



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

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

Members

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

AGENDA

CITY PLAN COMMISSION

Date and Time:	July 7, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 828 2249 0311 Passcode: 317789
			<u>By Computer:</u> https://us02web.zoom.us/j/82822490311?pwd=6u8bmhXDImEpnUGRoh2
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the June 2, 2025 meeting of the City Plan Commission.
3. A request from the City of Stevens Point to approve a right-of-way plat and relocation order from Briggs Street to Franklin Street as part of the Business 51 Street Reconstruction Project.
4. A request from the City of Stevens Point to acquire the property located at 1909 Cypress Street (Parcel ID 281240832300402) and two unaddressed parcels off of Cypress Street (Parcel ID 281240832300303 & 281240832300403).
5. Staff Update: Zoning Code Rewrite.

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

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

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

6. Staff Update: Comprehensive Plan Issues & Opportunities Draft Chapter and Summary
7. Staff Update: UWSP Planning Capstone Project - Sisters of Saint Joseph Parish Adjacent Lands
8. Director's Report.

Closing Section:

9. Adjourn



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Members

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	June 2, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 893 2322 1024
			Passcode: 265145
			<u>By Computer:</u>
			https://us02web.zoom.us/j/89323221024?pwd=fhrzPfZ0MI2bDLo0OaB
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Meeting called to order: 6:00PM

Members Present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Miskowiak, Rice, Schuler

Members Excused: Commissioner Beacom

Discussion and Possible Action on:

2. Report of the May 5, 2025 meeting of the City Plan Commission.

- Background: The report of the May 5, 2025 and May 14, 2025 meetings of the City Plan Commission are included in the agenda packet.
- Discussion: Mayor Wiza recommends to take action on items 2 and 3 together.

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

- Motion: Schuler moves to approve the reports of the May 5, 2025 and May 14, 2025 meetings of the City Plan Commission as written.
 - Second: Arntsen seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval
3. Report of the May 14, 2025 meeting of the City Plan Commission.
- Background: No further action taken on this item.
4. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request identifies Lilac Court as an existing street on the property located at 1900 Lilac Lane (Parcel ID 281240820140101).
- Background: Associate Planner and Zoning Administrator Kuhn provides background information regarding street network and the request.
 - Discussion: None.
 - Public Hearing:
 - Alder Morrow, District 11, shares that he has spoken with the Harmony Village administrators and shared their positive recommendations for the approval.
 - Motion: Arntsen moves approval of the request.
 - Second: Miskowiak seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.
5. A request from the City of Stevens Point to enter into an Encroachment Agreement with Stevens Point 5609 Carrie Frost WI, LLC on the property located at 5609 Carrie Frost Drive (Parcel ID 281230801300005).
- Background: Director Kivela provides background information regarding the need for the encroachment agreement to support the development of the parcel. No concerns were brought forward by the Director of Public Works or Utilities. Staff would recommend approval.
 - Discussion:
 - Schuler asks for staff to clarify that the development cannot be moved to be built without the encroachment agreement; Kivela confirms that it could not be moved or built without the encroachment agreement.
 - Motion: Rice moves to approve the request as presented.
 - Second: Kneebone seconds.
 - Discussion: No further discussion.
 - Vote: Unanimous approval.
6. A request from the City of Stevens Point to adopt a Public Participation Plan and Resolution to update the City of Stevens Point Comprehensive Plan.
- Background: Klesmith provides background information regarding the Public Participation Plan for the Comprehensive Plan update.

- Motion: Schuler moves to approve the Public Participation Plan and Resolution as written.
- Second: Kneebone seconds.
- Discussion:
 - Schuler commends the efficiency and simplicity of the proposed participation plan.
 - Kneebone comments that the process will be supportive of Common Council participation.
- Vote: Unanimous approval.

7. Staff update: Zoning Code rewrite.

- Background: Kuhn provides a verbal update on the zoning code rewrite, including the schedule of stakeholder meetings and focus areas.
- Discussion: No further discussion.

8. Director's Report.

- Background: Kivela provides a verbal report, including Forest Creek lot sales, development of the former Edgewater Manor site, the former Shopko northern site, the release of the request for proposals for the former Shopko southern sites, the onboarding of two department interns.
- Discussion: No further discussion.

Closing Section:

9. Adjourn

- Meeting adjourned at 6:17PM.

RELOCATION ORDER

lpa1708 08/2011 (Replaces LPA3006)

Project 60730575-21	Road name Business 51 Urban Reconstruction Briggs Street to Franklin Street	Highway Business 51 (Division Street)	County Portage
Right of way plat date 6/26/2025	Plat sheet number(s) 4.01 through 4.04	Previously approved Relocation Order date	

Description of termini of project:

Beginning at a point on the reference line which is 513.30 feet South and 1332.81 feet West of the Northeast Corner of Section 32, T24N, R8E and ending at a point 348.58 feet North and 1331.55 feet West of the Southeast Corner of Section 29, T24N, R8E.

Beginning Coordinates: Y = 203663.304, X = 165488.334, Sta. 124+30.82

Ending Coordinates: Y = 204525.181, X = 165489.591, Sta. 132+92.69

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

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

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

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

Approved: Mike Wiza, Mayor

Date

Attest: Susan Pagel, Clerk

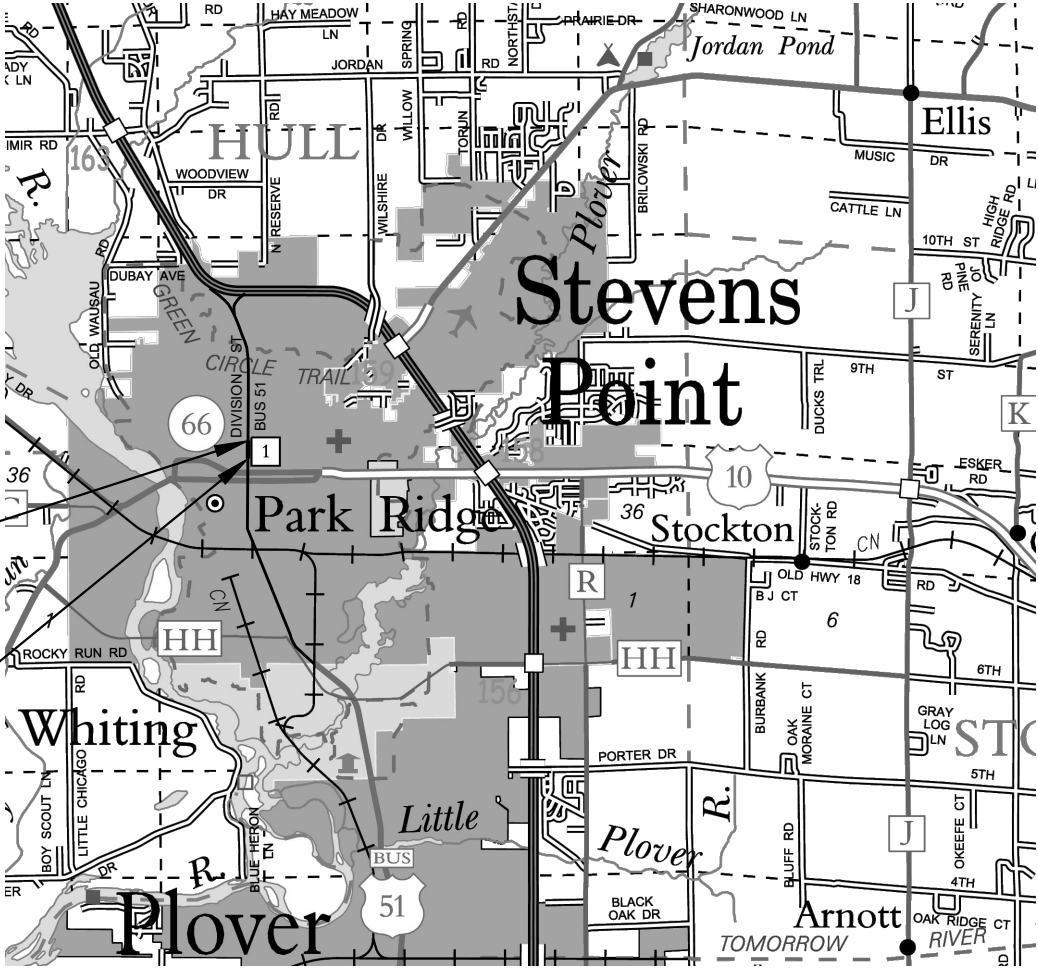
Date

CONVENTIONAL SYMBOLS			
SECTION LINE		SECTION CORNER SYMBOL	
QUARTER LINE		R/W MONUMENT (TO BE SET)	
SIXTEENTH LINE		NON-MONUMENTED R/W POINT	
NEW REFERENCE LINE		FOUND SURVEY MONUMENT (SEE FOUND MONUMENT TABLE)	
NEW R/W LINE			
EXISTING R/W OR HE LINE		GEODETIC SURVEY MONUMENT	
PROPERTY LINE			
LOT, TIE & OTHER MINOR LINES		SIGN	
EXISTING CENTERLINE		PERMITTED SIGN	
CORPORATE LIMITS			
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)			
TEMPORARY LIMITED EASEMENT AREA			
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)			
BUILDING		PARCEL NUMBER	
TO BE REMOVED		UTILITY NUMBER	
BRIDGE		PARALLEL OFFSETS	
CULVERT			

CONVENTIONAL UTILITY SYMBOLS	
WATER	
GAS	
TELEPHONE	
OVERHEAD TRANSMISSION LINES	
ELECTRIC	
CABLE TELEVISION	
FIBER OPTIC	
SANITARY SEWER	
STORM SEWER	
COMBINED SEWER	
ELECTRIC TOWER	
TRANSMISSION STRUCTURES	
ELECTRIC POLE	
TELEPHONE POLE	
PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)	

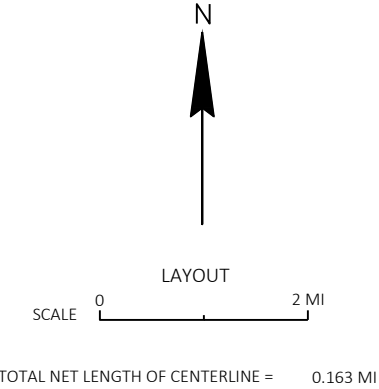
CONVENTIONAL ABBREVIATIONS			
ACCESS RIGHTS	AR	RECORDED AS	(100')
ACRES	AC	REEL / IMAGE	R/I
ALUMINUM	ALUM	REFERENCE LINE	R/L
AND OTHERS	ET AL	REMAINING	REM
BLOCK	BLK	RESTRICTIVE DEVELOPMENT	RDE
CENTERLINE	C/L	EASEMENT	
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY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

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



END RELOCATION ORDER
STATION 132+92.69
348.58' NORTH AND 1331.55' WEST
OF THE SOUTHEAST CORNER OF
SECTION 29, T24N, R8E.

BEGIN RELOCATION ORDER
STATION 124+30.82
513.30' SOUTH AND 1332.81' WEST
OF THE NORTHEAST CORNER OF
SECTION 32, T24N, R8E.



R/W PROJECT NUMBER 60730575-21	SHEET NUMBER 1	TOTAL SHEETS 4
FEDERAL PROJECT NUMBER		
PLAT OF RIGHT OF WAY REQUIRED FOR BUSINESS 51 URBAN RECONSTRUCTION BRIGGS STREET - FRANKLIN STREET		
BUSINESS 51 / DIVISION STREET		PORTAGE COUNTY
CONSTRUCTION PROJECT NUMBER		

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATE SYSTEM COORDINATES (WCSS), 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 AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

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

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

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

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

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

ORIGINAL PLAT PREPARED BY

SIGNATURE:

DONALD J. BUZA, PLS-2338

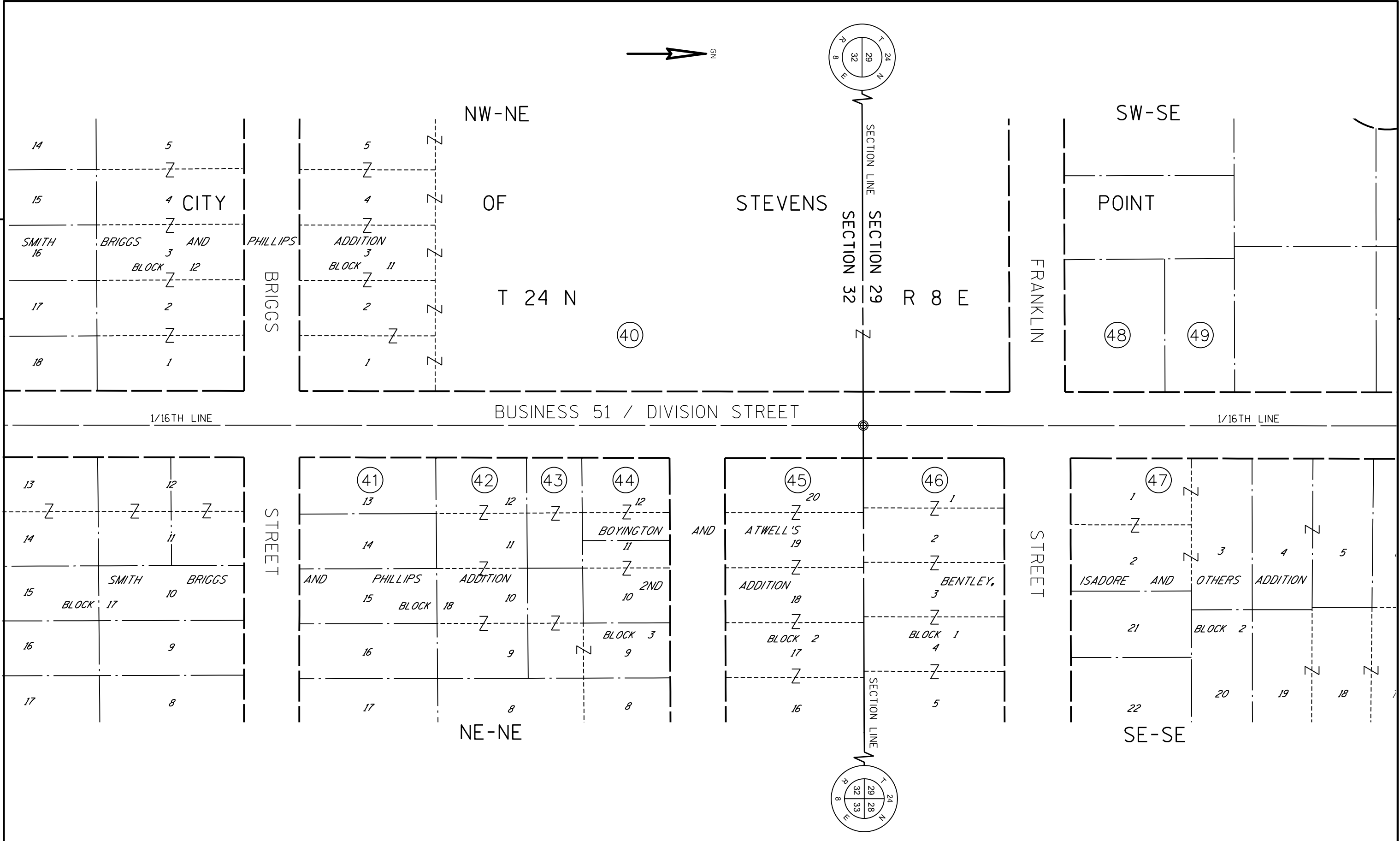
DATE: 6/26/2025

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

CITY OF STEVENS POINT

APPROVED FOR THE CITY OF STEVENS POINT

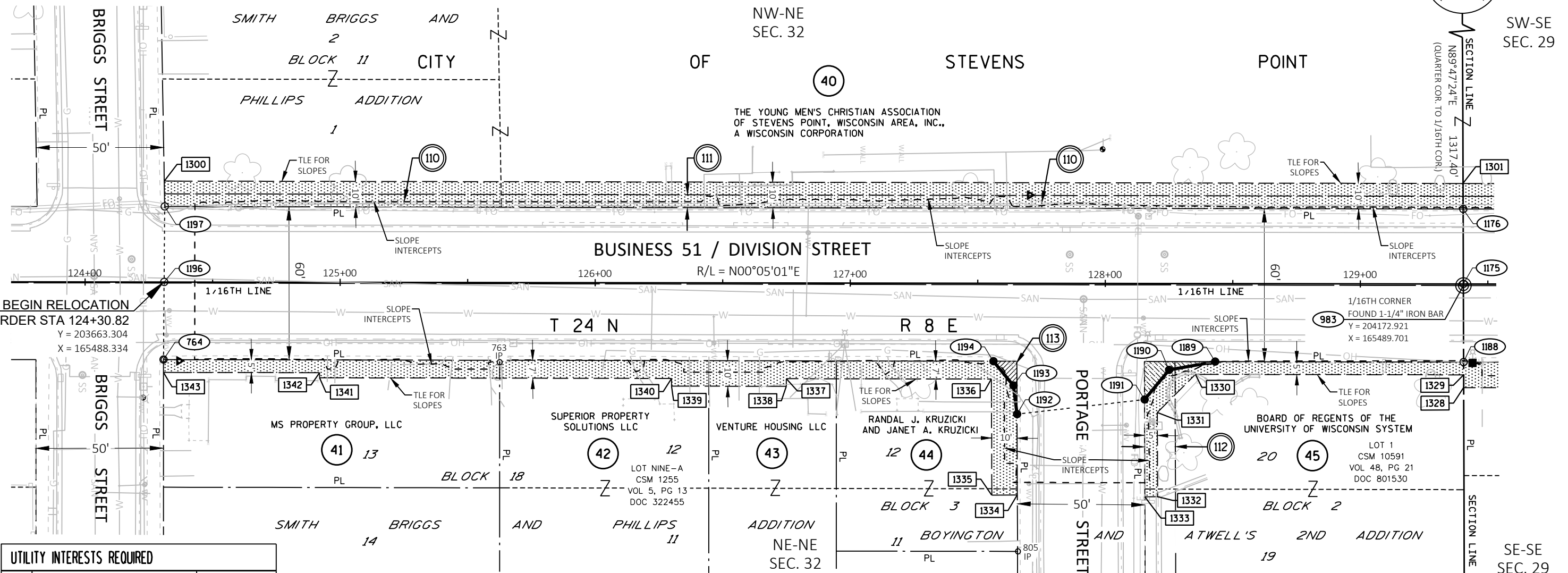
DATE: _____
Mike Wiza, Mayor



REVISION DATE	DATE 6/26/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	STATE R/W PROJECT NUMBER 60730575-21	PLAT SHEET 4.02	E
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM SMITH BRIGGS AND PHILLIPS ADDITION, BOYINGTON AND ATWELL'S 2ND ADDITION, CSM 1255, AND CSM 10591.

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



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

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM
BENTLEY ISADORE & OTHERS ADDITION, CSM 710, AND CSM 7893.
SEE SHEET 4.03 FOR SCHEDULE OF LANDS & INTERESTS REQUIRED.

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
820	204525.111	165519.728	1.25" PIPE
821	204509.588	165460.054	1" PIPE

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
979-983	S89°50'29"W	1331.45'
979-1188	S89°50'29"W	1301.45'
1188-983	S89°50'29"W	30.00'
983-1175	S89°47'24"W	0.62'
1175-1176	S89°47'24"W	29.38'
1176-1177	N00°01'37"E	123.57'
1177-1178	N56°38'05"W	15.85'
1178-1179	N02°42'51"E	50.06'
1179-1180	N53°48'13"E	13.51'
1180-1181	N52°02'33"E	37.54'
1181-1182	N52°02'33"E	38.59'
1182-1183	S04°11'56"E	33.80'
1183-1184	S00°05'09"E	6.26'
1184-1185	S24°17'59"E	10.61'
1185-1186	S05°00'07"E	60.22'
1186-1187	S47°47'42"W	16.41'
1187-1188	S00°01'37"W	116.25'

RW COORDINATE TABLE		
POINT	Y	X
1175	204172.919	165489.077
1176	204172.811	165459.701
1177	204296.384	165459.759
1178	204305.102	165446.520
1179	204355.110	165448.891
1180	204363.086	165459.790
1181	204386.176	165489.388
1182	204409.909	165519.812
1183	204376.200	165522.287
1184	204369.938	165522.296
1185	204360.272	165526.661
1186	204300.281	165531.911
1187	204289.257	165519.756
1188	204173.004	165519.701

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
983	129+40.44	0.62'
1175	129+40.43	-0.00'
1176	129+40.28	-29.38'
1177	130+63.85	-29.50'
1178	130+72.55	-42.75'
1179	131+22.56	-40.45'
1180	131+30.56	-29.57'
1181	131+53.69	-0.00'
1182	131+77.47	30.39'
1183	131+43.76	32.91'
1184	131+37.50	32.93'
1185	131+27.84	37.31'
1186	130+67.86	42.65'
1187	130+56.82	30.51'
1188	129+40.56	30.62'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1301-1302	N00°01'37"E	118.22'
1302-1303	N56°38'05"W	16.49'
1303-1304	S89°48'27"W	22.05'
1304-1305	N00°11'33"W	5.00'
1305-1178	N89°48'27"E	32.61'
1179-1306	S89°48'27"W	34.08'
1306-1307	N00°11'33"W	5.00'
1307-1308	N89°48'27"E	23.95'
1308-1309	N53°48'13"E	13.69'
1309-1310	N00°01'37"E	78.95'
1310-1311	N89°48'27"E	5.00'
1311-1312	N00°01'37"E	41.41'
1312-1313	N89°54'59"W	5.00'
1313-1314	N00°01'37"E	20.95'
1314-1500	N89°29'39"E	10.00'
1500-1180	S00°01'37"W	146.50'
1182-1510	N00°01'37"E	115.20'
1510-1315	N89°52'23"E	7.00'
1315-1316	S00°01'37"W	97.69'
1316-1317	N89°54'59"W	2.00'
1317-1318	S00°01'37"W	35.00'
1318-1319	S19°23'12"E	28.78'
1319-1320	N89°54'20"E	43.05'
1320-1321	S00°05'40"E	5.00'
1321-1185	S89°54'20"W	50.76'
1186-1322	N89°54'20"E	45.31'
1322-1323	S00°05'40"E	5.00'
1323-1324	S89°54'20"W	38.91'
1324-1325	S47°47'42"W	18.31'
1325-1326	S00°01'37"W	45.55'
1326-1327	S89°54'59"E	5.00'
1327-1328	S00°01'37"W	64.40'
1328-1329	S89°50'29"W	5.00'
1328-1188	S89°50'29"W	10.00'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1301	129+40.23	-39.38'
1302	130+58.45	-39.49'
1303	130+67.50	-53.28'
1304	130+67.40	-75.33'
1305	130+72.40	-75.36'
1306	131+22.40	-74.53'
1307	131+27.40	-74.55'
1308	131+27.52	-50.61'
1309	131+35.62	-39.57'
1310	132+14.57	-39.65'
1311	132+14.59	-34.65'
1312	132+56.00	-34.69'
1313	132+56.00	-39.69'
1314	132+76.95	-39.71'
1315	132+92.69	37.28'
1316	131+95.00	37.37'
1317	131+95.00	35.37'
1318	131+60.00	35.41'
1319	131+32.86	45.00'
1320	131+33.00	88.05'
1321	131+28.00	88.07'
1322	130+68.00	87.96'
1323	130+63.00	87.97'
1324	130+62.88	49.06'
1325	130+50.55	35.52'
1326	130+05.00	35.56'
1327	130+05.00	40.56'
1328	129+40.60	40.62'
1329	129+40.58	35.62'
1500	132+77.06	-29.71'
1510	132+92.67	30.28'

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
110	WIN TECHNOLOGY	RELEASE OF RIGHTS
111	WISCONSIN PUBLIC SERVICE CORP.	RELEASE OF RIGHTS
114	WISCONSIN PUBLIC SERVICE CORP.	RELEASE OF RIGHTS
115	CITY OF STEVENS POINT	RELEASE OF RIGHTS
116	WISCONSIN PUBLIC SERVICE CORPORATION, CHARTER COMMUNICATIONS, AMERITECH	RELEASE OF RIGHTS
117	SPECTRUM	RELEASE OF RIGHTS

- 110 WIN TECHNOLOGY
NO RECORD EASMENT
(FIBER OPTIC)
PARCEL 40
- 111 WISCONSIN PUBLIC SERVICE CORP.
EASEMENT DOC 749300
PARCEL 40
- 114 WISCONSIN PUBLIC SERVICE CORP.
NO RECORD EASMENT (ELEC)
PARCEL 46
- 115 CITY OF STEVENS POINT
NO RECORD EASMENT
(SIGNAL CONTROLLER, ELEC)
PARCELS 40,46,47,48
- 116 WISCONSIN PUBLIC SERVICE CORP.,
CHARTER COMMUNICATIONS,
AMERITECH
EASEMENT DOC 608348
PARCEL 47
- 117 SPECTRUM
NO RECORD EASMENT
(FIBER OPTIC)
PARCEL 40

REVISION DATE	DATE 6/26/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	STATE R/W PROJECT NUMBER 60730575-21	PLAT SHEET 4.04
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 60730575-21-RP.DWG
LAYOUT NAME : 4.04

PLOT DATE : 6/26/2025 10:36 AM

PLOT BY : BUZA, DONALD

PLOT NAME :

PLOT SCALE :

WISDOT/CADDS SHEET 75



June 30, 2025

MEMO

RE: Acquisition of Properties

Commissioners,

The Department of Public Utilities staff is currently working with the estate of David Sobczak, a former employee and neighbor of the Utilities campus.

David's daughters, one of which is the executor of his estate, have indicated a desire to donate one of the three parcels associated with his home and property and sell the house and adjacent lot located at 1909 Cypress to the Department.

This land acquisition has been on the Department radar for some time as it is adjacent to our properties and will aid in future Department needs.

Steve Shepro and Maria Mohr have provided an opinion of market value for the three properties mentioned above.

The Department respectfully requests permission to accept the donation of Parcel #1 and pursue the purchase of Parcel #2 and Parcel #3 as itemized on the attachment to this memo.

If approved, we will take this to the Water and Sewerage Commission for funding approval.

Best Regards,

A handwritten signature in blue ink that reads "Joel Lemke". The signature is stylized with a cursive-like flow.

Joel Lemke
Director



June 10, 2025

Re: 281240832300303, 281240832300402 and 281240832300403

Mr. Joel Lemke
Director of Public Utilities
and Transportation

The purpose of this report is to develop an opinion of market value for the three parcels owned by the estate of David M. Sobczak located on Cypress Street in the City of Stevens Point.

Parcel #1 281240832300303

Vacant land is located on Cypress Street, north of the city utility building. The land size is 6,534 square feet. Zoning is R3 Two Family.

Legal Description: LOT 756 BLK 77 STRONGS ADD S32 T24 R8 529/1142

Market Value \$3,600

Parcel #2 281240832300402

The improved parcel with home and garage is located at 1909 Cypress Street (see attached map). The land size is 11,100 square feet. Zoning is R3 Two Family.

Legal Description: LOT 740 BLK 78 STRONGS ADD S32 T24 R8 416/194

Market Value \$141,600

Parcel #3 281240832300403

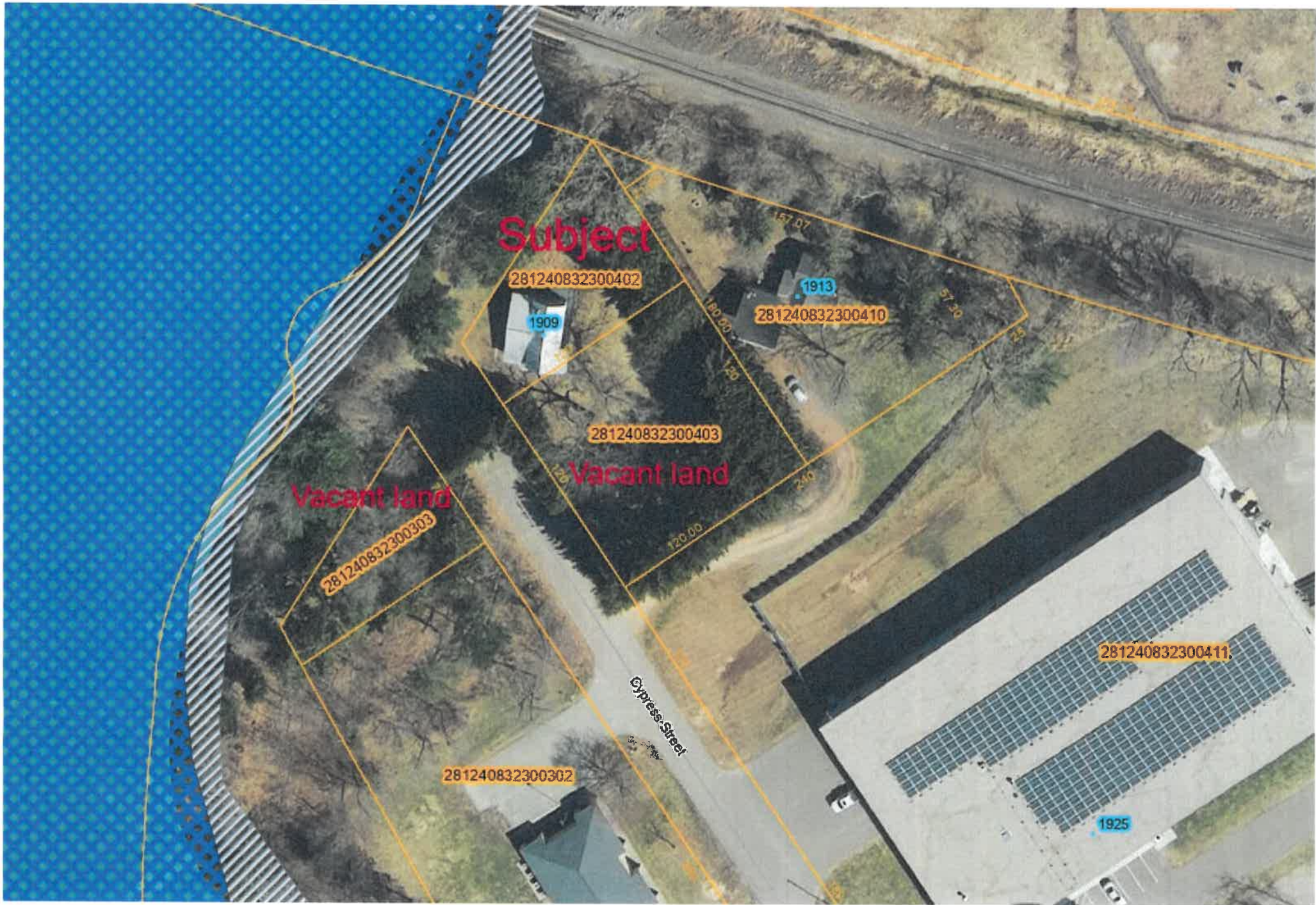
Vacant land is located on Cypress Street south of home and garage. Parcel is contiguous with improved parcel. The land size is 14,400 square feet. Zoning is R3 Two Family.

Legal Description: LOTS 741 & 742 BLK 78 STRONGS ADD S32 T24 R8 416/194;427669

Market Value \$ 16,100

Thank you

Steven J Shepro
City of Stevens Point
Assessor's Office



2026 Property Records for City of Stevens Point, Portage County

June 10, 2025

Tax key number: 281-24-0832300303

Property address: Cypress St

Owner: David M. Sobczak
1909 Cypress St
Stevens Point, WI 54481

Zoning: R3 Two Family

Traffic / water / sanitary: Light / City water / Sewer

Legal description: LOT 756 BLK 77 STRONGS ADD S32 T24 R8 529/1142

Summary of Assessment	
Land	\$3,600
Improvements	\$0
Total value	\$3,600

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential			6,534	0.150	None	Residential		\$3,600

2026 Property Records for City of Stevens Point, Portage County

June 11, 2025

Tax key number: 281-24-0832300402

Property address: 1909 Cypress St

Owner: David M. Sobczak
1909 Cypress St
Stevens Point, WI 54481

Zoning: R3 Two Family

Traffic / water / sanitary: Light / City water / Sewer

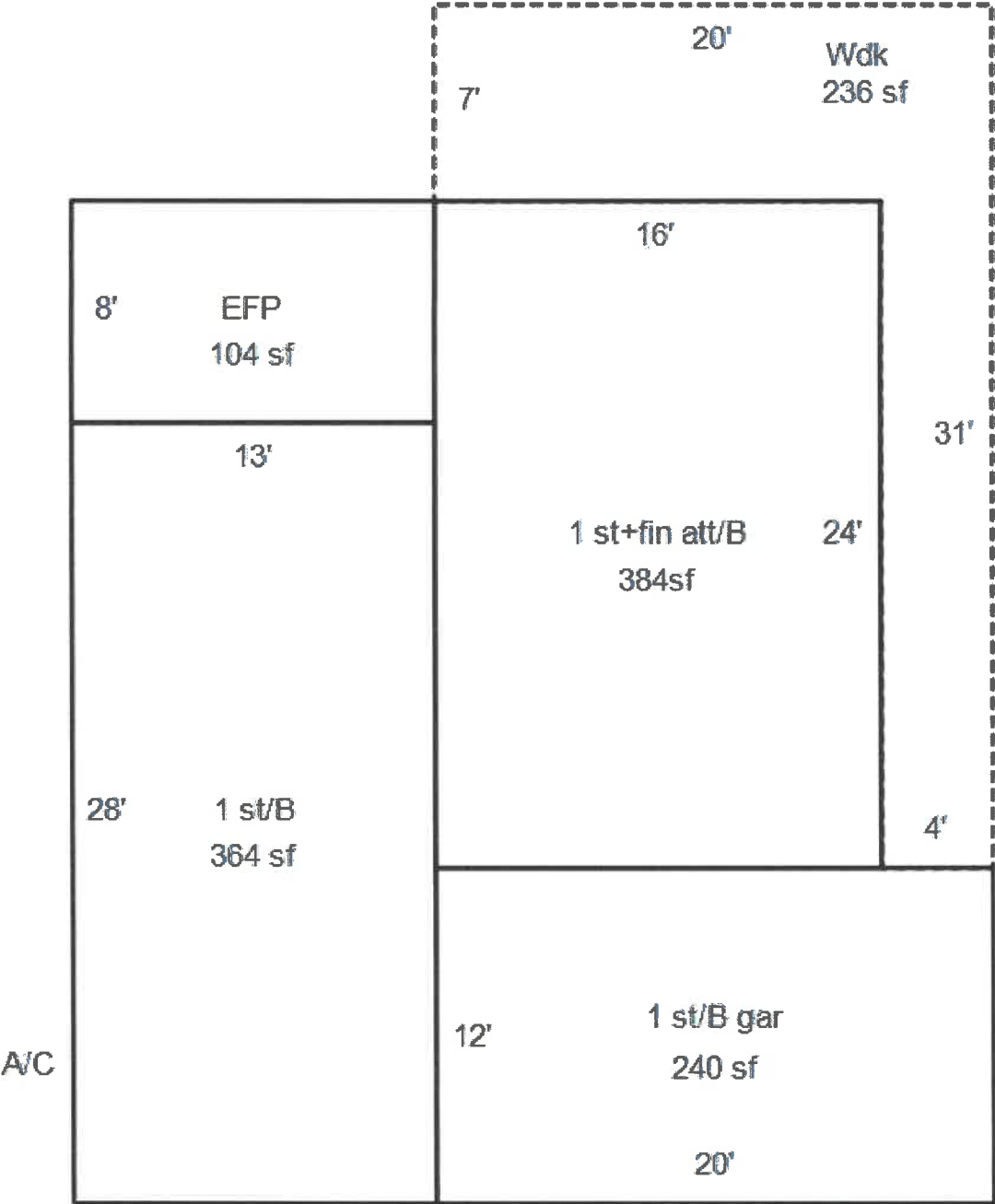
Legal description: LOT 740 BLK 78 STRONGS ADD S32 T24 R8 416/194

Summary of Assessment	
Land	\$10,500
Improvements	\$131,100
Total value	\$141,600

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential			11,100	0.255	None	Residential		\$10,500

Residential Building									
Year built:	1920	Full basement:	988 SF						
Year remodeled:		Crawl space:							
Stories:	1 story w/attic	Rec room (rating):							
Style:	Residence Old Style	Fin bsmt living area:							
Use:	Single family	First floor:	988 SF						
Exterior wall:	Alum/vinyl	Second floor:							
Masonry adjust:		Third floor:							
Roof type:	Metal panels	Half story:	0 SF						
Heating:	Oil, forced air	Finished attic:	192 SF						
Cooling:	A/C, same ducts	Unfinished attic:							
Bedrooms:	2	Unfinished area:							
Family rooms:		Enclosed porch	104 SF						
Baths:	1 full, 0 half	Deck	236 SF						
Other rooms:	3								
Whirl / hot tubs:									
Add'l plumb fix:	1								
Masonry FPs:									
Metal FPs:									
Gas only FPs:									
Bsmt garage:	1								
Shed dormers:									
Gable/hip dorm:		Percent complete:	100%						

Total living area is 1,180 SF; building assessed value is \$126,300



2026 Property Records for City of Stevens Point, Portage County

June 11, 2025

# of identical OBIs: 1		Other Building Improvement (OBI)		
Main Structure		Modifications (Type, Size)		Photograph
OBI type: Garage	Width: 16 LF	Grade: D		not available
Const type: Detached, frame or cb	Depth: 24 LF	Condition: Average		
Year built: 1920	Fir area: 384 SF	% complete: 100%		
		Assessed \$: \$4,800		

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
2/23/2012	12-0077	Replace hwh	\$1,509	2/22/2013
12/27/2000	29617	Upgrade	\$0	12/27/2001
11/29/2000	29590	Reroof	\$0	11/29/2001

Sales History		
Date	Price	Type



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: July 7, 2025

RE: Update on Zoning Ordinance Rewrite – July 2025

The following provides a summary of some key actions taken in June for the Zoning Code rewrite, along with expected actions to be completed in July.

June Public Informational Meetings: Three public informational meetings were held in June, focusing on the City's business and industrial parks, the Stanley Street/Highway 66 corridor, and the McDill Pond area. Extensive conversations took place on the desired types of housing that our community should provide, ideal locations in the city for certain housing types, building design standard, and specific site elements for new construction (e.g., lighting, stormwater management, landscaping, etc.). While there are several additional meetings scheduled this summer and fall, the first four meetings have been instructive.

Public Informational Meeting Schedule – July 2025: Below includes the upcoming meetings this month.

- July 8th, 5:30pm: Westside (1001 Centerpoint Drive)
- July 24th, 5:30pm: Highway 10 (900 Brilowski Road)
- July 28th, 5:30pm: Division Street & Northside (1301 Maria Drive)

Public Survey & Focus Groups: One of the first tasks that our planning intern will focus on is the distribution of public surveys for the rewrite project. The first survey, focusing on housing, has been released and will be open through July 10th. For those who have yet to complete the housing survey, it can be accessed [here](#). The next survey, focusing on transportation and parking, is scheduled to be released on July 11th.

www.stevenspoint.com

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

Preliminary Drafts: As Commissioners have heard me say in the past, much of a zoning code is locally derived – meaning that the municipality has the police power to dictate what regulations that they deem appropriate. A small percentage of a zoning code is mandated by another institution. For the City, there are State Statutes, federal legislation and case law on the state and federal level that determines how certain sections are drafted. While the City has made progress in recent years to update certain sections to be in compliance with the state and federal government (e.g., Zoning Board of Appeals section, Wireless Communications Tower Ordinance, etc.), a few sections remain in need of revision (e.g., definition of terms in the City's Sign Code, the Shoreland Zoning Ordinance, etc.). Work has begun updating the aforementioned ordinance language and expect a draft to be sent to the Commission in the coming months.

Chapter 1: Introduction and Demographics **Draft 2: 6/23/2025**

Background

The City of Stevens Point is a cultural, economic, and educational hub located near the center of Portage County in Central Wisconsin along the Wisconsin River. The City borders the Town of Hull to the northeast, the Village and Town of Plover to the south, the Town of Linwood to the southwest, and the Town of Carson to the northwest. Additionally, the Village of Park Ridge is entirely landlocked by the City of Stevens Point, and the Village of Whiting is landlocked between the Wisconsin River, City of Stevens Point, and Village of Plover. See Map 1.1: Planning Context.

An overview of the City's history is available on the Wisconsin Historical Society's website. In summary, the Wisconsin River has been inhabited for over 10,000 years. Members of Ho-Chunk, Menomonie, and Ojibwe tribes occupied present-day Portage County prior to an influx of European Settlement. Settlement in the early 19th century brought agriculture and industry that used the Wisconsin River's power, such as logging, woodworking, and paper mills. Railroads and what is now the University of Wisconsin – Stevens Point arrived in the late 19th century. Today, the County's economy is driven by a mix of education, agriculture, manufacturing, and other industries.

Wisconsin Comprehensive Planning Law

A comprehensive plan is a local government's guide to community physical, social, and economic development. Comprehensive plans are not meant to serve as land use regulations in themselves; instead, they provide a rational basis for local land use decisions with a twenty-year vision for future planning and community decisions. According to the Wisconsin Comprehensive Planning Law, a comprehensive plan must include at least nine elements, which include this Chapter's content (Issues and Opportunities) along with eight others:



2. Natural,
Agricultural, and
Cultural Resources



3. Housing



4. Utilities and
Community Facilities



5. Transportation



6. Economic
Development



7. Land Use



8. Intergovernmental
Cooperation



9. Implementation

State statutes prescribe a list of topics to address for each of the elements. This chapter reviews demographic data including the total population, age distribution, households, educational levels, employment, and income levels in detail. Reviewing these trends is critical to understanding what has occurred and what is likely to occur in the future.

Planning Process

This plan is an update of the 2005 Comprehensive Plan adopted by the City, which heavily influences the basis for this plan. Additionally, in 2022, the City of Stevens Point's City Council adopted **People Are the Point** as its strategic plan to enhance the City for as many different people and experiences as possible. This plan aimed “to develop a network of creative nodes across the city that will serve and strengthen the neighborhoods that surround them and expand and

diversify the lifestyles supported in Stevens Point.” The Plan identified four hubs that are ideal for incremental development: 1. Downtown and Riverfront, 2. North Division, 3. Stanley Street and Schmeeckle, and 4. Center and South Point. Core priorities of this strategic plan include:

Housing: Incremental development of the urban core, creating a new loft/warehouse living, promoting small footprint homes, creating agri-hoods and adventure-hoods, supporting community solar/green utilities, and strengthening cultural identity through unique housing projects.

Entrepreneurial and Innovation Capacity: Support the innovation center (CREATE Portage County) at The Grove, retain existing small businesses, grow local agriculture innovation and food businesses, expand financial programs for businesses, support Mid State Technical College (MSTC) efforts, work with local organizations to expand venture capital, and enhance outdoor recreation (mountain biking, bouldering, space activation, etc.).

Equity, Diversity, and Inclusion: Visibility and storytelling of diverse groups through public art, speakers, music, etc., workforce attraction/retention, awareness building, and working with UWSP and the County.

Figure 1. City of Stevens Point Neighborhoods



Source: City of Stevens Point

As of 2025, consultant-led Downtown Stevens Point and Division Street Corridor Plans had been adopted, and draft reports for planning activities in the Goerke/Washington, Eastside, and Southeast/McDill had been produced by the City’s Community Development Department. Findings from these plans and activities are carried into this plan’s various chapters. In 2025, the City decided to shift to a citywide approach to comprehensive planning to have all neighborhood-level recommendations available in one document, which ultimately led to the creation of this plan.

Summary of Public Participation Activities

Below is a timeline of public participation activities:

Meeting Date	Meeting Type	Activities
June 2, 2025	Plan Commission	Adopt Public Participation Plan (See Appendix A)
June 18, 2025	Plan Commission	Project Kickoff; Review draft Chapter 1

Summary of Public Input

Insert summary of public comments and survey results here when complete.

Data Sources

The U.S. Census Bureau has two data sources that are widely used in this plan, which are described below:

U.S. Census	American Community Survey (ACS)
- Counts population, households, etc. - Based on former Census “short form” - Mailed to every household in the U.S. - Mailed every decade (2010, 2020, etc.) - Self-reported data that is published - Typically more accurate than ACS - Do data for non-Census years	- Counts U.S. Census info plus additional topics - Based on former Census “long form” - Mailed to a limited number of households - Mailed every year (2024, 2025, etc.) - Self-reported data used to produce estimates - More topics covered than Census - Provides data for non-Census years

According to the U.S. Census Bureau, college students were to be counted where they attend college instead of at home in 2020. Despite early school closures during the COVID-19 pandemic, Census retained this policy, indicating that the student population should be reflected in Census data. However, local staff who assisted with administering the 2020 Census noticed that many students were not counted in the City due to being sent home early. Therefore, it is important to evaluate various data sources throughout the plan, while understanding there are other factors that affect their accuracy.

Despite the limitations listed above for each data source, there are few substitutes, if any, for most of the demographic data provided by these sources. In general, they are the most widely used and exhaustive data sets used in plans, grants, decision-making tools, and other programs. Other data sources are used for topics not covered by Census are cited accordingly, such as population projections from the Wisconsin Department of Administration’s (DOA).

Demographics

Population

The strength of the City's workforce, institutions, and overall quality of life depends on a thriving population, which is measured in Table 1. The City's population was estimated to be 25,666 based on the 2020 U.S. Census, with a slight decrease to an estimated 25,497 in 2023. From 1990 to 2010, the City grew at a similar pace to local, countywide, and statewide trends. But since 2010, the City's growth has not kept up with its surroundings. For example, the Village of Plover's growth rate has consistently been higher since 1990 and it continues to grow. Note that the Village of Park Ridge appears to have grown the fastest since 2010 (20 percent), but Census' margins of error are greater in communities with smaller populations.

The DOA estimates a higher City population of 26,619 in 2024, which is also slightly lower than the 2010 Census. But DOA's county estimate of 72,139 in 2024 is considerably higher than Census and ACS estimates, indicating that countywide growth could benefit the City. In general, more Americans are having fewer children, and fewer Americans are having children at all, leading to fewer births relative to deaths, a higher median age, smaller household sizes, and a slower overall population growth rate. But Stevens Point's relatively low cost of living, lack of natural disasters, and access to nature, healthcare, and education could reverse these trends as other areas of the Country continue to be more costly, congested, and hazard prone.

Table 1: Population

Minor Civil Division	1990	2000	2010	2020	2023	1990-2010 % Change	1990-2010 Net Change	2010-2023 % Change	2010-2023 Net Change
C. Stevens Point	23,006	24,551	26,717	25,666	25,497	16.1%	3,711	-4.6%	-1,220
V. Park Ridge	546	499	491	530	589	-10.1%	-55	20.0%	98
V. Plover	8,176	10,647	12,123	13,519	13,713	48.3%	3,947	13.1%	1,590
V. Whiting	1,838	1,739	1,724	1,601	1,496	-6.2%	-114	-13.2%	-228
T. Carson	1,327	1,332	1,305	1,374	1,213	-1.7%	-22	-7.0%	-92
T. Hull	5,559	5,627	5,346	5,287	5,280	-3.8%	-213	-1.2%	-66
T. Linwood	1,035	1,129	1,121	1,070	1,188	8.3%	86	6.0%	67
T. Plover	2,223	2,194	1,701	1,565	1,479	-23.5%	-522	-13.1%	-222
T. Stockton	2,494	2,903	2,917	3,018	3,010	17.0%	423	3.2%	93
Portage Co.	61,405	67,182	70,019	70,377	70,375	14.0%	8,614	0.5%	356
Wisconsin	4,891,769	5,363,675	5,686,986	5,893,718	5,892,023	16.3%	795,217	3.6%	205,037
USA	248,709,873	281,421,906	308,745,538	331,449,281	332,387,540	24.1%	60,035,665	7.7%	23,642,002

Source: U.S. Census 1990-2020; ACS 5-Year Estimates 2023

Population Projections

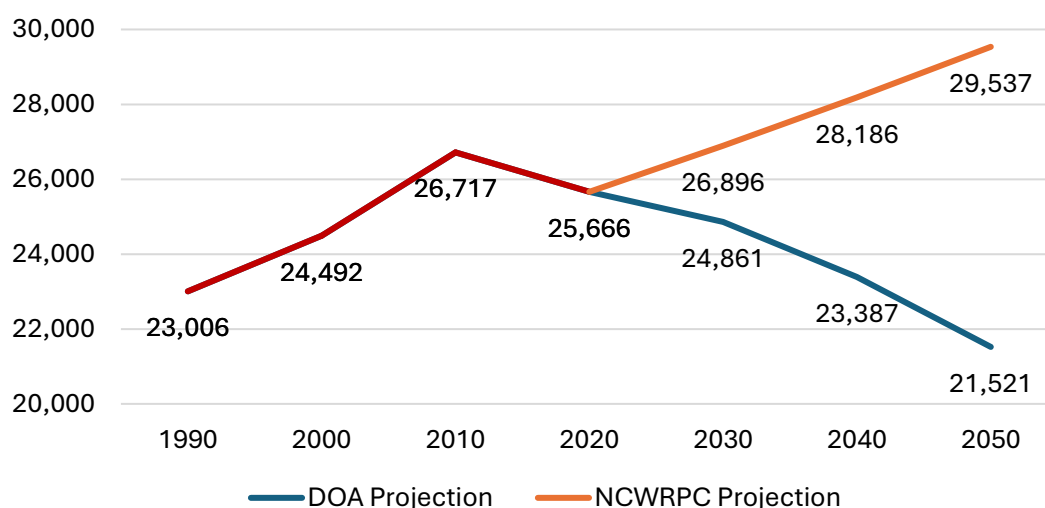
DOA projects population estimates for all counties and minor civil divisions. The most recent projections are based on the 2020 Census, and they are based on the existing population. They don't factor in a large shift in inbound migration, for example, due to climate change or cost of living impacts that could drive the country's population to lower-risk, lower-cost areas like Wisconsin as those trends are much harder to predict. The City should focus on the next ten years' growth while monitoring future projections as they are updated every ten years. See Table 2.

Table 2: Official State of Wisconsin Population Projections

Minor Civil Division	2020 Census	2030 DOA	2040 DOA	2050 DOA	% Change 2020-2050	Net Change 2020-2050
C. Stevens Point	25,666	24,861	23,387	21,521	-16.1%	-4,145
V. Park Ridge	530	522	498	464	-12.5%	-66
V. Plover	13,519	14,259	14,425	14,136	4.6%	617
V. Whiting	1,601	1,418	1,218	1,022	-36.2%	-579
T. Carson	1,374	1,320	1,232	1,125	-18.1%	-249
T. Hull	5,287	4,837	4,303	3,749	-29.1%	-1,538
T. Linwood	1,070	1,008	923	828	-22.6%	-242
T. Plover	1,565	1,381	1,183	989	-36.8%	-576
T. Stockton	3,018	2,850	2,618	2,355	-22.0%	-663
Portage County	70,377	68,090	63,985	58,820	-16.4%	-11,557
Wisconsin	5,893,718	5,890,915	5,841,620	5,710,120	-3.1%	-183,598

Source: Wisconsin DOA 2024

DOA projects that the City's population will decrease to 21,521 by 2050, for a decrease of 16.1 percent as shown in Figure 2. But given the recent uptick in countywide growth and relatively stable quality of life in Wisconsin, the decline may not become as pronounced, and it could even reverse itself. For example, it is becoming increasingly difficult to obtain mortgages and insurance for homes in more hazard-prone areas of the country, and water resources are becoming scarce in other regions. There has led to more Americans to showing interest in living the great lakes states, where water is abundant and natural hazards aren't as severe. Therefore, Figure 2 includes a hypothetical projection based on the City's growth rate per decade between 2000 and 2020, which was 4.8 percent over 20 years. This provides a range of possibilities for future planning purposes.

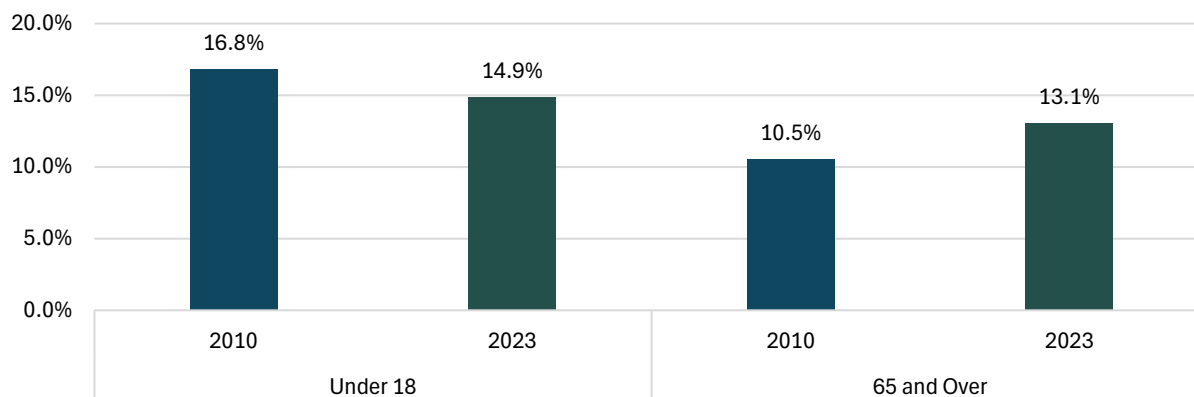
Figure 2: Estimated Range of Possible Population Projections

Source: Wisconsin DOA 2024, NCWRPC 2025

Age Distribution

Age influences demand for various workforce, services, and institutional needs, especially for those aged 17 and younger and seniors 65 and older. These are often referred to as dependent populations and they have different needs: the younger group requires schools, and the older group is retired. The remainder of the population between the two age groups comprises most of the workforce, generating much of the tax base, jobs, and services needed to support these two groups. Figure 3 depicts the City's declining share of children and growing share of seniors.

Figure 3: Age Group Percent of Total City Population



Source: ACS 5-Year Estimates 2010 & 2023

Table 3 shows that a rising median age and growing senior population is not a concern specific to Stevens Point, as this trend is reflected throughout Portage County, Wisconsin, the nation, and other developed countries. The City's large student population is reflected in a median age that is considerably lower by comparison. Future chapters discuss how to address challenges as school districts, hospitals, housing, businesses, and other institutions will be impacted in the coming decades. There is an opportunity to capitalize on Stevens Point's attributes to enable more children and workforce-aged adults to prosper and support a growing retired population.

Table 3: Age Characteristics

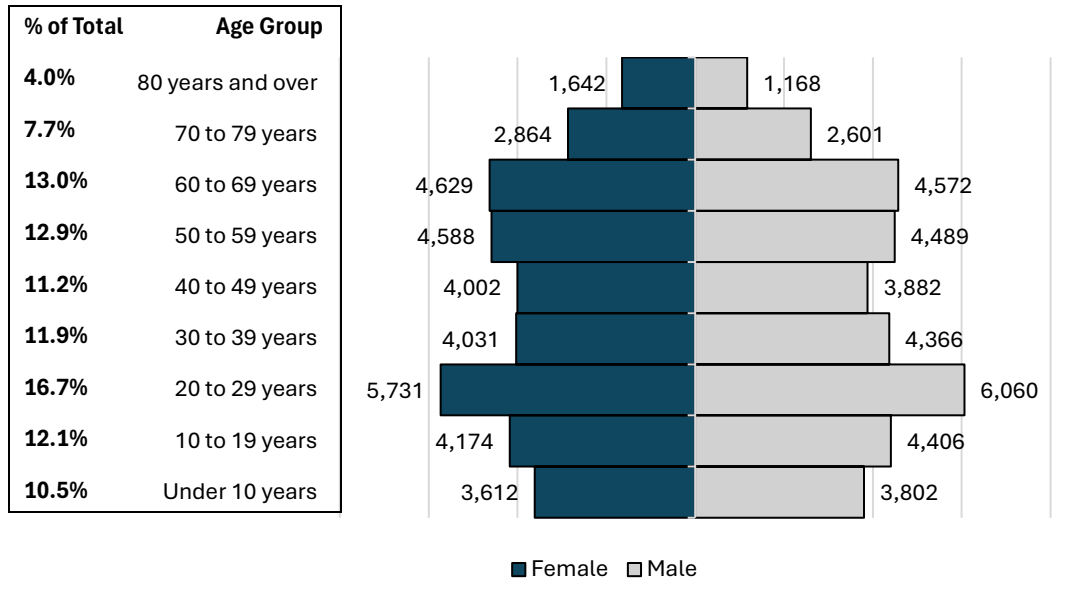
Minor Civil Division	Population Under Age 18, 2010	Population Under Age 18, 2023	% Change 2010-2023	Population Age 65 and Over, 2010	Population Age 65 and Over, 2023	% Change 2010-2023	Median Age 2010	Median Age 2023
C. Stevens Point	4,493	3,795	-15.5%	2,818	3,329	18.1%	25.9	28.7
V. Park Ridge	118	143	21.2%	127	160	26.0%	44.4	45.8
V. Plover	2,857	3,259	14.1%	1,322	2,050	55.1%	36.0	36.4
V. Whiting	263	273	3.8%	513	449	-12.5%	52.2	45.2
Portage County	14,796	13,403	-9.4%	8,546	12,556	46.9%	35.6	38.1
Wisconsin	1,343,593	1,244,078	-7.4%	754,868	1,133,395	50.1%	38.1	40.5
United States	74,033,117	73,645,238	-0.5%	38,749,413	55,970,047	44.4%	36.9	38.7

Source: ACS 5-Year Estimates 2010 & 2023

Figures 4 and 5 depict the number of residents by age and gender in Portage County counted in 2020 and projected for 2050. They are called population pyramids because they typically have a wide base and a narrow top. In recent decades, they resemble pillars instead due to the large baby boomer population aging and living longer, and this is even more

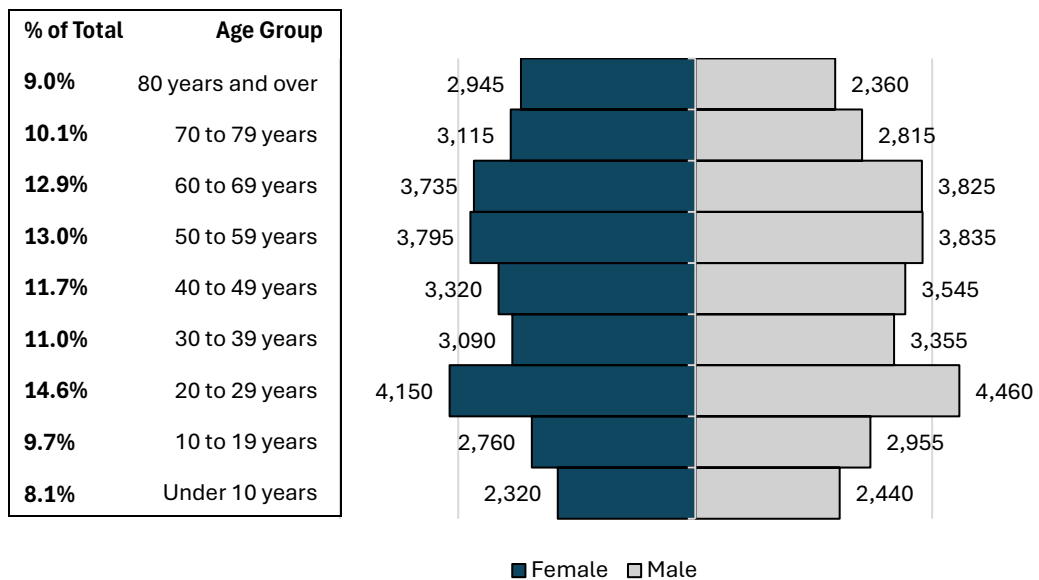
noticeable in the 2050 projection as Millennials, who are currently members of the largest generation, will be between ages 54 and 69. The 20-to-29-year-old category is pronounced in both Figures due to the student population, and it currently is the largest age group. But the age groups 50 to 59 and 60 to 69 are the next two largest groups in 2020, resulting in an ongoing wave of workforce retirements. Future chapters in this Plan address the implications that these changing demographics will have on housing, public services, the workforce, the economy, and more.

Figure 4: 2020 Portage County Population Pyramid



Source: U.S. Census 2020

Figure 5: 2050 Projected Portage County Population Pyramid



Source: Wisconsin DOA 2024

Fertility rates also explain why there are fewer children compared to the overall population. According to the Centers for Disease Control and Prevention, the Country's fertility rate was 3.7 births per woman in 1957. In 2014, it was 1.93 which is below the 2.1 replacement rate that maintains a population. An emerging national trend is that the most populous counties in America have the fastest decreasing share of children aged 5 and under, and Stevens Point's family-oriented setting can be promoted to attract more children and young families moving from these areas.

Households

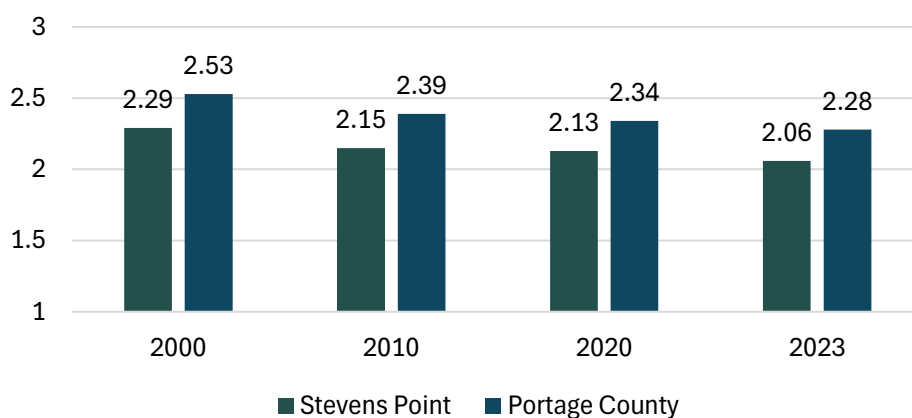
Despite a lack of population growth, Table 4 and Figure 6 depict continued household growth in the City because household sizes are getting smaller. The average household size decreased by 0.23 in the City and 0.25 countywide between 2000 and 2023. Although the City's household growth between 2010 and 2023 was slower than countywide, statewide, and national trends, it still fuels demand for housing even if the overall population isn't growing.

Table 4: Total Households

Minor Civil Division	2000	2010	2020	2023	1990-2010 % Change	1990-2010 Net Change	2010-2023 % Change	2010-2023 Net Change
C. Stevens Point	9,305	10,598	10,771	11,063	28.5%	2,353	4.4%	465
V. Park Ridge	211	217	235	249	1.4%	3	14.7%	32
V. Plover	3,985	4,948	5,717	5,555	73.2%	2,091	12.3%	607
V. Whiting	690	750	720	633	17.7%	113	-15.6%	-117
T. Carson	475	514	542	531	16.6%	73	3.3%	17
T. Hull	1,988	2,069	2,141	2,189	11.8%	218	5.8%	120
T. Linwood	388	430	453	517	25.7%	88	20.2%	87
T. Plover	861	639	597	654	-13.4%	-99	2.3%	15
T. Stockton	984	1,087	1,182	1,208	34.7%	280	11.1%	121
Portage Co.	25,040	27,814	29,138	29,636	30.5%	6,508	6.6%	1,822
Wisconsin	2,086,304	2,279,768	2,428,361	2,446,028	25.1%	457,650	7.3%	166,260
USA	105,539,122	116,716,292	126,817,580	127,482,865	26.9%	24,768,882	9.2%	10,766,573

Source: U.S. Census 1990-2020; ACS 5-Year Estimates 2023

Figure 6: Average Household Size



Source: ACS 5-Year Estimates 2000, 2010, 2020, & 2023

Education

Table 5 indicates that educational attainment rates are strong in Stevens Point for both high school and college graduates as they are higher than county, state, and national trends. According to the Federal Reserve Bank of Philadelphia, urban areas often have higher rates of educational attainment due to higher wages and amenities that attract workers. Although Stevens Point isn't typically considered to be a large City, is a cultural and economic hub for the surrounding area, which could partially explain these trends. Additionally, being home to MSTC and UWSP means there are many academic jobs that require higher levels of educational attainment. It is much less common for individuals born before WWII to have completed high school or college education, so this helps explain the increase in educational attainment over time as this older age group decreases in size. In general, high school, technical college, and college completion ensures a varied and skilled workforce for the City, and the City has a well-known legacy of supporting these educational institutions.

Table 5: Educational Attainment

Minor Civil Division	% Completed High School			% with Bachelor's Degree or Higher			% Change (High School)	% Change (Bachelor's)
	2000	2010	2023	2000	2010	2023		
C. Stevens Point	85.1%	92.6%	95.9%	26.1%	33.2%	39.4%	10.8%	13.3%
V. Park Ridge	93.6%	96.5%	98.6%	52.9%	46.8%	60.9%	5.0%	8.0%
V. Plover	91.5%	91.5%	92.6%	30.6%	31.6%	40.3%	1.1%	9.7%
V. Whiting	84.0%	85.7%	95.9%	22.8%	20.9%	32.2%	11.9%	9.4%
T. Carson	80.9%	84.0%	96.4%	13.8%	21.0%	22.6%	15.5%	8.8%
T. Hull	90.4%	91.6%	97.7%	31.1%	34.3%	30.7%	7.3%	-0.4%
T. Linwood	88.5%	90.7%	94.7%	19.6%	16.0%	25.2%	6.2%	5.6%
T. Plover	85.5%	88.1%	95.5%	22.4%	17.1%	28.7%	10.0%	6.3%
T. Stockton	88.3%	89.4%	93.2%	16.0%	18.6%	27.4%	4.9%	11.4%
Portage County	86.5%	90.4%	94.8%	23.4%	27.1%	33.7%	8.3%	10.3%
Wisconsin	85.1%	90.4%	93.7%	23.4%	27.1%	33.8%	8.6%	10.4%
United States	80.4%	85.0%	89.4%	24.4%	27.9%	35.0%	9.0%	10.6%

Source: U.S. Census 2000; ACS 5-Year Estimates 2010 & 2023

Employment

There are two ways to measure employment: the number of City residents who are employed, and the number of jobs located within the City's limits. Table 6 lists the number of citizens of a given geography that are employed, rather than where the job is located. For all municipalities listed, the City of Stevens Point saw the largest percent increase (20.5 percent) and net change (2,576) in residents with a job between 2000 and 2023, exceeding county, state, and national trends. All other municipalities listed saw a decrease in employment during the same time. However, some of them have a higher number of employed residents in 2023 compared to 2010, which is likely due to the recovery that followed the Great Recession of the late 2000s. In general, an aging population will result in fewer employees filling jobs and a need to attract workers to the area. Although the impacts of Artificial Intelligence (AI) on the workforce are unknown at this time, it is an emerging trend that the City should continue to monitor.

Lightcast, formerly EMSI, is a private company that specializes in workforce analytics. While data is only available by ZIP code rather than by municipality, data from 2023 shows that there were 23,917 jobs located in ZIP codes 54481, 54482, and 54492 compared to 37,644 jobs in Portage County. This means that over 63 percent of the County's jobs are in Stevens Point ZIP codes, despite City residents only comprising 40 percent of the County's workforce. This is supported by the commuter flow analysis in Chapter 5 that shows double the number of inbound commuters compared to

outbound commuters. This indicates that Stevens Point is the employment hub of the County, though income being earned there isn't necessarily being spent there due to the number of commuters. Adding housing in the City may reduce commute times, provide more lifestyle options, and keep more of the wages earned in the City within the local economic ecosystem.

Table 6: Total Employed

Minor Civil Division	2000	2010	2020	2023	2000-2023 % Change	2000-2023 Net Change	2010-2023 % Change	2010-2023 Net Change
C. Stevens Point	12,547	13,795	14,557	15,123	20.5%	2,576	9.6%	1,328
V. Park Ridge	260	207	254	252	-3.1%	-8	21.7%	45
V. Plover	6,094	6,447	6,616	6,748	10.7%	654	4.7%	301
V. Whiting	864	696	650	670	-22.5%	-194	-3.7%	-26
T. Carson	752	600	724	682	-9.3%	-70	13.7%	82
T. Hull	2,977	2,534	3,036	2,671	-10.3%	-306	5.4%	137
T. Linwood	649	748	617	544	-16.2%	-105	-27.3%	-204
T. Plover	1,182	1,020	798	696	-41.1%	-486	-31.8%	-324
T. Stockton	1,669	1,674	1,623	1,652	-1.0%	-17	-1.3%	-22
Portage County	35,677	36,395	37,703	37,693	5.7%	2,016	3.6%	1,298
Wisconsin	2,734,925	2,869,310	2,983,277	3,018,918	10.4%	283,993	5.2%	149,608
United States	138,820,935	141,833,331	155,888,980	159,808,535	15.1%	20,987,600	12.7%	17,975,204

Source: U.S. Census 2000; ACS 5-Year Estimates 2010, 2020, & 2023

Income

Income is a local indicator of prosperity, and it is typically measured in two ways: median household income and per capita income. Household income indicates the purchasing power of a typical family or household unit, while per capita income measures purchasing power per person. Like employment, there are two ways to measure income geographically: incomes for Stevens Point residents regardless of where they work, or incomes being earned in Stevens Point, regardless of where workers live.

Tables 7 and 8 summarize that, in general, per capita income has risen faster than median household income, which is partially due to smaller household sizes. Of the municipalities listed below, Stevens Point residents had the smallest net median household income increase between 2000 and 2023 and the lowest overall income in 2023. This could be due to its position as an older, more urban community, as surrounding municipalities with newer, more expensive housing tend to attract higher income households. Stevens Point's urban fabric also results in a greater variety of housing unit styles, so those with limited incomes or disabilities may find more housing options within the City's limits than in neighboring communities without necessarily needing to own a car. Finally, a large student population means many do not work full time while in school, or are at the beginning of their careers, resulting in lower wages and a need to support cost-effective lifestyles and housing options as college enrollments are projected to remain stable through **YEAR**. Per capita incomes for City residents are also lower than all other municipalities listed, and they were considerably lower than county, state, and national incomes.

The percent increase in the City's median household income between 2000 and 2023 was higher than many surrounding communities, which could be due to its younger population, increase in job opportunities, and lower share of retirees compared to neighboring communities. Median household and per capita incomes across Portage County were slightly behind statewide and national incomes, but the cost of living is also 0.4 percent lower than the national average,

indicating that wages go farther in Central Wisconsin than in many other locations in the USA. This could increase the appeal of living in the area as the cost of living continues to rise nationwide and supports the need for the City to continue attracting a variety of job opportunities.



Table 7: Median Household Income

Minor Civil Division	2000	2010	2020	2023	2000-2023 % Change	2000-2023 Net Change	2010-2023 % Change	2010-2023 Net Change
C. Stevens Point	\$33,178	\$40,115	\$46,663	\$56,218	69.4%	\$23,040	40.1%	\$16,103
V. Park Ridge	\$57,031	\$62,708	\$73,611	\$82,083	43.9%	\$25,052	30.9%	\$19,375
V. Plover	\$51,238	\$59,714	\$63,988	\$83,139	62.3%	\$31,901	39.2%	\$23,425
V. Whiting	\$42,381	\$43,239	\$58,304	\$72,257	70.5%	\$29,876	67.1%	\$29,018
T. Carson	\$51,583	\$60,260	\$87,721	\$96,875	87.8%	\$45,292	60.8%	\$36,615
T. Hull	\$53,915	\$64,621	\$86,357	\$101,306	87.9%	\$47,391	56.8%	\$36,685
T. Linwood	\$55,972	\$65,333	\$77,772	\$79,531	42.1%	\$23,559	21.7%	\$14,198
T. Plover	\$49,313	\$75,000	\$75,150	\$81,009	64.3%	\$31,696	8.0%	\$6,009
T. Stockton	\$50,957	\$63,646	\$72,381	\$82,279	61.5%	\$31,322	29.3%	\$18,633
Portage County	\$43,487	\$51,456	\$60,316	\$73,284	68.5%	\$29,797	42.4%	\$21,828
Wisconsin	\$43,791	\$51,598	\$63,293	\$75,670	72.8%	\$31,879	46.7%	\$24,072
United States	\$41,994	\$51,914	\$64,994	\$78,538	87.0%	\$36,544	51.3%	\$26,624

Source: U.S. Census 2000; ACS 5-Year Estimates 2010, 2020, & 2023

Table 8: Per Capita Income

Minor Civil Division	2000	2010	2020	2023	2000-2023 % Change	2000-2023 Net Change	2010-2023 % Change	2010-2023 Net Change
C. Stevens Point	\$17,510	\$21,653	\$26,127	\$32,670	86.6%	\$15,160	50.9%	\$11,017
V. Park Ridge	\$28,074	\$30,807	\$32,854	\$43,717	55.7%	\$15,643	41.9%	\$12,910
V. Plover	\$23,085	\$27,672	\$33,929	\$40,730	76.4%	\$17,645	47.2%	\$13,058
V. Whiting	\$19,492	\$24,681	\$30,616	\$44,458	128.1%	\$24,966	80.1%	\$19,777
T. Carson	\$21,576	\$33,500	\$39,023	\$52,342	142.6%	\$30,766	56.2%	\$18,842
T. Hull	\$22,433	\$30,718	\$47,480	\$52,397	133.6%	\$29,964	70.6%	\$21,679
T. Linwood	\$21,073	\$24,482	\$37,762	\$44,090	109.2%	\$23,017	80.1%	\$19,608
T. Plover	\$21,186	\$26,977	\$34,078	\$45,985	117.1%	\$24,799	70.5%	\$19,008
T. Stockton	\$19,886	\$26,497	\$32,522	\$38,118	91.7%	\$18,232	43.9%	\$11,621
Portage County	\$19,854	\$24,873	\$32,268	\$39,476	98.8%	\$19,622	58.7%	\$14,603
Wisconsin	\$21,271	\$26,624	\$34,450	\$42,019	97.5%	\$20,748	57.8%	\$15,395
United States	\$21,587	\$27,334	\$35,384	\$43,289	100.5%	\$21,702	58.4%	\$15,955

Source: U.S. Census 2000; ACS 5-Year Estimates 2010, 2020, & 2023

In addition to the Census data above, Lightcast provides additional income insight. Average earnings were \$70,373 in 2023 per job located in Stevens Point ZIP codes 54481, 54482, and 54492, compared to \$67,234 for all jobs in Portage County. This information further supports the City's role as the county's economic engine, as incomes earned within the City limits are higher than countywide incomes. When combining commuter, employment, and income data, it appears that higher incomes are being earned in the City by residents who often commute from outside the City, while City residents earn lower incomes, which is skewed by the presence of college students and recent graduates. This reflects

an opportunity to add high quality, owner-occupied housing in the City to reduce commute times and strengthen the tax base. It also indicates a need to support job  at pay a living wage and provide strong wage growth over time to strengthen the City's tax base and provide more opportunities for City residents.

The rise of educational attainment also indicates that City residents may be capable of obtaining jobs with higher wages, and the popularity of remote work influences where these workers will choose to live. Implications of these trends are discussed in more detail in Chapter 3: Housing and Chapter 6: Economic Development. In general, increasing housing supply and choices allows more workers of various skills and income levels to live in the City, which prevents blight and generates more tax revenue to sustain and improve the City's services and high quality of life.

Summary

Despite a lack of population growth since 2010, the City's households, jobs, incomes, and educational attainment have increased in recent years. While the City has a relatively young population, an increasing retired population and decreasing child population follow local, state, and national trends. These trends indicate that the City is both positioned for future growth and prosperity, but is also prone to challenges that can result from a lack of planning. Changing conditions will impact jobs, housing, healthcare, education, jobs, and more, which are addressed in detail in this plan's chapters. In summary, the City must work to attract people from elsewhere in order maintain economic growth, and the community's quality of life, affordability, and economy places it in an ideal position to attract future growth.

Issues

A variety of issues were identified throughout the planning process during planning meetings, and others were taken from existing documents. The following chapters of this plan will list the issues that relate to each chapter's topic. Responses from recent County and City public surveys were also used to confirm existing knowledge about concerns regarding land use, environmental protection, quality of life, and other issues that are discussed throughout this plan.

Goals, Objectives, and Policies

Each of the following Comprehensive Plan chapters will conclude with a set of goals, objectives, and policies, which will be used to guide the future development of the county. For purposes of this planning process, goals, objectives, and policies are defined as follows:

Goals

Broad statements that express general priorities about how the community should approach development issues during the next 20 years. These goals are based on key issues, opportunities and problems that affect the community. The City listed the following 10 overall goals in its Issues & Opportunities Chapter of the 2005 Comprehensive Plan:

- Managed Growth
- Quality of Life
- Good Living Environments
- Good Land Use Planning
- Annual Planning and Development Strategy
- Good Development Ordinances
- Intergovernmental Cooperation
- Tax Base Growth
- Cost-Effective Public Services
- Local Control
- Citizen Input
- Interrelated Goals and Plans

Objectives

More specific than goals and are usually attainable through planning and implementation activities. The accomplishment of an objective contributes to the fulfillment of a goal.

Policies

Rules or courses of action that are used to ensure plan implementation and to accomplish the goals and objectives. Policies are intended to be used by decision-makers on a regular basis.

The former plan's extensive number of goals, objectives, and policies have been condensed into fewer and more concise ones that serve the same purpose as the original 2005 Plan while being easier to navigate. These updates provide solutions to the latest issues facing the City of Stevens Point and they are found at the end of each chapter. In summary, changing demographics, especially regarding household size and age characteristics, have implications on how neighborhoods, housing, public spaces, parks, jobs, and public services are structured. This plan's goals, objectives, and policies allow for compact development, enable a variety of housing unit configurations, support a robust economy, utilize efficient planning of public services and infrastructure, and encourage proximity of housing to retail, employment, healthcare, and other destinations to accommodate these population trends.



Stevens Point Comprehensive Plan

Issues and Opportunities

Summary of Trends and Findings

This summary is based off the data and trends reported in the full City of Stevens Point Comprehensive Plan, Chapter 1: Issues and Opportunities . For additional context, please reference that chapter.

Trend	Why it Matters
Population has decreased since 2010 and the population is projected to keep decreasing if not addressed	Fewer residents, workers, and students in the region may lead to employers, schools, institutions, healthcare, and other industries experiencing difficulties maintaining a high level of service or to regress
Job growth, incomes, and educational attainment increased since 2010	Growing economic opportunities may help attract and retain residents and a further increase in wages; there may be an opportunity to enhance industries that require higher education and training, such as advanced manufacturing and technology-centered jobs
The median age is relatively low, but the senior population is growing	A wave of retirements decreases available workforce and increases the need for certain services and housing types; many students and young adults are available to fill positions
Household sizes are getting smaller	Housing demand continues despite a shrinking population, and the housing market may favor smaller housing units



Stevens Point Comprehensive Plan

Issues and Opportunities

Summary of Trends, cont.

Trend

Why it Matters

Residents are having fewer children

Less young children in the community may lead to a decreased need to expand existing or construct new educational facilities, and a shrinking workforce

The cost of living continues to remain below average

Although residents earn lower wages, the cost of living does not place current residents at a major economic disadvantage; the City may be attractive to remote workers and those fleeing high cost of living areas

City residents earn lower wages compared to adjacent communities, but jobs located in the City pay higher wages

There is an opportunity to expand housing options for higher income earners in the region and grow jobs that pay a living wage

College students' incomes are lower, and higher earners often commute from outside City

Expanding housing choices for both higher and lower income earners can strengthen the tax base and encourage additional local spending; designing the community to support lower cost transportation systems may further enhance local economic outlooks

Stevens Point ranks highly in terms of livability; its parks, schools, jobs, amenities, and low traffic/crime give the City a higher quality of life

The City can retain existing residents and attract new ones, especially young families, to boost positive demographic trends and reverse negative ones, like a decreasing population. Enhancing its existing qualities through careful planning and execution is necessary for long-term success

Final Site Plan

3rd Order of Sisters of St. Joseph Convent

Authored by: Morgan Goff, Riley Hubanks, Anna
Menominee, Ella Stadel and Audrey Webster

In Fulfillment of the Requirements for NRES 489 – Applied
Natural Resource Planning under the Instruction of Austin
Holland, Ph.D.

Acknowledgements

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Chapter One: Introduction

We are a group of students enrolled in the College of Natural Resources at the University of Wisconsin-Stevens Point. In fulfillment of our various degree requirements, we are tasked with the completion of a final Capstone course. This course, titled “Natural Resources 489: Applied Natural Resource Planning”, is created with the purpose of providing real-world experience wherein students assist a client with a current community need.

The City of Stevens Point approached our class in the hope of creating a plan for the Sisters of Saint Joseph Convent Site, Parcel ID Numbers: 281240829240033, 281240829240046, 281240829240047, and 281240829240099. This land, previously owned by the Sisters, was officially donated and transferred to the City of Stevens Point in 2023. The City has since expressed a need for new opportunities in both outdoor recreation and housing. Our class has worked this semester to create a plan that will fulfill both needs in Stevens Point while prioritizing ecological and community values.

Our class was divided into two groups. These include Housing and Outdoor Recreation (Figure 1). The Outdoor Recreation group, Morgan Goff, Ella Stadel, and Riley Hubanks, maintained the objective to *“to collaborate with the community and City staff to create an area where everyone can enjoy the natural environment”*. This group worked to

provide recommendations on the northern portion of the site. This area is approximately 20 acres. The Housing group, Anna Menominee and Audrey Webster, had the objective to *“to collaborate with the community and City staff to create more housing that meets the needs of Stevens Point for both the present and the future”*. This group worked to provide recommendations for the southwestern portion of the convent site. This is approximately 3 acres.

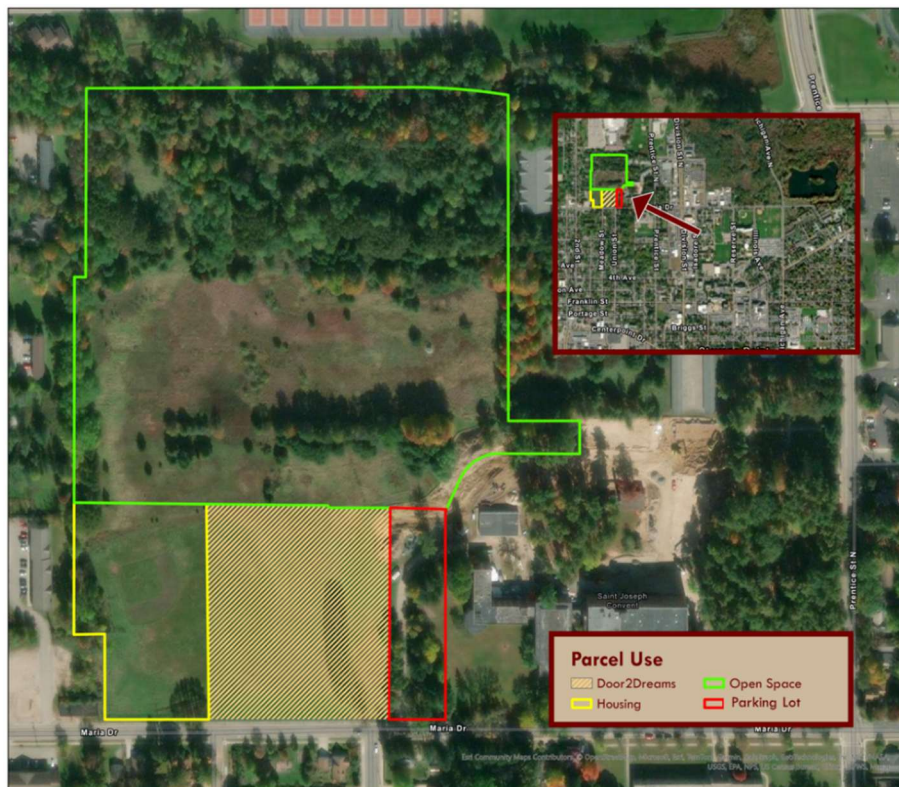


Figure 1. Site divisions for the final site plan. Divisions are distinguished by use. Created by Ella Stadel.

In February of 2025, our team met with City staff, Door2Dreams, and two Sisters from the Convent. Door2Dreams is a non-profit organization focused on providing housing to adults with intellectual and/or developmental disabilities (Door2Dreams, n.d.). As seen in Figure 1, Door2Dreams will use around 6 acres of the site to develop their vision. Our goals for our meeting in February were to 1) provide an overview of the project, 2) present our first impressions of the site, and 3) discuss potential visions for the project. Since our first meeting, we have conducted preliminary analysis, hosted a community input session, performed final site analyses, completed precedent research, and held a second community input session to receive final feedback for our site design. We present our recommendations in this final site plan.

Conclusion

The following chapters outline detailed accounts for each component of our planning process. In Chapter Two, we describe our background research on the site. This includes a need assessment based on a First Impressions analysis, as well as other relevant data analysis. Chapter Three outlines our community engagement process and results. Chapter Four presents additional research and data following our first community input session. In Chapter Five, we create goals for the site and provide real world examples that achieve these goals. Chapter Six proposes a final master plan for both housing and outdoor recreation. Chapter Seven describes the next steps the city may take in order to implement this proposal.

Chapter Two: Preliminary Analysis

Introduction

We began this project by conducting a First Impressions survey of the City of Stevens Point. The First Impressions survey is a widely used tool to assess communities' assets and weaknesses (Department of Economic Development, n.d.). Each team visited a variety of sites to assess current assets and relevant needs within their focus area. Following this survey, our teams researched a variety of resources to better understand potential areas of focus for the project. We then created some general recommendations to guide discussion at our Community Input Session, which is described in Chapter Three of this report.

Housing

The City of Stevens Point has various ongoing community struggles. One of these issues is an increasing housing shortage. To develop a greater understanding of the Stevens Point community, we conducted a First Impressions survey and evaluated four different neighborhoods. These neighborhoods include the Northside Neighborhood, the Sustainable Neighborhood, Conifer Estates Neighborhood, and Park Ridge/Jefferson Neighborhood. During this survey, we observed both strong points and points of improvement for the City.



Figure 2. Picture of a house located in the Northside Neighborhood.



Figure 3. Picture of a modern duplex located in the Northside Neighborhood.



Figure 4. Picture of a house located in the Sustainable Neighborhood.



Figure 5. Picture of a house located in the Conifer Estates Neighborhood.

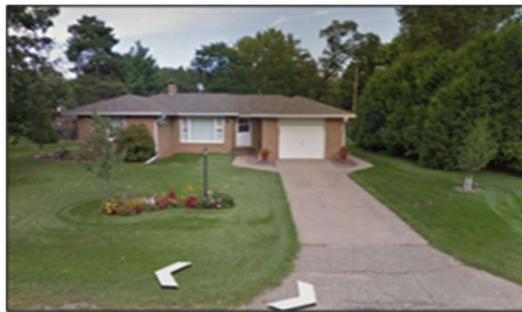


Figure 6. Picture of a house located in Park Ridge/Jefferson Neighborhood.

These observations are as follows:

Strong Points:	Points of Improvement
– Existing/Older Homes – Vacant Lots for New Homes – New Homes – Apartments/Rental Housing – Transitional Housing – Senior Assisted Living – Group Homes	– Lacked housing for first-time homebuyers – Affordable housing options

After we conducted our First Impressions survey and discovered points of improvement, we conducted a preliminary site analysis. We researched existing conditions of the site, statistics about the points of improvement, and related information that was needed. With our preliminary site analysis research, we noted key points as we continue our planning of this site.

Our first finding was that this plot of land is currently zoned commercially according to the City of Stevens Point Zoning Map. The site will need to be rezoned to residential before development can begin.

Additionally, we used the U.S. Census Bureau data to find the median household income in Stevens Point, which is \$56,218 (2023). Many financial advisors recommend that an individual's home should cost no more than 2.5x one's annual income (McWhinney, 2025). This implies that an average home in Stevens Point would have to cost around \$125,000 to accommodate the median range of City residents. According to Red Fin, the median sale price for a home in Stevens Point is \$315,000 (RedFin, 2025). If we assume this financial advice to be reasonable, the average household will need to receive \$126,000 a year to afford the median home. In comparison, the national median household income in 2023 was \$80,610, and the national median first-time household income was between \$95,900-\$97,000 (Cozzi, 2024).

According to American Community Survey data in Stevens Point, 49.8% of City residents (5,512 units) own their dwellings, whereas 50.2% of residents (5,551 units) are renters (U.S. Census Bureau, 2023). Despite the close margin, it is revealed that more individuals rent their homes in Stevens Point as opposed to own. This may be partially explained by the number of university students that chose to live off campus and rent in Stevens Point.

Figures 7 and 8 reveal data from the City of Stevens Point Housing Affordability Report (2024). Figure 7 looks at the "Monthly Owner Costs as a Percentage of Household Income." 64% of Stevens Point residents are spending less than 20% of their monthly household income on housing. As a reference, financial advisors recommend that individuals spend roughly 28% of their income on housing (McWhinney, 2025). On the other hand, 20% of residents spend 20%-29.9% of their monthly household income on their housing. This exceeds the recommended amount but does not qualify as unaffordable.

Concern does arise, however, for 16% of residents who spend more than 30% of their monthly income on housing. This is considered unaffordable housing. Figure 8 looks at the "Gross Rent as a Percentage of Household Income." A significant difference between Figure 7 and 8 is the inclusion of homeowners. When we solely observe renters, we see that 52% of Stevens Point renters spend more than 30% of their household income. This group includes students that will spend a greater amount of their income on rent. This

is because they are full-time students and do not work either part-time or full-time jobs. At any given time, this may account for roughly 3,000 to 4,000 renters. Beyond students, all other Stevens Point renters are assumed to be long term residents. This reveals that many non-student residents spend 30% of their income on rent. This points to an overall concern of housing affordability for renters in the City.

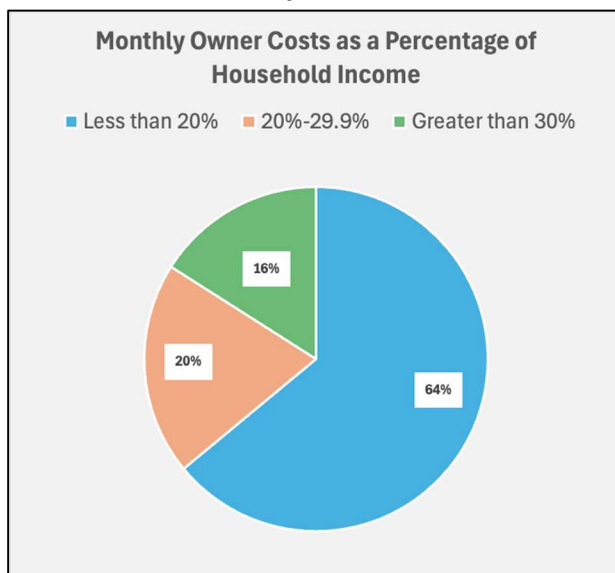


Figure 7. Monthly Owner Cost as a Percentage of Household Income in Stevens Point, WI.

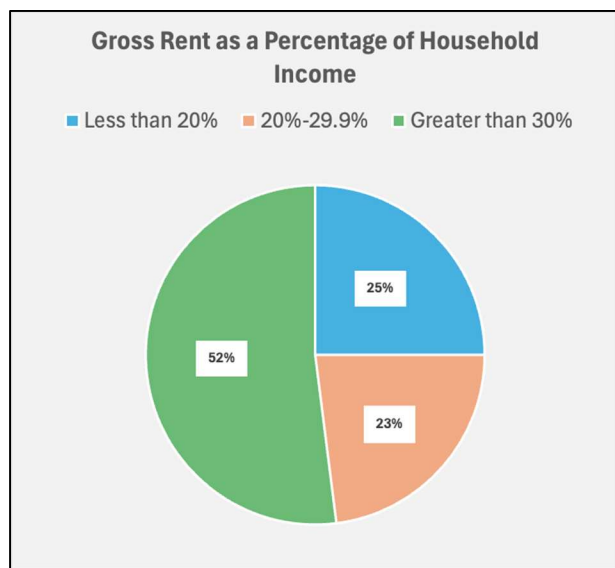


Figure 8. Gross Rent as a Percentage of Household Income in Stevens Point, WI.

After reviewing Stevens Point housing affordability data, we researched state trends on house ownership. Figure 9 is taken from the University of Wisconsin – Madison Community Economic Development Extension (2024). This figure examines Wisconsin Home Ownership by Age. Following 2022, the percentage of homeownership within each

age group decreased, excluding the 75 to 84 year and 85 year and over groups. This trend correlates with the rising prices of housing across the market.

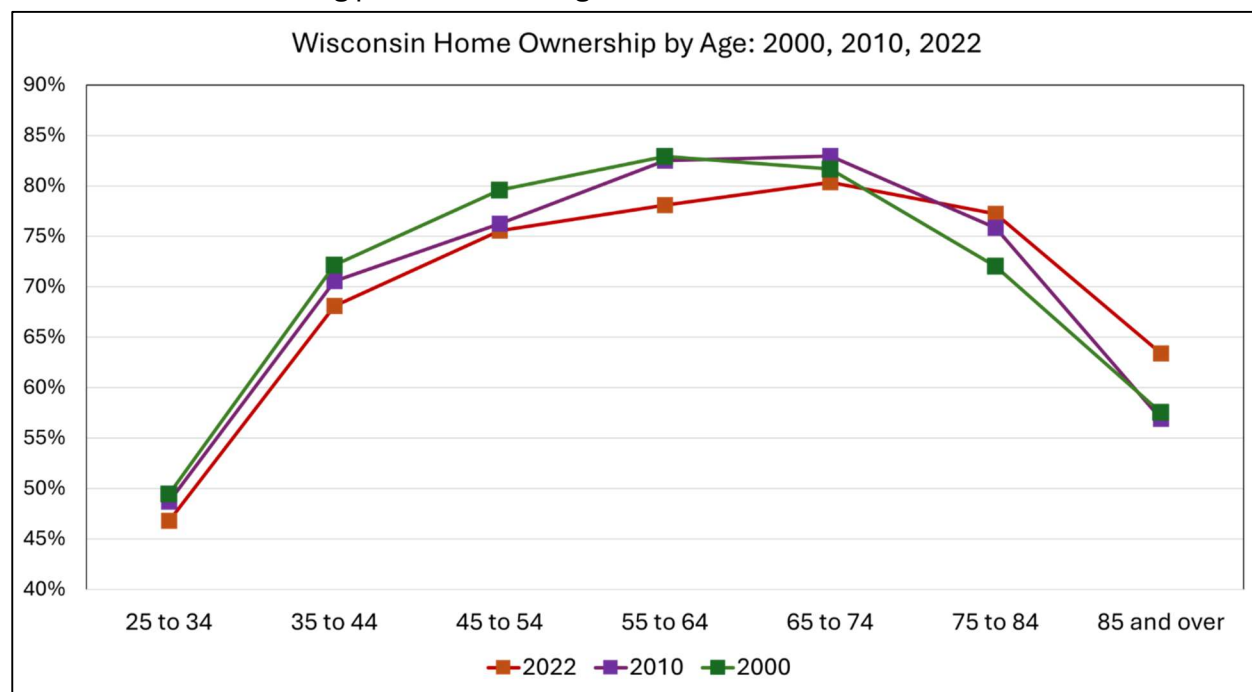


Figure 9. University of Wisconsin-Madison Community Economic Development Extension Chart of WI Home Ownership by Age.

Based on our analysis, we made two recommendations in preparation for our community engagement sessions. Our first recommendation was to create more affordable housing, using either single-family homes, duplexes, townhomes, tiny homes, or zero-lot-lines on our project site. Our second recommendation was to create more starter homes for first-time homebuyers.

Outdoor Recreation

Our Outdoor Recreation group evaluated 22 parks with natural and/or recreational space in the City of Stevens Point. We used the First Impressions survey tool to examine the City on January 23rd, 2025, visiting parks including, but not limited to, Pfiffner Pioneer Park, Seramur Park, and Atwell Park. We noted which amenities each park contained and where they were located. In the following weeks, we visited additional parks individually to reach a better understanding of their amenities. Some of these parks included Mead Park and Iverson Park (Figure 10). Additionally, we reviewed the Stevens Point Area



Figure 10. Sledding hill at Iverson Park.

website (Stevens Point Area Convention & Visitors Bureau, n.d.), the City of Stevens Point Comprehensive Outdoor Recreation Plan (2023-2028) (City of Stevens Point, 2023), and Google Maps (Google maps, n.d.) to obtain a strong understanding of recreational opportunities in the City. Our findings on park amenities and recreational opportunities in Stevens Point are summarized in Figure 11.



Figure 11. Recreational opportunities and amenities in Stevens Point, WI, as observed by the Outdoor Recreation group.

Once we completed our research, we noted multiple strengths and points of improvement for the community. These strengths included: 1) a strong presence of multigenerational activities, 2) a large variety of outdoor sports opportunities, and 3) ample community gathering spaces such as pavilions, shelters, and open fields. Points of improvement included: 1) a lack of even distribution of accessible playgrounds, trails, courts, and 2) smaller parks and areas can lack shade or seating.

After gathering this information, we reviewed the NES Ecological Services Wetland Delineation Report from 2019 for the convent site. Figure 12 is the Delineated Wetland Map from this report (Havel, 2019). This report states that there are four separate wetlands located on the site. By georeferencing the delineated map using ESRI's ArcGIS Pro, we calculated that these four wetlands account for 60% of the outdoor recreation site. We

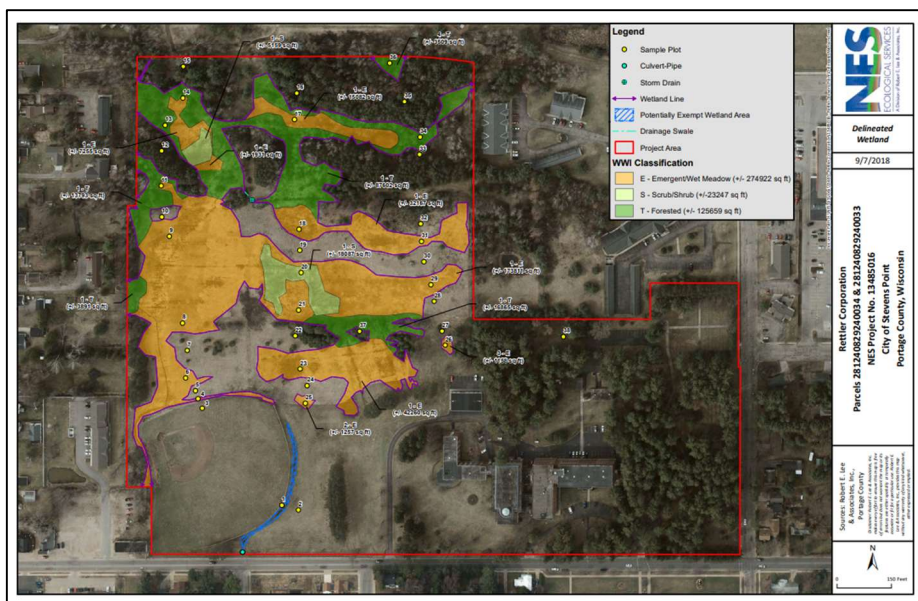


Figure 12. NES Ecological Services Delineated Wetland Map, 2019.

reviewed relevant information from the City of Steven's Point Comprehensive Plan (City of Stevens Point, 2006), the Code of Ordinances (City of Stevens Point, n.d.), and other resources for this site and its wetlands. The City's Comprehensive Plan indicates that 50% of pre-settlement wetlands remain. Furthermore, removal of wetlands can

have negative and long-lasting effects on the environment. These impacts may include increased stormwater runoff, loss of habitat, and increased damages associated with flooding. Additionally, the Stevens Point Code of Ordinance Chapter 23.021(a) states that wetlands are a Conservancy District, defined by the presence of environmentally sensitive lands. This means that there are limitations on the development of delineated wetlands. Current permitted uses for Conservancy Districts include:

- Garden Plots
- Solar Arrays
- Tree Plantations
- Bicycling and Hiking Trails
- Public Parks, Playgrounds, and Athletic Fields
- Study and Research of Plant Material, Fish, and Wildlife

Later, our team visited the site to further evaluate the space. We noticed that the site is already well used as there were informal walking paths visible on the snowpack. We further noticed that there is a bench and a well-used gazebo on the property as well. This gazebo may require reconstruction or removal in the near future due to its deteriorating state.

Figures 13-15 are images from the site visit. We shared these images during our Community Input Session to provide the public with an understanding of the landscape in its current state.



Figure 13. Open area of the Convent site.



Figure 14. Photo of the Gazebo located on the Convent site.

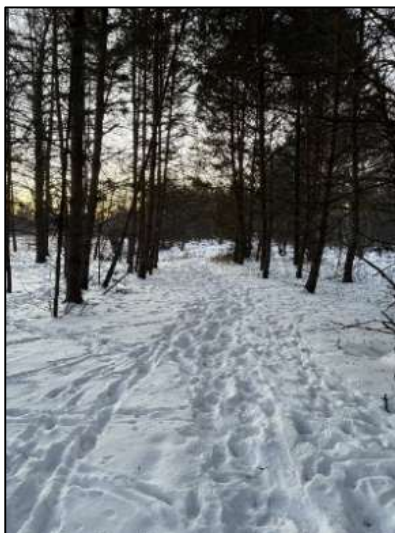


Figure 15. High foot-traffic area on the Convent site.

Finally, based on our analysis, we made two recommendations in preparation for our community engagement sessions. Our first recommendation was to use the current permitted uses for the site. This would ensure that we cause minimal harm to the wetland ecosystem. Our second recommendation was to create a recreational space for community integration across social boundaries.

Conclusion

The data we collected from our First Impressions survey and further research helped guide us in our planning process. We compiled our information into two separate posters to share at the community engagement session, which we discuss in Chapter Three. Overall, this process helped guide our conversations with community members and provided context to our site in relation to the City as a whole.

Chapter Three:

Community

Engagement

Introduction

Following our preliminary site analysis, our teams used our First Impression survey and research as a foundation for gathering feedback. Our Capstone course created a charrette to gather ideas and considerations from the community. A charrette is a tool commonly used by planners to engage community members in a more collaborative setting. The charrette process is often used for visioning and usually includes a variety of hands-on materials for residents to visualize their ideas.

Our charrette was held on March 6th, 2025, at the Schmeeckle Visitor Center in Stevens Point from 4:00 pm to 6:30 pm. Community members were first greeted by Riley Hubanks, who introduced the project and our planning process. Participants were then instructed to move toward one of the two project groups: Housing or Outdoor Recreation.

Housing

Audrey Webster provided information from the preliminary site analysis to introduce the housing element of the project. After speaking with Audrey, participants moved toward Anna Menominee's charrette.



Figure 16. Anna Menominee and community members gathered around the housing group charrette table.

At this charrette, there were four basemaps outlining the housing parcel. Participants received sticky notes, markers, pens, a guide of the five housing types, and a survey that asked which housing type they would like to see the most or the least in this space.

We analyzed the charrette results afterwards and compiled the survey results into excel. The following figures show our results:

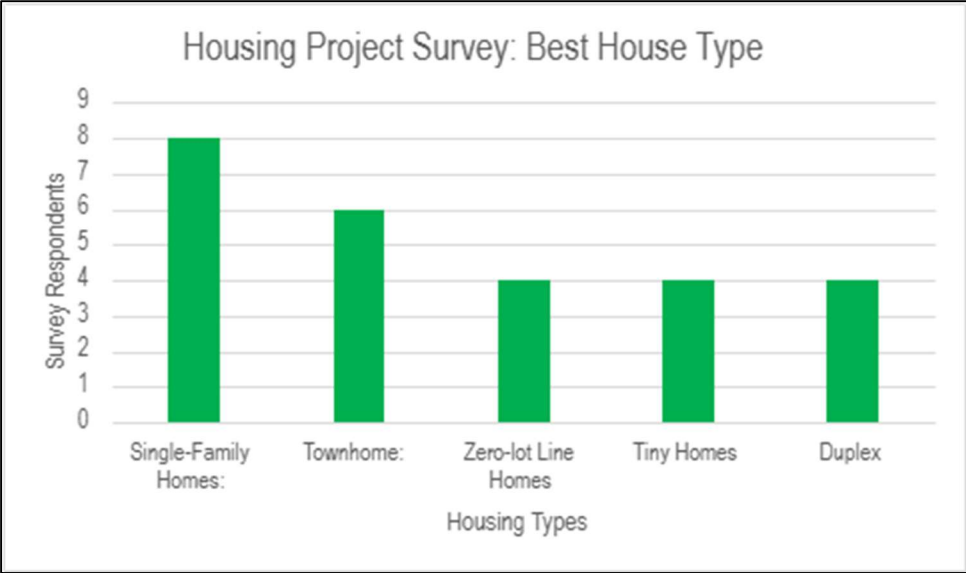


Figure 17. Survey results from community members regarding the housing type they would like to see us plan for.

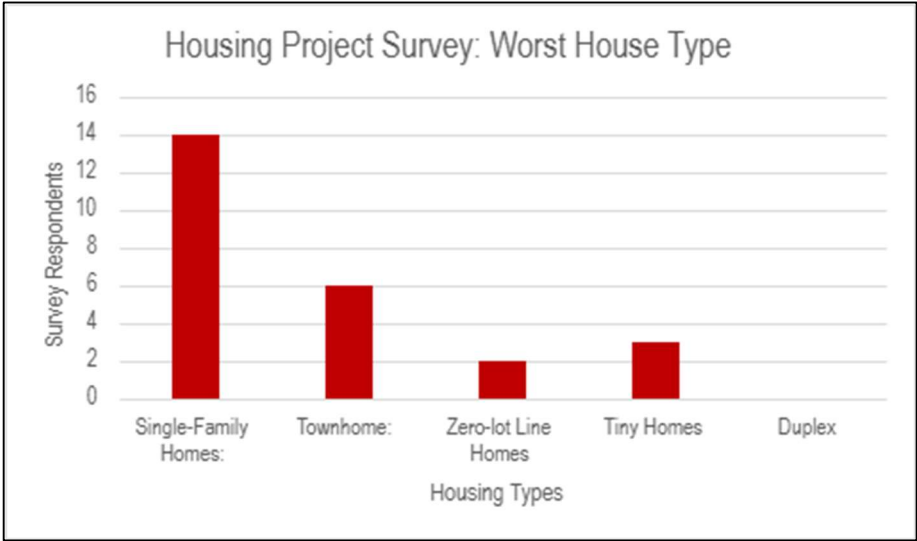


Figure 18. Survey results from the community members regarding the housing type they would like to see us plan for.

Table 1. Key points from conversations and written feedback from the housing charette process.

Physical Housing Type	• Tiny home/tiny town • Coop housing multi use • Community housing • Mixed housing • No apartments and no townhomes • Affordable starter homes • Affordable housing (smaller) • Condos • Family size lots • Small yards • Affordable, owner-occupied Townhouses, condos, duplexes • View of greenspace • Cluster zoning
Ownership of Housing	• Community land trust • Owner-occupied • Commercial first floors
Buffers	• Preserve open space to buffer protected area • No parking lots on Maria • Attractive shrub/tree screens on Maria
Sustainable Development	• Zero Carbon Energy • No gas service lines • More volume density • Sandhill cranes • Underground renewable energy infrastructure (geothermal) • Energy efficiency/future proof • Green • Solar on homes
Street Layout	• No cul-de-sac • Pocket neighborhood with connectivity not Cul de sac • Cul-de-sac (2 votes) • Extension of 3rd
Community Space	• Playground • Community garden • Trails • Aquatic center • Covered bike racks • Shared spaces • Dome – indoor sports • Connect to Door2Dreams

Outdoor Recreation

After speaking with Riley Hubanks or Anna Menominee, participants were led toward Morgan Goff. Participants were given an overview of the preliminary analysis collected by the Outdoor Recreation group. Once this presentation was complete, participants were directed towards Ella Stadel's charette.

The Outdoor Recreation charette utilized a variety of materials for visioning. This included four copies of a basemap (Figure 19), sticky notes, colored pencils, markers, pens, string, and printed cutouts of permitted uses. Participants used these materials in a variety of ways to showcase their ideas. Participants also provided verbal feedback which was then written down on a sticky note for future analysis.



Figure 19. Basemap of the outdoor recreation site for the community input session.

The charette provided a valuable opportunity for community members to share their visions for a recreational space. Many participants suggested that future development should preserve the wetlands by pursuing low-impact development opportunities. A few key responses focused on sharing this space with surrounding educational entities as well as creating ADA accessible trails and seating areas. Additionally, many responses included planting native species as well as ways to grow food for the community. All community suggestions were weighed and considered by the Outdoor Recreation group (Table 2).

Table 2. Community input organized as strongly supported (repeated 3 or more times) and other suggestions.

Strongly Supported Ideas	All Other Suggestions
• Multi use trail/accessible trail for hiking and biking • Connection to Green Circle • Boardwalks across wetlands • Connection from SPASH to Farmshed • Community Gardens • Orchards • Greenhouses • Picnic tables and benches • Outdoor education partnership with SPASH and/or UWSP • Native plantings and prairie • Playgrounds • Dog park • Runoff considerations for housing areas	• Multi use path on northern boundary • Mountain bike pump track/trail • Solar panels – ground mounted • Wind power • Climate adaptive research station • Sensory garden • Community shelter with solar • Fitness station on park path • Flowering orchard (cherry blossom season) • Wildlife preserves • Small Outdoor amphitheater • Tree nursery • Athletic fields for school and family/ NO athletic fields • Nature “rejuvenation” benches • Minimal development and wildlife friendly • Food forest • Work with landscape • Natural screen by shrubs and trees on Maria drive • Deed as conservation preserve • Work with SPASH to develop path along their property as well • Deer management station • Butterfly garden • Frisbee golf • Group campsites and firepits • Bike rack • Parking lots • Wind path through cemetery • Paved walking paths and benches • Leave land natural • Plant more trees • Invasive species management • Splash pad • Water retention reuse • Wildlife friendly solar • Trash/recycling/compost bins • Pickleball court

Conclusion

The community engagement session was a vital part of our planning process. The use of the charette process allowed us to have more open conversations with community members. All the feedback we collected from the charette process was used to inform us in the following phases of our project. This helped us supplement our additional research, which we discuss in more detail in Chapter Four: Site Analysis.

Chapter Four:

Site Analysis

Introduction

Each group performed a site analysis specific to our projects. We utilized the feedback received at the community input session to inform further research. We finalized our site analyses by looking at specific types of housing and recreational opportunities that aligned with community visions. Then, we further examined municipal and government resources to investigate how the community's ideas could come to life.

Housing

After the community input session, the Housing group conducted an additional site analysis to assist in the creation of our master plan and guide our precedent research. During the community input session, we heard many community members express the need to ensure that new housing should be both affordable and owner-occupied. To ensure long lasting affordable housing, we examined how the City of Stevens Point could use Tax Incremental Finance Districts and a Community Land Trust. Both tools also support owner-occupied housing.

We received 36 responses to our charrette survey and 10 of these responses contained errors. The survey results revealed that the two favorable housing types are single-family housing (eight votes) and townhomes (six votes). Zero lot line homes, tiny homes, and duplexes were tied (four votes each). Interestingly, the least favorable housing types are also single-family homes (14 votes) and townhomes (six votes). Tiny homes received three votes, zero-lot line homes received two votes, and duplexes received zero votes.

The survey results correlated with the feedback we received at the community input session. Some community members were not in favor of townhomes. These individuals noted that there are many within the area. Other participants, however, stated that townhomes were an affordable and efficient land use option. Single-family homes were a popular topic of discussion. Many noted that a single-family home would give more privacy to families, but that they also may have negative environmental impacts.

After speaking with residents and analyzing feedback, we chose to focus on single-family homes and townhomes. These structures provide a way to build multiple housing options as well as prioritize community space.

Additionally, we revised the road we created for our charrette process. Many participants stated during the charrette that a cul-de-sac was not favorable. The revised mapped plan can be seen in the Master Plan section where it outlines a one lane traffic road that was more favorable to community feedback.

Outdoor Recreation

As mentioned in the Preliminary Site Analysis, the Outdoor Recreation site was calculated as 60% wetlands using the boundaries from the Wetland Delineation Report completed in 2018 by NES Ecological Services (Havel, 2019). Using the National Resources Conservation Services' (NRCS) Web Soil Survey tool, we found two WDNR wetland indicator soil types on this site (Havel, 2019). These included meadland loam and point sandy loam, which are both somewhat poorly drained, have high runoff classes, and are six inches in depth to the water table. Point sandy loam extends to 80% of the site, while meadland loam extends to 20%.

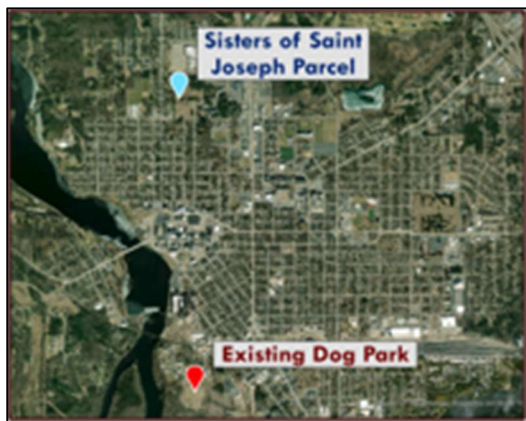


Figure 20. Map showing distance between current dog park and parcel site.

After reviewing the results from the charette process, we decided to look at dog parks in Stevens Point. Prior to community suggestion, our group had not considered a dog park as a potential outdoor recreation opportunity. Currently, there is one dog park. It is located on the southern portion of Stevens Point, which is about 2.5 miles away from the project site. This dog park is 30 acres and was funded by the Point Dog Park Committee through the City of Stevens Point (City of Stevens Point, n.d.).

Our preliminary site analysis and feedback from the community revealed where current community gardens are. We used the three community gardens already located in Stevens Point as guidance for how to structure a new garden (City of Stevens Point, 2013). We noted that any potential perennial plantings should accommodate hydric soils within the wetlands and that the construction of boardwalks will be necessary for parts of trail that cross seasonal standing water.

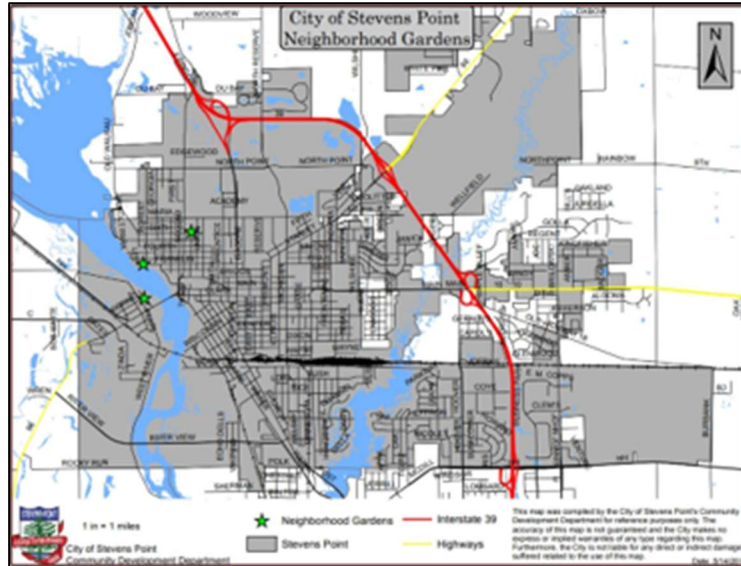


Figure 21. Community gardens in Stevens Point.

Conclusion

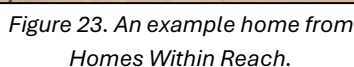
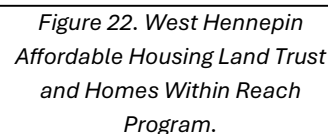
The site analysis serves as additional information necessary to formulate our master plan design. Our Housing group focused on analyzing community survey data for potential housing opportunities. Although the results varied among community preferences, we were able to incorporate single-family homes and townhouses. Our Outdoor Recreation group analyzed wetland components and current recreation opportunities. Both group's site analyses revealed potential uses that are further studied in real world examples. These examples are detailed in Chapter Five: Precedent Research.

Chapter Five: Precedent Research

Each group created goals for the projects by analyzing the suggestions given by community members, reviewing City regulation, and considering economic feasibility. We wanted the goals to be heavily influenced by community feedback so that the area contains diverse and accessible amenities. Keeping these goals in mind, each group found successful examples in midwestern communities that were relevant to their goals.

The Housing group collected community feedback from the previous community input session on March 6th, 2025. We reviewed the data and highlighted what aspects community members wanted to see us focus on during this project. We then researched relevant case studies based on our two goals. These studies are described below.

During our first community input session, community members stated that they wanted to see affordable and owner-occupied housing in our project. We examined the community's feedback and determined two ways to make our proposed properties both owner-occupied and affordable. We determined that the use of a Community Land Trust (CLT) or a Tax Incremental Finance District (TIF District) would be the best option. To ensure their feasibility, we looked at two case studies, one focused on a CLT and the other on a TIF District. Both case studies reveal successful program implementation which led to affordable and owner-occupied housing for the residents.



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Housing Land Trust (WHAHLT) and Homes Within Reach (HWR) established and implemented a program in 2002 that created a Community Land Trust in 44 communities, with 12 still active today, in western suburban Hennepin County. This created many affordable homes and apartment complexes throughout western Hennepin County available for its residents (2016).

A Tax Incremental Finance District (or TIF District) is an economic tool used by communities and municipalities to encourage future development that would not occur without the municipality's input. In a TIF, property values are frozen and the tax revenue from any increase in value is called an "increment". This increment may be used to promote/pay for development within the TIF District. A municipality can spend or lend money for several uses, including housing. When the TIF expires, typically 20 to 30 years later, the incremental value is paid to the respective taxing entities. In 2024, the City of Fort Atkinson, Wisconsin City Council approved the installation of infrastructure in the Ridge View Estates subdivision, creating new multifamily homes and single-family homes, some being owner-occupied housing. The City Council then approved offering a pay-go tax increment financing package to the developer including a total of \$3,342,640 in returned tax increment between 2027 and 2041. This is based on a minimum of \$14 million in added value in TID #9 (2022).

Goal 2: Create Community Connections

Many community members expressed a desire to develop a community space for the residents of this subdivision. They envisioned a place where residents could come and be together and enjoy the outdoors. This shaped our goal of creating community connections within our subdivision.

The first case study, located in the Twin Oaks subdivision in Madison, Wisconsin, was developed by the Habitat for Humanity of Dane County (HFHDC), a non-profit organization in the United States. This subdivision prioritizes homeownership and affordability. They planned to build 93 single-family homes and 49 owner-occupied condominiums (Mori, 2006). HFHDC planned to build $\frac{1}{2}$ -- $\frac{3}{4}$ of the homes and sell those homes to families whose income is 60% or lower than the Dane County median, which according to the U.S. Census Bureau, was \$82,838 (U.S. Census Bureau, n.d.). Like our project site, the plans for the Twin Oak subdivision took into consideration the wetlands present there. This left a lot of open space available to residents. HFHDC created a friendly street network for pedestrians

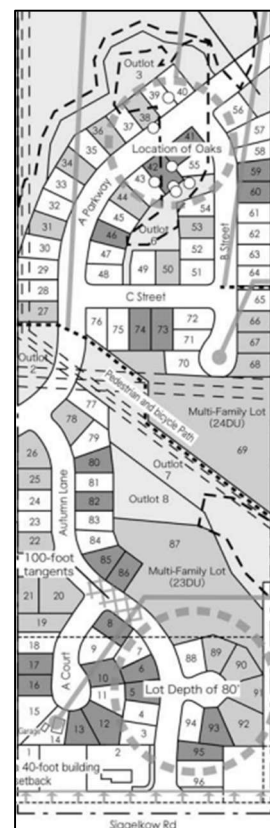


Figure 24. Site Plan for the Twin Oaks Subdivision in Madison, WI.

and cyclists to safely get around the subdivision in an active way. Furthermore, both Lots 55 and 77 were dedicated as parks (Mori, 2006).



Figure 25. Photo of Townhomes created for the Milltown Residence Development in River Falls, WI.

second floor a town-home style with two-to-three-bedroom options. This project was a collaboration between the City of River Falls and the development team. The goal of this development was to create a space that encourages sustainability, engagement, and safety (ThreeSixty, n.d.).

The DeSanctis Park offers open space, trails to walk through, and a creek. This park near the housing development similarly mirrors our project site, as our open space plans

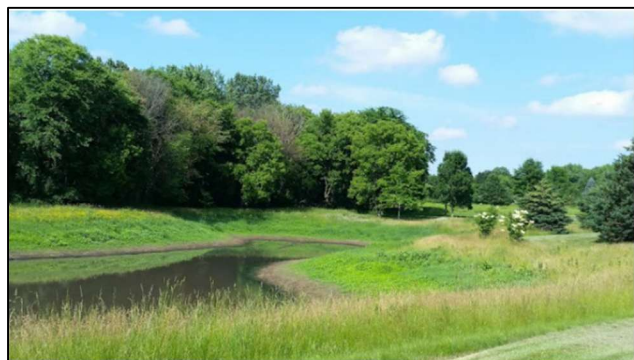


Figure 26. Photo of DeSanctis Park in River Falls, WI.

Our second case study is from the Milltown Residence Development in River Falls, Wisconsin. This project is a housing plan involving 84 townhomes adjacent to DeSanctis Park. This housing project, situated on seven acres of land, prioritizes sustainability and the diverse needs of the community. The homes are split into first floor and second floor options, with the first floor being more of an apartment ranch style with one-to-three-bedrooms, and the

are adjacent to the housing site. This project is like ours in Stevens Point, as it connects a natural area to housing. During our planning process, we want to connect the housing project with the outdoor recreation project, to create a comprehensive final plan.

Outdoor Recreation

Our previous research and community input session revealed overwhelming support for maintaining open space on our site. Residents also emphasized their desire for an added sense of community in the neighborhood. We are proposing to maintain the natural aesthetic of the land while creating structured features that emphasize shared values within the city. Our goals for the site are as follows:

- Goal 1: Foster a stronger sense of community through open space
- Goal 2: Provide accessible outdoor recreational opportunities

- Goal 3: Create access to nutritious foods

With these goals, we found case studies located in Wisconsin which backed up our goals. Each case study was carefully analyzed, and concepts were pulled from each of them when creating our final recommendations.

Goal 1: Foster a stronger sense of community through open space



Figure 27. Jefferson County Dog Park Map.

When trying to find a way to incorporate a sense of community while preserving open space, we looked at community input. Many residents expressed that a dog park would be a great way to achieve this goal. The need for this amenity was further revealed by our observation that there is only one other dog park in the area, located in southern Stevens Point. The case study we looked at for Goal 1 was the Jefferson County Dog Park, located in Jefferson County, Wisconsin. This 109-acre dog park, located in Johnson Creek, WI, has two large dog areas and two small dog areas (Jefferson County Parks Department. WI, n.d.). This allows pets and their owners to recreate while promoting healthy practices in our community. There are annual and day passes per dog to

partially fund management of the property. These funds also go towards the various amenities at the park, which include a pet playground, shelters, handheld water pumps, restrooms, pet waste bags, and trash cans. There are also activities for dog owners and non-dog owners which include snowshoeing, hiking, and cross-country skiing. We took inspiration from this case study for our final proposal.

Goal 2: Provide accessible outdoor recreational opportunities

There was overwhelming support to add accessible trails in this open space. We decided to focus on providing accessible outdoor recreation opportunities so that all people can enjoy the space. For this goal, we looked at Bearskin State Trail, an 18-mile trail located in Oneida County, WI. The trails are ADA accessible as they are made with crushed granite, are eight feet wide, are mostly level, and have boardwalks (Oneida County, 2025). For parking, there are paved and gravel parking lots as well as handicap parking spaces and restrooms. Allowed on the trails are biking, hiking, snowmobiling, and cross-country skiing.

Next, we wanted to incorporate educational signs on the trails, so we looked at a second example. Newport State Park, located in Door County, WI, features over 30 hiking

trails, some of which are ADA accessible. This park's trails have audio and tactical interpretive signs placed throughout the trails (Lake Ledge Naturalist, n.d.). These signs are accessible for those with impaired vision, are hard of hearing, and those with wheelchairs.



Figure 28. Photo of Bearskin State Trail.



Figure 29. Photo of Interpretive Sign from Newport State Park.

Goal 3: Create access to nutritious foods.

Our last goal focuses on creating access to nutritious foods for the community. There was overwhelming feedback from community members about improving access to local foods. As community gardens are already permitted use by the City of Stevens Point Code of Ordinances, we thought this was a great idea (City of Stevens Point, n.d.). Farmshed, SPASH, Door2Dreams, Pacelli, and nearby community members could all benefit from a community garden.

The first case study we looked at was the YMCA Community Food Forest located in La Crosse, WI, which was established in 2016 with a vision to “increase access to healthy food within an urban landscape” (La Crosse YMCA, n.d.). It is a community partnership between the YMCA as the landowner, the Hunger Task Force of La Crosse as a community organizer, resident permaculture experts, and nearby neighborhood associations. This food forest had specific characteristics which include many perennial edible plants, multiple swales that capture rainwater and mitigate runoff, benches, and walkways.

Lastly, we looked at the Kane Street Community Garden, also located in La Crosse, WI. The key aspect of this community garden is that it has accessible planting beds to ensure that all can participate in gardening activities (The Hunger Task Force of La Crosse, n.d.). We wanted to emphasize the accessibility aspect so everyone could come to this area and enjoy what it has to offer.



Figure 30. Photo of volunteers working at the YMCA Community Food Forest.



Figure 31. Photo of raised garden beds at Kane Street Community Garden.

Conclusion

This chapter revealed a variety of real-world examples that provide inspiration for the development of our master plan. In the next chapter, Chapter Six, we propose a master plan for the site that includes considerations from our analyses, community feedback, and precedent research.

Chapter Six:

Master Plan

Introduction

This chapter details the final recommendations for each component of our project site. These recommendations were formulated through preliminary and site analyses, community input, and real-world examples. On April 24th, 2025, we held a second community input session at the Schmeeckle Visitor Center in Stevens Point from 4:00 pm to 6:30 pm. Community members were first introduced to the project and our planning process. Participants were then provided with the precedent research discussed in Chapter Five, as well as a draft of the master plans. This feedback was incorporated into the following plans, as well as Chapter Seven of this report.

Housing

Our group created this master plan based on the feedback we received during the community input session and our analysis and research of relevant case studies. We have compiled the necessary data to create a plan which prioritizes long-lasting affordable housing and community integration.

When considering housing types to recommend in this housing development site and assessing the community's feedback, we choose to include townhomes and single-family homes. We recommend developing one townhome with a lot size of 15,000 square feet in compliance with the City of Stevens Point Code of Ordinances. The lot size of this townhome meets the minimum requirements for three units. We then recommend developing eight single-family homes. The lot size of these single-family homes will be a minimum of 4,000 square feet in compliance with the City of Stevens Point Code of Ordinances. We recommend that the City of Stevens Point encourages the developers to construct these homes and townhomes with a natural design to limit its environmental impacts.



Figure 32. Visual representation of the proposed townhome at the site. Includes three units within the townhome and native landscaping. Created by Audrey Webster.



Figure 33. Visual representation of a proposed single-family house at the site. Includes native landscaping. Created by Audrey Webster.

When considering ways to create community connections, we recommend that the City of Stevens Point add the following components:

First, we recommend that the City creates a community of outdoor space. The outdoor space would be for residents to come together and enjoy the natural area. We propose amenities including a seating area for residents to enjoy, a trail connection to the Outdoor Recreation Group’s proposed trail network, an open space for residents to enjoy, and a firepit so the space can be used all year round.

Second, the City may prioritize the inclusion of a boulevard and sidewalks. We recommend developing a sidewalk system on one side of the road that is a minimum width of five feet in compliance with the City of Stevens Point Code of Ordinances. This width also ensures it is accessible by a wheelchair. We recommend the inclusion of a one-way street with a width of 16 feet to slow traffic, create more privacy, and provide access to emergency vehicles. We recommend a boulevard with native landscaping. This may include native trees and prairie grasses to increase biodiversity and provide increased privacy in this neighborhood.



Figure 34. Visual representation of the proposed community space. Includes access to the proposed trail networks, seating area, a firepit, and open space. Created by Anna Menominee.



Figure 35. Visual Representation of the proposed boulevard space. Includes native trees and prairie grasses. Created by Anna Menominee.

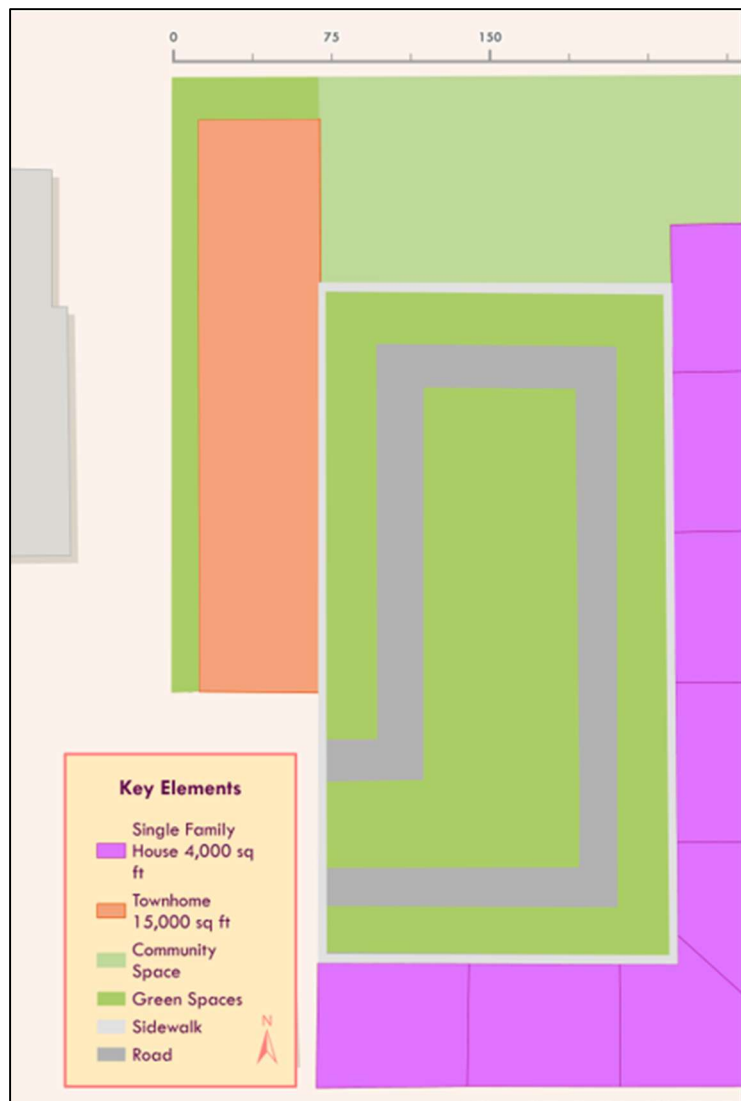


Figure 36. Site layout of the proposed housing development site. Includes single-family homes, townhomes, a road, sidewalks, and community green space. Created by Anna Menominee.

Our group then used our research to define our goals and determine ways we can make our recommendations happen. One way is to create a Community Land Trust (CLT) with non-profit entity. Individuals or families would purchase the home from the non-profit and own the home that is built on this land. The CLT then provides a long-term ground lease for home buyers to secure their rights to use the land. Then when the homeowners decide to sell the house and move, the non-profit or the next homebuyer purchases the home at a formula-driven price. This formula-driven price is calculated to ensure the home price remains affordable while providing a small return on investment to the initial homebuyer.

Another way is to implement a Tax Incremental Finance District (TIF District) which is an economic tool used by communities and municipalities to encourage future development that would not occur without the municipality's intervention. When implementing a TIF District, the property values in the area are frozen and the tax revenue that is generated from the increase in value, also called the "increment," is used by the city to pay for the development. TIF Districts can last 20 to 30 years so ensure there is no burden on the taxpayers. When the TIF District expires, the incremental value is paid to the municipality that has paid for the new development.

When examining the two options to make this housing development happen, there are partners that the City of Stevens Point can work with for both options. If the City of Stevens Point chooses to create a Community Land Trust, we recommend that the City works with the University of Wisconsin- Stevens Point Center for Land Use Education (UWSP CLUE) and the Madison Area Community Land Trust (MACLT). The UWSP CLUE offers a variety of educational resources and workshops that are related to community land trusts. Also, UWSP CLUE can provide knowledge relevant to the boulevard and community open space during the planning process when deciding which native species to plant and the layout of the community open space. The City of Stevens Point can work and learn from the MACLT to establish a CLT because the MACLT has developed several successful community land trusts in the Madison Area. If the City of Stevens Point chooses to establish a TIF District, we recommend that the City partners with Lawns Gone Native and the University of Wisconsin - Madison Extension Ashland County. Lawns Gone Native is a City run program that supports Stevens Point residents that want to establish more native species in their landscaping (City of Stevens Point, n.d.). Using Lawns Gone Native resources can guide planners and developers of which native species would be best to plant in the boulevard, community open space, and offer recommendations to future developers. The University of Wisconsin - Madison Extension Ashland County offers educational programs that assist communities in community economic development initiatives including TIF Districts.

Outdoor Recreation

Our previous research and engagement revealed overwhelming support for maintaining open space on this site. Residents further emphasized their desire for an added sense of community in the neighborhood. In response to this desire, our team recommends that the City designates 18 to 20 acres of the parcel as structured open space. We further recommend that the City adds three design elements that are consistent with the permitted uses and conditional uses described in 23.02.1(a) of the City of Stevens Point Code of Ordinances. These uses include an accessible recreational trail, community garden and orchard space, and a dog park (Figure 37).

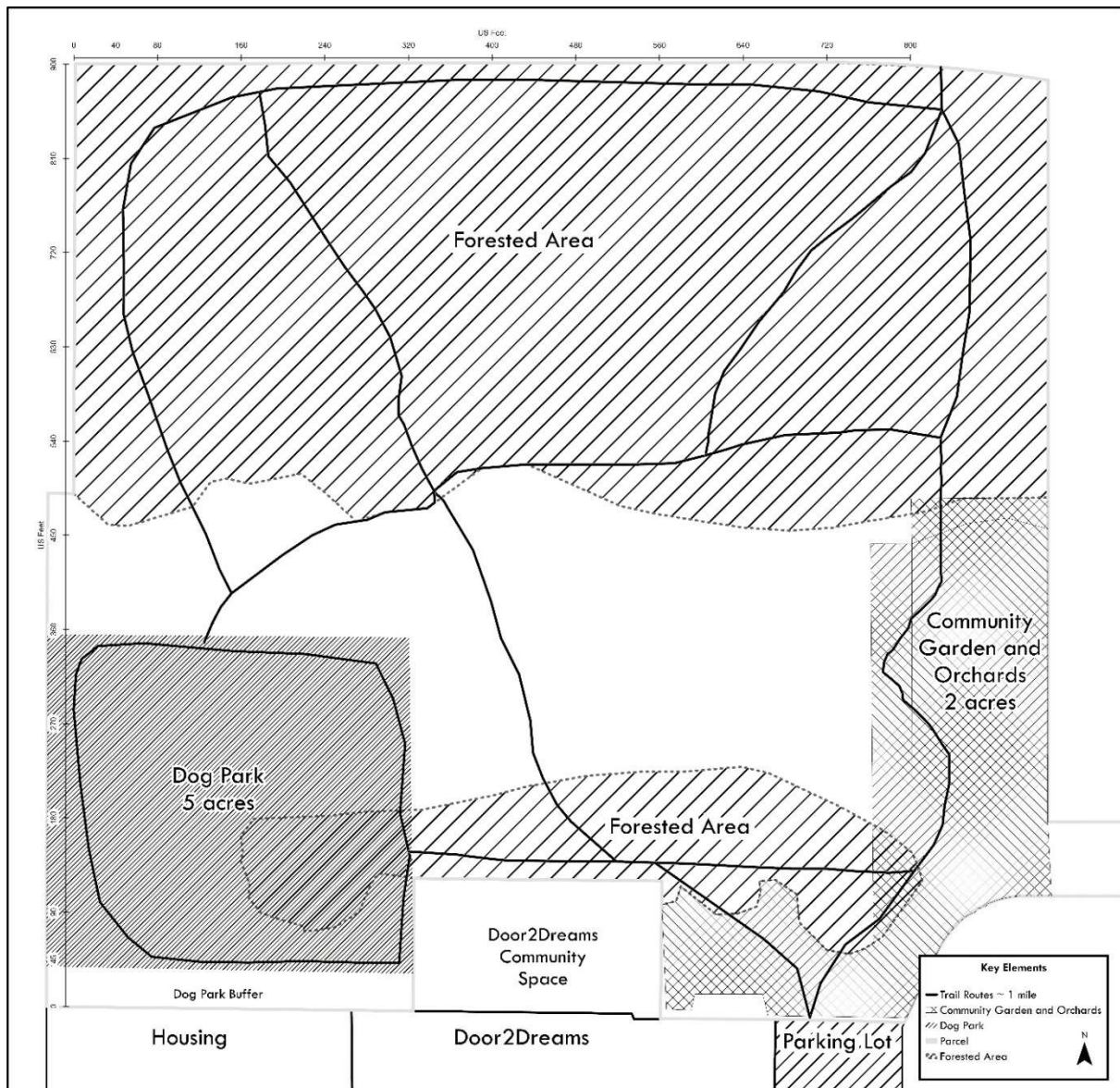


Figure 37. Site layout for proposed outdoor recreation master plan. Includes an accessible trail network, a dog park, and a community garden and orchard space. Created by Ella Stadel.

Dog Park

Our team determines that there are many ways to accomplish Goal 1: to “foster a stronger sense of community through open space.” After carefully considering community feedback and real-world examples, we believe that the addition of a dog park to this site will assist relationship building throughout the neighborhood. Dog parks allow pet owners and pet lovers to share a third space. This space prompts human interaction when dogs play with one another, creating a conversational opportunity.

We propose that around five acres of the site be structured as a fenced dog park (Figure 38). This dog park may be placed near the southwestern corner of the site to maximize the use of unforested space. The park may include benches for seating placed near natural shade. We further propose that a walking loop is added to the interior perimeter of the area to allow for continued walking for pet owners. We recommend that the city may plant a 40-foot buffer along the southern border, as well as maintain the existing 90-foot buffer between the proposed fence line and an adjacent apartment complex on the western border. We recommend that these buffers be comprised of deer resistant coniferous species such as eastern redcedar (*Juniperus virginiana*), Arborvitae “Green Giant” (*Thuja plicata* 'Green Giant') or Spruce (*Picea* spp.) The western border currently contains mature trees and will require less planting than the southern border.



Figure 38. Visual representation of proposed dog park. Includes trail access, seating, and open space. Created by Morgan Goff.

Accessible Trail Network

Stevens Point residents overwhelmingly support the incorporation of accessible elements into a minimally developed space. This leads us to Goal 2: to “Provide accessible outdoor recreational opportunities”. We recommend that the City creates a structured trail

system with environmental education components that comply with the current ADA Standards for Accessible Design.

The proposed trail was created by using GPS to trace currently used routes that were made visible during snowpack (Figure 37). Our team recommends that these routes be formalized with the addition of a few connecting trails, as well as an interior dog park loop. A critical element of this design is a trail that will connect the Stevens Point Area High School (“SPASH”) on the northern boundary to Farmshed and Maria Drive along the southeastern boundary. The trail will be comprised of two surface types: crushed granite and boardwalk (Figure 39). The exact distances of each trail surface are not currently estimated. Boardwalk distance must be determined using known wetland delineation and standing water levels observed in spring. All soils on the site are recognized as hydric and therefore have flooding potential, therefore exact placement of boardwalks may best be determined from observation. Boardwalks may be constructed with standard dimensional lumber and appropriate anchors. Areas that do not experience regular flooding may be leveled to a slope no greater than 1:20 and laid with crushed granite. This will ensure a surface appropriate for users with various mobility challenges is available. All trails are advised to be at least five feet in width to comply with ADA Standard 403.5.3 (U.S. Department of Justice, 2010). The total length of the trail system is roughly one mile.



*Figure 39. Visual representation of an accessible trail network. Includes crushed granite and boardwalk examples.
Created by Riley Hubanks.*

We proposed that the trail incorporates educational signage throughout the network. This includes a sign to honor the Sisters of Saint Joseph, a sign about the property’s history, a sign about wetlands in Wisconsin/Portage County, and other topics deemed valuable by stakeholders. We recommend that these signs are visual, tactile, and auditory (Figure 40) to improve educational access.



Figure 40. Visual representation of educational signage. Includes visual, auditory, and tactical components. Created by Riley Hubanks.

Community Garden and Orchard

Finally, the local community expresses a strong desire described in Goal 3: to “create access to nutritious foods”. Many residents wish to continue to localize food systems that are both high quality and affordable. Additionally, residents feel that this space should be useable for hands on education and community experiences.

We recommend that part of the parcel should be designated for a Community Garden and Orchard space to meet local needs. The proposed space is two acres and runs along the south and eastern boundaries of the property. The project will surround the trail that connects SPASH to Farmshed. It is also placed so as to avoid some of the wetlands and standing water in the area. The gardens are designed to incorporate perennial plantings, ADA accessible planting beds, inground beds, and an orchard walk along the main trail (Figure 41). Perennial plantings will require little maintenance compared to seasonal plantings. These may include foods such as currants (*Ribes spp.*), blueberries (*Vaccinium spp.*), raspberries or other brambles (*Rubus spp.*), rhubarb (*Rheum spp.*), or similar. ADA accessible planting beds will be built at two heights: 24” for wheelchair access, and 30” for individuals to stand who may have difficulty bending. These beds will be ideal for crops that grow no larger than two feet in diameter. Inground beds will be used for larger plants such as squashes and corn that may overcrowd smaller crops. Finally, we proposed an orchard walk along the path. This design is inspired by a community member’s wish to have some sort of “blossom celebration” by creating a space which boasts spring flowers. Fruit trees such as apples (*Malus spp.*), plums and cherries (*Prunus*

spp.), and pears (*Pyrus spp.*) will be planted, along with other edible trees and shrubs such as elderberry and sea buckthorn. Finally, benches and picnic tables are recommended to be placed within the garden space to allow individuals to enjoy the aesthetics of the landscape. Exact planting and seating will vary depending on which organizations assume responsibility for the garden space. This two-acre plot is not recommended to be the responsibility of the city, rather it is suggested to be based in a partnership described in the “Next Steps” chapter of this report.



Figure 41. Proposed layout for community garden and orchards. Includes accessible planting beds, seating opportunities, and a garden loop off of the accessible trail. Created by Ella Stadel.

Parking Lot

The City of Stevens Point, businesses located within the Convent building, as well as community members have expressed the need to include a parking lot on this site. This will allow improved access to recreational areas, as well as organizations such as CREATE Portage County and Farmshed. For this reason, we propose that a parking lot be added to the southeastern boundary of the property (See “Introduction”, Figure 1). We recommend

that this parking lot be constructed to prevent any significant increase in stormwater runoff. This may include a variety of designs including, but not limited to, semipermeable surfaces, swales, stormwater ponds or similar.

Conclusion

This chapter details the Housing and Outdoor Recreational groups master plan and final recommendations for the City of Stevens Point. These recommendations are based on community feedback, site analyses, and real-world examples. The next chapter, Chapter Seven, details the next steps for the project. These include funding, partnerships, and regulatory actions.

Chapter Seven:

Next Steps

Introduction

This chapter reveals potential next steps for the City of Stevens Point in order to implement our master plan designs. Each group defines short term steps that can be taken to cover upfront costs and create project frameworks. We then recommend long-term steps that will sustain the project once development of the site takes place.

Housing

Short-term

As the City of Stevens Point implements this project, the list below provides information on the short-term steps that can be taken:

- Rezone the parcel from commercial to residential
 - [City of Stevens Point Planning and Zoning Department](#)
 - Discussion at a City of Stevens Point Planning Commission Meeting
 - If approved, send the amendment to the Common Council
- Reach out to the different partnerships for implementation of the following ideas:
 - Community Land Trust possible partnerships:
 - [UW-Stevens Point Center for Land Use Education](#)
 - [Madison Area Community Land Trust](#)
 - TIF District
 - [University of Wisconsin – Madison Extension Ashland County](#)
 - Native Lawns
 - [Lawns Gone Native Program in City of Stevens Point](#)
 - Ensure that the community spaces and green spaces are planted with native Wisconsin plants

Long-term:

The following are long-term steps we recommend that the City of Stevens Point takes to advance the planning process:

- Creating a Community Land Trust
 - Key Partners:
 - [City of Stevens Point](#)
 - [UWSP Center for Land Use Education](#)
- Establish a TIF District
 - Key Partner:
 - [City of Stevens Point](#)
- City of Stevens Point creates a bid process for developers
 - Form a [BID Planning Committee](#)

Outdoor Recreation

Short-term

As the City of Stevens Point implements this project, the list below provides information on short-term steps that can be taken:

- Secure funding for the dog park by:
 - Applying for grants
 - Example: [PetSafe Unleashed Grant](#)
 - Fundraising and community initiatives via events
- Secure upfront funding for the Accessible Trail Network by:
 - Applying for grants
 - Example: [Driving Mobility and Accessibility on Public Lands Grant](#)
 - Example: [WDNR Recreational Trails Program](#)
- Secure upfront funding for the Community Garden and Orchard Space
 - Applying for grants
 - Example: [Community Foundation of Central Wisconsin](#)
 - Example: [Community Possible Grant – US Bank](#)
- Establish partnerships for the management of the Community Garden and Orchard Space
 - Create a partnership with the [Stevens Point Area School District](#) for nutrition, agricultural, and environmental education
 - Reach out to [Farmshed](#) and [Golden Sands RCD](#)

Long-term

The following are long-term steps we recommend that the City of Stevens Point takes to advance the planning process:

- Create a long-term funding mechanism for the dog park by:
 - Requiring Daily and/or Annual Park Passes
- Investigate connection between Accessible Trail Network and the [Green Circle Trail Network](#)
- Establish partnerships with local community organizations and educational institutes to maintain trail conditions
 - May include [Stevens Point Area School District](#), [University of Wisconsin - Stevens Point](#), or [Pacelli Catholic Schools](#)
- Establish distribution opportunities for food grown in the Community Garden and Orchard Space

- Create a partnership with the [Stevens Point Area School District](#) for inclusion in [Summer Food Service Programs and National School Lunch Program](#)
- Create a partnership with local nonprofits to distribute to those in need
- Offer produce to monthly community meals and similar opportunities in the City

Conclusion

The Capstone students defined both short- and long-term steps for the City of Stevens Point to take when implementing their recommendations. Our Housing group recommends reaching out to possible partners and rezoning the site. The long-term steps of this group include creating a Community Land Trust or establishing a Tax Incremental Finance District. Our Outdoor Recreation group's short-term steps specify finding funding sources for each project on the site. The long-term steps include creating partnerships with local entities and establishing sustainable funding. Both groups define short- and long-term steps for the City of Stevens Point for successful implementation of our final plan.

About the Authors

About the Authors



Morgan Goff

Morgan Goff is a senior studying Conservation and Community Planning at UWSP. She has minors in GIS and Spatial Analysis and Business Administration. She will be continuing her education in the Master of Business Administration program at UWSP in the Fall of 2025 while working for UW-Extension's Center for Land Use Education. She will be deploying in 2026 with the Wisconsin Air National Guard.



Riley Hubanks

Riley Hubanks is a senior studying Natural Resource Planning at UWSP. She is very excited to be working for North Central Conservancy Trust as the Outreach & Development Coordinator starting in June. In her free time, she enjoys being outside, cooking, spending time with her family and friends, and playing with her cat, Nellie.



Anna Menominee

Anna Menominee is a senior at UWSP studying Conservation and Community Planning with a minor in Urban Planning and Geodesign. After graduation, she will be working as a Planning Intern for the City of Stevens Point working on various projects. In her free time, she enjoys being outdoors, spending time with family and friends, and writing.



Ella Stadel

Ella Stadel is a senior at UWSP currently completing her Bachelors of Science in Conservation and Community Planning. Immediately following her graduation in May of 2025, Ella will work for Washington County as a Community Development Analysis, focusing on an owner-occupied affordable housing initiative as well as other community planning projects. In her spare time, Ella enjoys playing the piano, cooking, and spending time with her friends and family.



Audrey Webster

Audrey Webster is a senior at UWSP studying Conservation and Community Planning with a minor in Community Economic Development. After graduation, she will continue her internship as a Planner at the City of Waupaca Community and Economic Department. In her free time, Audrey enjoys spending time with her family and friends, being active outdoors, and traveling to new places.

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DIRECTORS REPORT

To: City Plan Commission

From: Jarod Kivela, Director of Community Development

Date: July 2, 2025

RE: **Directors Report**

Development Updates

- **Portage County Business Park BID/Downtown BID:** The BIDs are in the process of hiring a new Executive Director. The job posting was put out mid-June and closed on Monday, June 30th. The BID Chairs are optimistic after seeing the candidate pool and hope to set up interviews in the coming weeks. Ideally, a new hire will be in the position by the end of July.

A special meeting has been called by the current Business Park Owners Association for the Business Park. Letters have been mailed and responses from some of the businesses have been received. The BID BOD members will be doing some additional campaigning during the week of the meeting. The meeting will be held on July 11th, 2025, at 9:00 am. The meeting will be held at the Portage County Business Council.

- **Forest Creek Subdivision:** 18 total lots have had an offer to purchase submitted, 12 of those lots have officially closed, 5 of those lots have approved permits with foundations already in the ground. We have had other interested parties approach the City about purchasing the lots but continue to look for new and creative ways to market the lots.

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.

Address	Lot Number	Sale Date	Purchase Price
0 FOREST CREEK RD STEVENS POINT WI 54482	15	5/6/2025	\$65,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	17	6/27/2025	\$55,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	18	7/3/2025	\$55,000.00
5581 FOREST CREEK RD STEVENS POINT WI 54482	27	4/9/2025	\$22,000.00
5573 FOREST CREEK RD STEVENS POINT WI 54482	28	4/9/2025	\$22,000.00
5572 GOLLA RD, STEVENS POINT, WI 54482	34	4/9/2025	\$45,000.00
5566 GOLLA RD, STEVENS POINT, WI 54482	35	4/9/2025	\$45,000.00
220 LEONARD ST STEVENS POINT WI 54482	37	5/23/2025	\$50,000.00
212 LEONARD ST, STEVENS POINT, WI 54482	38	4/9/2025	\$50,000.00
211 JOE ST, STEVENS POINT, WI 54482	41	4/9/2025	\$50,000.00
219 JOE ST STEVENS POINT WI 54482	42	5/23/2025	\$50,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	49	PENDING	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	50	PENDING	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	51	PENDING	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	52	PENDING	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	53	PENDING	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	54	PENDING	\$25,000.00
5469 FOREST CREEK RD STEVENS POINT WI 54482	55	4/9/2025	\$25,000.00

- **TID 14:** Staff continues to explore leads for new business for this area as well as respond to RFI's that come in through the WEDC. Meetings and conversations occur frequently with potential businesses and other interested parties. No official requests have been made regarding land in this area. Staff

is also evaluating ways to make this area more attractive and set up for development (ie. installing a high-pressure gas line to the site and providing access to rail)

- **Shopko Site:** City Staff continues to work with a potential workforce housing developer for a portion of this site. The developer is currently navigating timeline conflicts with a grant from the DOA and a hard project start date set by WHEDA.

Staff is also working through a process with the DNR that is required in order to receive state/federal government and liability exemptions on the site. This process will involve an ESA and transferring a series of properties over to the RDA. A general timeline for this process is as follows:

- July 8 – August 18: Perform Phase I ESA
- July 31 – Public Hearing to determine if Shopko properties qualify as blighted properties
- August 4 – Plan Commission to review the Redevelopment Authority's offer to purchase blighted properties
- August 18 – Common Council to review blight determination and pass resolution authorizing Redevelopment Authority to proceed with property acquisition and redevelopment
- **City Hall:** Somerville Architects were on site on June 30th to take measurements, verify plans in the field and take a series of photos of the inside of the building. Staff is working to set up the following meetings/planning sessions (subject to change)...
- July 9th – Special Common Council meeting with progress presentation and public input opportunity
- July 20th – Department Head visioning session
- Aug 4th – Special Common Council meeting to review public input and report on Department Head visioning session. Additional public input can be provided during the meeting.
- August 11th – Presentation to the Finance Committee
- August 18th – Final presentation to the Common Council (decision).
- **The Oaks on Maria Drive:** Work continues! The third floor is up and windows are being put in.
- **Airport Development:** These sites have been listed on Locate in Wisconsin. Staff continues to market these parcels and hopes to create an RFP by this summer that can be sent out to developers and remain open for an extended period of time.
- **1466 Water Street/Edgewater Manor Site:** The City has entered into an LOI with Pelton Builders out of Reedsburg, WI. The LOI is for 6 months and will allow the potential developer to work through their due diligence tasks. This is still in progress.
- **Comprehensive Plan:** Staff have contracted with the North Central Wisconsin Regional Planning Commission to assist with this effort. The first sections are to be reviewed in the coming weeks by staff, the RPC, and the Planning Commission.

General Department

- Interns...
 - One of our interns has been hard at work on the BOOMS (Building Opportunities on Main Street) tracker for the Downtown BID. She is nearing completion of this project and is starting to shift her focus onto Business Owner and Building Owner surveys in the Downtown.
 - Our other intern has been hard at work assisting our Zoning Administrator with the zoning code rewrite. She has created a series of surveys for this process and has been sending them out.

We are appreciative of their assistance and are glad to have them on board!