT) with a proposal for these investigations. To facilitate your review of this proposal, it has been organized into the following sections:

- Description of Investigation
- Scope of Work
- Schedule
- Compensation
- Terms and Conditions – Attachment A

DESCRIPTION OF INVESTIGATION

It is my understanding that the Client would like to plan for future upgrades, maintenance and replacement of existing structures owned by and maintained by the City of Stevens Point.

The maintenance needs may include mechanical, electrical, plumbing, building envelope and structural elements. IONIC has advised the CLIENT that IONIC would be able to provide guidance regarding the structural condition, limited guidance regarding the condition of the building envelope and would not be able to provide guidance regarding the condition of the mechanical and electrical systems.

The CLIENT would like IONIC to provide a preliminary evaluation of the condition of the structures listed in the Table on the following page. This evaluation will provide a preliminary opinion based on visual observations and will not include a detailed structural analysis. Elements included in the report are discussed in the Scope of Work.

PR25-015

Building Description	Size (SF)	Stories	Year Built
Armory	14,992	1	1930
Department of Public Works	39,836	1	1963
Fire Station 1	17,195	2	1967
Fire Station 2	7,600	1	1985
Goerke Park – Willett Arena	49,487	1	1981
Police Department – Michigan Ave	36,440	1	1955

CLIENT EXPECTATIONS

CLIENT will be responsible for providing accurate information regarding all existing conditions. Any existing drawings, reports or previously performed investigations shall be made available to IONIC for review and duplication if deemed necessary. If the local municipality has existing documentation regarding the facility, CLIENT shall provide letter of authorization if necessary. IONIC shall not be liable for any false information provided by the CLIENT.

SCOPE OF SERVICES

The engineering services for this project have been organized into two chronological phases:

- Investigation
- Report

INVESTIGATION

Site visits will be scheduled during times mutually accepted by IONIC and CLIENT. During the investigations, the CLIENT shall be responsible for providing adequate access to all areas which require inspection. This may require the CLIENT to provide ladders or a hydraulic lift. It is anticipated that each investigation will require a half-day, and that the completion of the site work will require three days (non-consecutive). IONIC cannot be held responsible for any unseen conditions.

REPORT

IONIC will provide a detailed report to the CLIENT outlining the findings of the investigation. The report will be arranged in the following format:

1. Introduction / Background
2. Scope of Work
3. Review of documentation
 - a. Review of any previously completed reports or existing construction documents.
4. Observations
5. Discussion
 - a. Overall structural condition
 - b. Structural concerns
 - c. Building envelope considerations
6. Conclusions

7. Recommendations
 - a. Recommendations for repair, strengthening or replacement
8. Appendix A - Photos

SERVICES NOT INCLUDED

Ionic will not provide the following services as part of this proposal.

1. Detailed structural analysis or facility drawings.
2. Instruction regarding means and methods to affect any repairs. Means and methods are the sole responsibility of the Contractor.
3. Repair cost estimates.

SCHEDULE

A preliminary schedule is presented in the following table. The table presents milestone dates. In the event the start of the investigation is delayed, there will be a corresponding delay in the completion.

PRELIMINARY PROJECT SCHEDULE	
Agreement Signed	May 2025
Investigation	June / July 2025
Preliminary Report for CLIENT Review	July 2025
Final Report	August 2025

COMPENSATION

This project will be billed on a time and Expense basis not to exceed the amount indicated in the Table below, in accordance with the 2025 standard billing rate. The standard billing rate for the services outlined is \$145 per hour. Anticipated total costs are indicated below:

PROJECT FEE SCHEDULE *	
Investigations	\$ 3,480.00
Report	\$ 6,960.00
Total	\$ 10,440.00

* Estimated costs do not include reimbursables which include but are not limited to reproduction fees, travel expenses, etc.

Mr. Jarod Kivela

April 11, 2025

Page 4

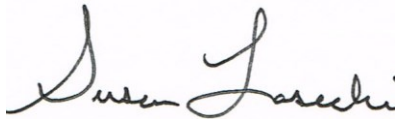
TERMS AND CONDITIONS

Details of the terms and conditions are contained within this proposal (Attachment A) in our Terms and Conditions of Agreement, which are an integral part of our contract for professional services. Please indicate your acceptance of this proposal (and the Terms and Conditions herein) by having an authorized representative sign one copy and return it to IONIC.

CLIENTS frequently issue purchase orders (P.O.s) as a matter of convenience for tracking their accounts payable. However, it is expressly understood by the CLIENT and IONIC that none of the terms and conditions associated with the CLIENT's P.O. shall be deemed effective. In the case of such conflict, the terms and conditions set forth in IONIC's Terms and Conditions of Agreement shall be deemed effective and agreed to between the CLIENT and IONIC. IONIC's acceptance of a P.O. shall not be deemed to be an acceptance of the terms or conditions of such P.O.

Thank you for the opportunity to provide you with this proposal. Please call if you have any questions regarding this proposal or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Lasecki". The signature is fluid and cursive, written on a light-colored background.

Susan L. Lasecki, P.E., S.E.

Principal Engineer

Enclosure

CC: Mayor Mike Wiza

PR25-015

RESPONSE

Signature

Name (please print)

Title

Date

The Terms and Conditions (included in Attachment A) are also incorporated and made part of this agreement.

BILLING INFORMATION

Please indicate all pertinent billing information as requested below

Billing Address (if different from address listed on the first page of this proposal)	Same as on First Page
Client Project or Purchase Order Number	
Accounts Payable Contact	
Accounts Payable Contact Phone Number	
Preferred invoice delivery method (please check one)	☐ USPS ☐ E-mail
Please provide accounts payable email address (if required)	

TERMS AND CONDITIONS

ATTACHMENT A

These Terms and Conditions of Agreement form the Agreement under which services are to be performed by Ionic Structures and Design LLC. (hereinafter referred to as IONIC) upon acceptance of the attached Proposal by the CLIENT. The Scope of Work, Project Cost and Project Schedule sections of the attached Proposal are incorporated by reference into these Terms and Conditions of Agreement and are part of the Agreement.

SECTION 1.0: SCOPE OF WORK

IONIC shall perform the Scope of Work outlined in the Proposal in consideration of the stated fee and payment terms. It is understood that the Scope of Work and the Project Schedule defined in the Proposal are based, in part, on the information provided by the CLIENT. If this information is incomplete or inaccurate, or if site conditions are encountered which vary from those indicated by the CLIENT, or if the CLIENT directs IONIC to change the original scope of work established by the Proposal, a written amendment to this Agreement equitably adjusting the costs and/or performance time thereunder, shall be executed by the CLIENT and IONIC as soon as practical in accordance with Section 2.0 below. In the event that the CLIENT and IONIC cannot agree upon the terms and conditions of such amendment, either party may terminate this Agreement immediately upon written notice to the other in accordance with Section 11.0, Termination.

SECTION 2.0: ADDITIONAL SERVICES

For additional services not included above, IONIC shall be compensated on an amended fee basis as indicated in the following table. The Scope of Work for additional services shall be defined and included as an Amendment to the original Agreement.

Amendment Number	Date	Description	Fee	Initials	
				CLIENT	IONIC

SECTION 3.0: SCHEDULE

IONIC will put forth its best effort to complete the work in accordance with the schedule provided in the Proposal. If IONIC recognizes that the schedule shall not be met for any reason, IONIC shall notify the CLIENT as soon as practically possible so that a mutually agreed on revised schedule can be established.

IONIC shall not be considered in default because of any delays in the completion of the work due to causes beyond the control and without the fault or negligence of IONIC or its Subconsultants. Such delays include but are not limited to: acts of God, unusually severe weather, governmental action, or supplier delay. In the event IONIC has knowledge of any actual or potential delay, IONIC shall notify the CLIENT.

SECTION 4.0: FEES, BILLING AND PAYMENT

IONIC's fee estimate is effective for thirty (30) days from the date of the Proposal. Thereafter, IONIC shall have the right to modify its fee estimate. The CLIENT recognizes that IONIC's fee estimate does not include potentially applicable sales and use taxes.

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TERMS AND CONDITIONS

ATTACHMENT A

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SECTION 6.0: INFORMATION FOR THE SOLE USE AND BENEFIT OF THE CLIENT

All opinions and conclusions of IONIC, whether written or oral, and any plans, specifications or other documents and services provided by IONIC are for the sole use and benefit of the CLIENT. The CLIENT acknowledges that IONIC's reports, drawings, specifications, calculations, estimates, and other similar documents ("Records") are instruments of professional services, not products. Nothing contained in this agreement shall create a contractual relationship with or a cause of action in favor of any third party against either IONIC or the CLIENT.

All documents produced by IONIC under this Agreement are instruments of the IONIC's professional services and shall remain the property of the IONIC and may not be used by the CLIENT for any other purpose without the prior written consent of the IONIC.

SECTION 7.0: CERTIFICATION, GUARANTEES AND WARRANTIES:

IONIC shall not be required to execute any documents that would result in IONIC certifying, guaranteeing or warranting the existence of any conditions.

SECTION 8.0: INDEMNIFICATION

The CLIENT shall, to the fullest extent permitted by law, indemnify and hold harmless IONIC, his or her officers, directors, employees, agents and subconsultants from and against all damage, liability and cost, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with the performance of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the sole negligence or willful misconduct of IONIC.

SECTION 9.0: LIMITATION OF LIABILITY:

In recognition of the relative risks, rewards and benefits of the project to both the CLIENT and IONIC, the risks have been allocated such that the CLIENT agrees that, to the fullest extent permitted by law, IONIC's total liability to the CLIENT for any and all injuries, damages, claims, losses, expenses or claim expenses arising out of this Agreement from any cause or causes, shall not exceed \$250,000 or IONIC's insurance coverage limitations (Whichever is less). Such causes included, but are not limited to, IONIC's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

SECTION 10.0: DISPUTE RESOLUTION:

Any claims or disputes between the CLIENT and IONIC arising out of the services to be provided by IONIC or out of this Agreement shall be submitted to nonbinding mediation. The CLIENT and IONIC agree to include a similar mediation agreement with all contractors, subconsultants, subcontractors, suppliers and fabricators, providing for mediation as the primary method for dispute resolution among all parties.

SECTION 11.0: TERMINATION OF SERVICE:

This Agreement may be terminated at any time by either party should the other party fail to perform its obligation hereunder. In the event of termination for any reason whatsoever, the CLIENT shall pay IONIC for all services rendered to the date of termination, and all reimbursable expenses incurred prior to termination and reasonable termination expenses incurred as the result of termination.

Proposal for Architectural and Engineering Services

To: Jarod Kivela, Community Development Director
City of Stevens Point
1515 Strongs Ave.
Stevens Point, WI 54481
715-346-1568
jkivela@stevenspoint.com;

March 27, 2025

Re: Proposal for City of Stevens Point - Multiple Building Facility Study
Stevens Point, WI

From: Mark Paschke – Ayres Associates Inc

Dear Mr. Kivela:

Thank you for the opportunity to submit this proposal. We look forward to working with you and the City of Stevens Point. This letter presents our understanding of the project, our proposed scope of services, time schedule, and fee.

Project Description

This analysis will involve reviewing the following City owned facilities in Stevens Point, WI including:

1. Public Works/ Street Department Building (100 6th Avenue)
2. Police Department Building (933 Michigan Avenue)
3. Fire Department Headquarters Building (1701 Franklin Street)
4. Fire Department Station #2 (4401 Industrial Park Road)
5. Department of Parks, Recreation and Forestry Building (2442 Sims Avenue)
6. Willet Sports Arena (1000 Minnesota Avenue)
7. Municipal Airport – 4 Buildings (4501 State Highway 66)

The facility analysis will be compiled by department or area of service as indicated above for planning purposes as requested by the City. The study will examine the condition of the subject buildings, the spatial needs and relationship between various departments to maximize efficiency of facility use. Each project (building) shall include a narrative describing:

1. **Space Efficiency and Deficiencies:** *Spatial adequacy, code summary, age, maintenance issues, ADA compliance, storage, parking*
2. **Building Systems Evaluation:** *Mechanical, electrical & plumbing systems*
3. **Renovations / Additions/ Replacement:** *Recommendations to consider initial and future needs of each facility/dept.*
4. **Relocations:** Work with the City to identify potential relocation or centralization of services

Deliverables:

- Evaluate existing facility building plans, based upon existing drawings provided by the owner and visual inspection. (we anticipate up to 4 trips by each discipline to visit each building at least once to visually observe/ review the existing conditions)
- A written report, listed by building or dept. indicating building age, visual condition, code/ life safety & accessibility items, PME systems condition, and functional issues.
- Assist the City in developing a prioritized list of potential projects to implement over time.
- Presentation of findings to the Client

Fees for Architectural and Engineering Services:

Architectural Fees:	\$ 40,500 + reimbursable expenses
Mech./Plumbing/Electrical Engineering:	\$ 28,000 + reimbursable expenses
Total for A/E Fees:	\$ 68,500 + reimbursable expenses

- ***Building Structural analysis is not included and may be provided by a separate proposal as needed or requested.***

Services not provided with this proposal:

- City/County/State review fees, application fees and building permit fees.
- Consultants or coordination of consultants for environmental issues.
- Design drawings/ planning or as-built building plans
- Construction documents or technical specifications
- Building structural analysis
- Civil engineering
- Internal inspection of HVAC/electrical/ plumbing equipment
- Detailed cost estimating.
- Presentation materials for renderings, models, perspective images and color boards.
- Reimbursable expenses.
- Work beyond the scope identified above

Time Schedule:

We understand the desired project schedule is for the building assessment to begin in April/ May, 2025 and conclude as coordinated with the client.

Reimbursable Expenses:

Misc. expenses, such as document printing, mileage, reproductions, presentation material and postage will be billed separate from the above fees and are billed at cost.

Responsibilities of Owner and Others

- Any available existing building drawings/ documentation
- Existing property surveys
- Prior space needs assessments

Additional Services

Services not included in the basic scope of services, outlined above, are considered additional services. The cost for these additional services is not included as part of our basic fee. If additional services are requested by the Owner, our fee will be adjusted by a mutually agreed upon amount plus reimbursable expenses and subconsultant charges if applicable.

**Upon completion of the Facility Study and a design direction has been established, Ayres Associates can provide a fee proposal for the development of identified individual projects including: construction documents, bidding and construction observation services. We will discuss the extent of services based upon the project delivery method chosen.*

Acceptance:

If this proposal is acceptable, please sign below and return a copy to our office and we will prepare an AIA contract. Fees per this agreement will be payable upon receipt of monthly invoices. This proposal is valid for thirty (30) days unless extended by us in writing. Please contact me if you have any questions or comments. Thank you again for the opportunity to submit this proposal.

Proposed by Consultant:

Accepted by Client:

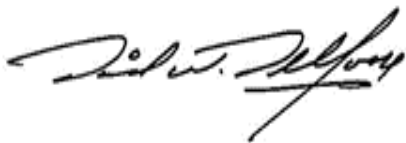


Mark Paschke, NCARB, LEED AP – Architect
Ayres Associates Inc

Client's Name

Signature

Date



David Delfosse, AIA, NCARB LEED AP
Vice President, Ayres Associates Inc.



MEMORANDUM

To: Council

From: Jarod Kivela, Director of Community Development

Date: April 17th, 2025

RE: Facilities Condition Study – Quote Review

Per prior Council discussions, several alderpersons have expressed interest in evaluating City-owned facilities to help inform future capital planning and maintenance priorities.

In response, staff contacted a qualified engineering and facility evaluation firm to obtain a quote for a Facilities Condition Study. The scope of work includes an assessment of all major City buildings, excluding City Hall, which is currently in transition and not included in this evaluation.

The firm provided a quote that aligns with the Council's previously approved budget of up to \$50,000 for this effort.

While the quote is within budget, we are bringing this item forward for Council review and confirmation prior to signing the agreement and initiating the work.

Once approved, staff will coordinate with the selected firm to begin the evaluation process and will report back to Council with results and recommendations upon completion of the study.

Please advise if there are any questions, concerns, or requested changes to the scope prior to proceeding.

www.stevenspoint.com

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

Susan L. Lasecki
Ionic Structures and Design, LLC
PO Box 466
Plover, Wisconsin 54467



April 11, 2025

Mr. Jarod Kivela
Community Development Director
City of Stevens Point
1515 Strongs Ave
Stevens Point, WI 54481

Project Name: Preliminary Facility Condition Evaluation
Ionic Proposal Number: PR25-015

Dear Mr. Kivela:

Thank you for the opportunity to meet with you and Mayor Mike Wiza on March 25, 2025 and discuss the proposed condition assessments for a portion of the structures owned by the City. Ionic Structures and Design, LLC (IONIC) appreciates the opportunity to provide the City of Stevens Point (CLIENT) with a proposal for these investigations. To facilitate your review of this proposal, it has been organized into the following sections:

- Description of Investigation
- Scope of Work
- Schedule
- Compensation
- Terms and Conditions – Attachment A

DESCRIPTION OF INVESTIGATION

It is my understanding that the Client would like to plan for future upgrades, maintenance and replacement of existing structures owned by and maintained by the City of Stevens Point.

The maintenance needs may include mechanical, electrical, plumbing, building envelope and structural elements. IONIC has advised the CLIENT that IONIC would be able to provide guidance regarding the structural condition, limited guidance regarding the condition of the building envelope and would not be able to provide guidance regarding the condition of the mechanical and electrical systems.

The CLIENT would like IONIC to provide a preliminary evaluation of the condition of the structures listed in the Table on the following page. This evaluation will provide a preliminary opinion based on visual observations and will not include a detailed structural analysis. Elements included in the report are discussed in the Scope of Work.

PR25-015

Building Description	Size (SF)	Stories	Year Built
Armory	14,992	1	1930
Department of Public Works	39,836	1	1963
Fire Station 1	17,195	2	1967
Fire Station 2	7,600	1	1985
Goerke Park – Willett Arena	49,487	1	1981
Police Department – Michigan Ave	36,440	1	1955

CLIENT EXPECTATIONS

CLIENT will be responsible for providing accurate information regarding all existing conditions. Any existing drawings, reports or previously performed investigations shall be made available to IONIC for review and duplication if deemed necessary. If the local municipality has existing documentation regarding the facility, CLIENT shall provide letter of authorization if necessary. IONIC shall not be liable for any false information provided by the CLIENT.

SCOPE OF SERVICES

The engineering services for this project have been organized into two chronological phases:

- Investigation
- Report

INVESTIGATION

Site visits will be scheduled during times mutually accepted by IONIC and CLIENT. During the investigations, the CLIENT shall be responsible for providing adequate access to all areas which require inspection. This may require the CLIENT to provide ladders or a hydraulic lift. It is anticipated that each investigation will require a half-day, and that the completion of the site work will require three days (non-consecutive). IONIC cannot be held responsible for any unseen conditions.

REPORT

IONIC will provide a detailed report to the CLIENT outlining the findings of the investigation. The report will be arranged in the following format:

1. Introduction / Background
2. Scope of Work
3. Review of documentation
 - a. Review of any previously completed reports or existing construction documents.
4. Observations
5. Discussion
 - a. Overall structural condition
 - b. Structural concerns
 - c. Building envelope considerations
6. Conclusions

7. Recommendations
 - a. Recommendations for repair, strengthening or replacement
8. Appendix A - Photos

SERVICES NOT INCLUDED

Ionic will not provide the following services as part of this proposal.

1. Detailed structural analysis or facility drawings.
2. Instruction regarding means and methods to affect any repairs. Means and methods are the sole responsibility of the Contractor.
3. Repair cost estimates.

SCHEDULE

A preliminary schedule is presented in the following table. The table presents milestone dates. In the event the start of the investigation is delayed, there will be a corresponding delay in the completion.

PRELIMINARY PROJECT SCHEDULE	
Agreement Signed	May 2025
Investigation	June / July 2025
Preliminary Report for CLIENT Review	July 2025
Final Report	August 2025

COMPENSATION

This project will be billed on a time and Expense basis not to exceed the amount indicated in the Table below, in accordance with the 2025 standard billing rate. The standard billing rate for the services outlined is \$145 per hour. Anticipated total costs are indicated below:

PROJECT FEE SCHEDULE *	
Investigations	\$ 3,480.00
Report	\$ 6,960.00
Total	\$ 10,440.00

* Estimated costs do not include reimbursables which include but are not limited to reproduction fees, travel expenses, etc.

Mr. Jarod Kivela

April 11, 2025

Page 4

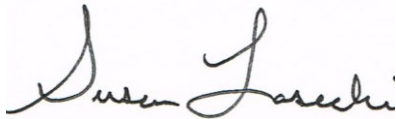
TERMS AND CONDITIONS

Details of the terms and conditions are contained within this proposal (Attachment A) in our Terms and Conditions of Agreement, which are an integral part of our contract for professional services. Please indicate your acceptance of this proposal (and the Terms and Conditions herein) by having an authorized representative sign one copy and return it to IONIC.

CLIENTS frequently issue purchase orders (P.O.s) as a matter of convenience for tracking their accounts payable. However, it is expressly understood by the CLIENT and IONIC that none of the terms and conditions associated with the CLIENT's P.O. shall be deemed effective. In the case of such conflict, the terms and conditions set forth in IONIC's Terms and Conditions of Agreement shall be deemed effective and agreed to between the CLIENT and IONIC. IONIC's acceptance of a P.O. shall not be deemed to be an acceptance of the terms or conditions of such P.O.

Thank you for the opportunity to provide you with this proposal. Please call if you have any questions regarding this proposal or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan Lasecki". The signature is fluid and cursive, written on a light-colored background.

Susan L. Lasecki, P.E., S.E.

Principal Engineer

Enclosure

CC: Mayor Mike Wiza

PR25-015

RESPONSE

Signature

Name (please print)

Title

Date

The Terms and Conditions (included in Attachment A) are also incorporated and made part of this agreement.

BILLING INFORMATION

Please indicate all pertinent billing information as requested below

Billing Address (if different from address listed on the first page of this proposal)	Same as on First Page
Client Project or Purchase Order Number	
Accounts Payable Contact	
Accounts Payable Contact Phone Number	
Preferred invoice delivery method (please check one)	☐ USPS ☐ E-mail
Please provide accounts payable email address (if required)	

TERMS AND CONDITIONS

ATTACHMENT A

These Terms and Conditions of Agreement form the Agreement under which services are to be performed by Ionic Structures and Design LLC. (hereinafter referred to as IONIC) upon acceptance of the attached Proposal by the CLIENT. The Scope of Work, Project Cost and Project Schedule sections of the attached Proposal are incorporated by reference into these Terms and Conditions of Agreement and are part of the Agreement.

SECTION 1.0: SCOPE OF WORK

IONIC shall perform the Scope of Work outlined in the Proposal in consideration of the stated fee and payment terms. It is understood that the Scope of Work and the Project Schedule defined in the Proposal are based, in part, on the information provided by the CLIENT. If this information is incomplete or inaccurate, or if site conditions are encountered which vary from those indicated by the CLIENT, or if the CLIENT directs IONIC to change the original scope of work established by the Proposal, a written amendment to this Agreement equitably adjusting the costs and/or performance time thereunder, shall be executed by the CLIENT and IONIC as soon as practical in accordance with Section 2.0 below. In the event that the CLIENT and IONIC cannot agree upon the terms and conditions of such amendment, either party may terminate this Agreement immediately upon written notice to the other in accordance with Section 11.0, Termination.

SECTION 2.0: ADDITIONAL SERVICES

For additional services not included above, IONIC shall be compensated on an amended fee basis as indicated in the following table. The Scope of Work for additional services shall be defined and included as an Amendment to the original Agreement.

Amendment Number	Date	Description	Fee	Initials	
				CLIENT	IONIC

SECTION 3.0: SCHEDULE

IONIC will put forth its best effort to complete the work in accordance with the schedule provided in the Proposal. If IONIC recognizes that the schedule shall not be met for any reason, IONIC shall notify the CLIENT as soon as practically possible so that a mutually agreed on revised schedule can be established.

IONIC shall not be considered in default because of any delays in the completion of the work due to causes beyond the control and without the fault or negligence of IONIC or its Subconsultants. Such delays include but are not limited to: acts of God, unusually severe weather, governmental action, or supplier delay. In the event IONIC has knowledge of any actual or potential delay, IONIC shall notify the CLIENT.

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TERMS AND CONDITIONS

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