

Our intention is to have in-person meetings going forward. Meetings will be held at 300 Bliss Avenue. This in-person location will meet the legal requirement for our open meetings. We will have a virtual option available, but technology for the hybrid style meeting may not be reliable.

**City of Stevens Point
Board of Water and Sewerage Commissioners
July 16, 2025 - 12:00 PM**

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

**OR
Zoom Teleconferencing**

Meeting ID: 820 26885705

By Computer: <https://us02web.zoom.us/j/82945883434>

By Phone: (303) 715-8592

AGENDA

Discussion and Possible Action on:

1. Roll Call.
2. The purchase of property located at and adjacent to 1909 Cypress Avenue - *Joel Lemke*
3. Adjournment.

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the Director as soon as possible to ensure a reasonable accommodation can be made. The Director can be reached by telephone at (715) 345-5260, or by mail at 300 Bliss Avenue, P.O. Box 243 Stevens Point, WI.

Copies of resolutions, reports and minutes of the Board of Water & Sewerage Commission Meetings are on file at the Admin Office of the Water & Sewage Departments for inspection during normal business hours from 7:30 A.M. to 4:00 P.M.



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

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

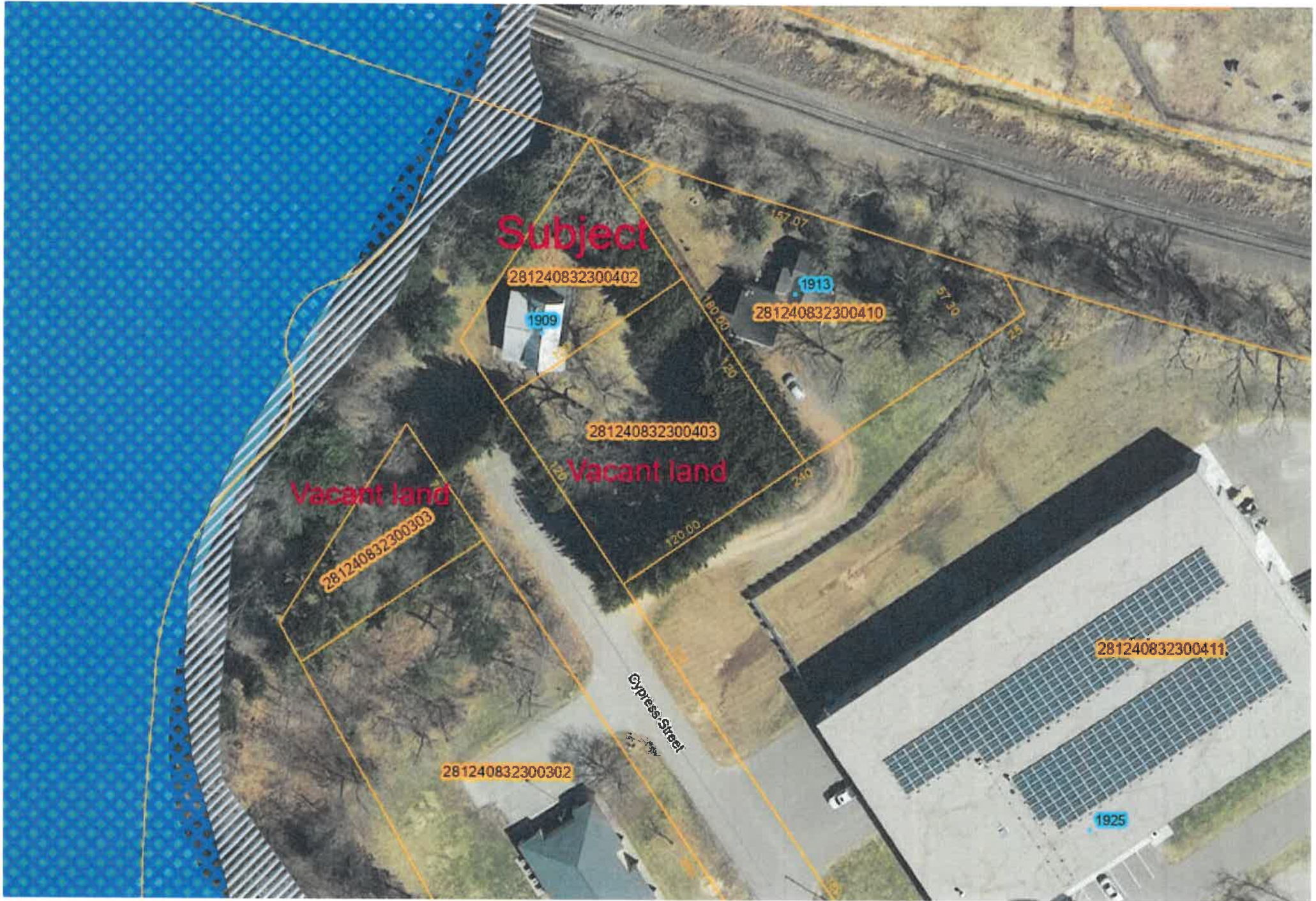
Vacant land is located on Cypress Street south of home and garage. Parcel is contiguous with improved parcel. The land size is 14,400 square feet. Zoning is R3 Two Family.

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

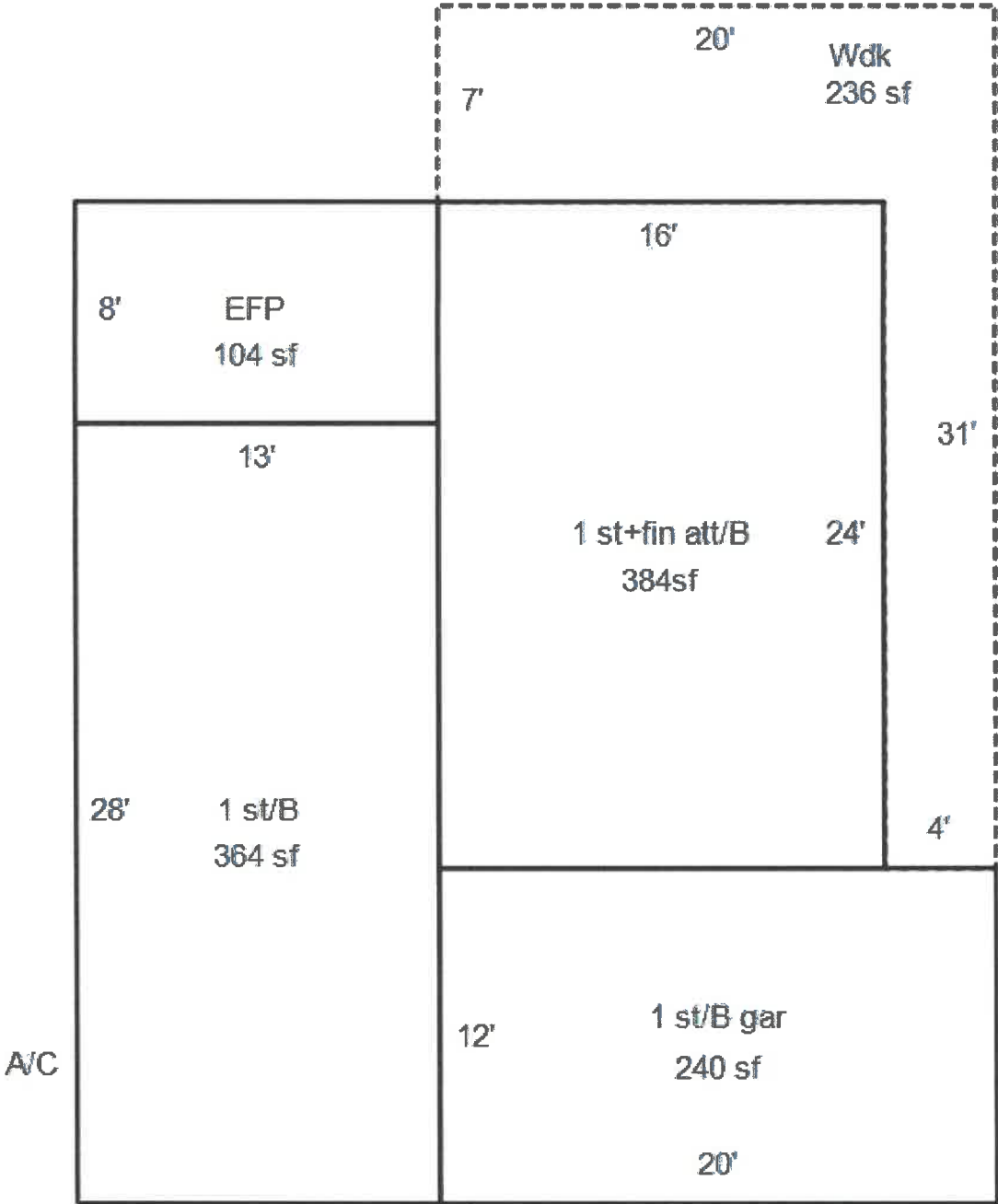
Summary of Assessment	
Land	\$10,500
Improvements	\$131,100
Total value	\$141,600

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 fixt:	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	Flr 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

City of Stevens Point, Portage County
2026 Sales Comparison

Tax key number: 281-24-0832300402
 Property address: 1909 Cypress St, City of Stevens Point

Estimated fair market value: \$162,800 *
 Comparable market value: \$152,400 (-6.4%) *

	Subject Property	Comparison 1	Comparison 2	Comparison 3
Tax key number	24-0832300402	24-0833300416	24-0833300416	24-0832102203
Site address	1909 Cypress St	1908 Michigan Ave	1908 Michigan Ave	1617 Brawley St
				
Summary of Comparison				
Sale date and price		Nov 2024	Nov 2022	Aug 2023
Net adjustments		\$170,900	\$147,000	\$162,000
Comparable value		-\$21,800	\$100	-\$22,500
Comparability rating		\$149,100	\$147,100	\$139,500
Gross adjustments		98	98	99
Composite rating		39%	40%	44%
		89	89	88
Adjustments to last valid sale				
Sale price time adjustment		-\$11,900	\$2,100	-\$7,500
Neighborhood group	Residential - Urban South	Residential - Urban South	Residential - Urban South	Residential - Urban South
Neighborhood	Neighborhood 9	Neighborhood 8	Neighborhood 8	Neighborhood 8
Land		-\$4,200	-\$4,200	-\$3,600
Residential	11,100 SF (0.255 acres)	8,375 square feet	8,375 square feet	7,200 square feet
Buildings		-\$10,100	-\$10,100	-\$6,900
Single family				
Use	Single family	Single family	Single family	Single family
Above grade area	1,180 SF	940 SF	940 SF	1,046 SF
Style	Residence Old Style	Residence Old Style	Residence Old Style	Residence Old Style
Grade	D+	C-	C-	D+
Yr built/Age/Eff age	1920 / 106 / 106	1920 / 106 / 106	1920 / 106 / 106	1915 / 111 / 81
First floor SF	988 SF	940 SF	940 SF	1,046 SF
Half story SF	0 SF	0 SF	0 SF	0 SF
Finished attic SF	192 SF	0 SF	0 SF	0 SF
Unfinished attic SF	0 SF	0 SF	0 SF	0 SF
		\$2,900	\$3,000	-\$3,500
		\$5,600	\$5,500	\$5,600



Full basement SF	988 SF	940 SF	\$600	940 SF	\$700	1,046 SF	-\$800
Living units	1	1		1		1	
Bedrooms	2	2		2		3	
Bathrooms	1 full/0 half	1 full/1 half	-\$2,100	1 full/0 half		1 full/0 half	
Kitchen rating	Average	Average		Average		Good	-\$3,700
Bath rating	Average	Good	-\$2,000	Average		Good	-\$2,500
Interior rating	Average	Average		Average		Good	-\$3,600
Exterior rating	Very good	Good	\$2,000	Average	\$5,000	Good	\$2,400
Condition (CDU)	Average	Average		Average		Good	-\$10,000
Heating & cooling	Oil, forced air/A/C, same ducts	Gas, forced air/A/C, same duct		Gas, forced air/No A/C	\$1,800	Gas, forced air/A/C, same duct	
Add'l plumb fixtures	1	1		2	-\$1,000	2	-\$1,000
Open porch	0 SF	0 SF		0 SF		168 SF	-\$3,800
Enclosed porch	104 SF	192 SF	-\$3,200	200 SF	-\$3,400	90 SF	\$400
Deck	236 SF	0 SF	\$2,400	0 SF	\$2,300	0 SF	\$2,300
All other adjustments			\$7,500		\$7,500		\$7,500
Garage	16 x 24	20 x 22	-\$3,400	20 x 22	-\$3,400	0 Square feet	\$4,800
Utility shed, residential						8 x 8	-\$100

* Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program of utilization. The separate values must not be used individually & invalid if so used.

	Subject Property	Comparison 4		Comparison 5		Comparison 6	
Tax key number	24-0832300402	24-0832401303		23-0805101514		24-0832402315	
Site address	1909 Cypress St	1909 Prairie St		2856 Henrietta St		2148 Water St	
							
Summary of Comparison							
Sale date and price		Jun 2022	\$132,500	Sep 2022	\$113,300	Mar 2022	\$106,500
Net adjustments			\$49,800		\$31,000		\$59,400
Comparable value			\$182,300		\$144,300		\$165,900
Comparability rating			99		98		96
Gross adjustments			49%		51%		66%
Composite rating			87		86		80
Adjustments to last valid sale							
Sale price time adjustment			\$7,800		\$3,100		\$8,500
Neighborhood group	Residential - Urban South	Residential - Urban South		Residential - Urban South		Residential - Urban South	
Neighborhood	Neighborhood 9	Neighborhood 9		Neighborhood 9		Neighborhood 9	
Land							
Residential	11,100 SF (0.255 acres)	7,200 square feet	-\$1,700	7,920 square feet	-\$7,300	7,215 square feet	-\$1,700
Buildings							
Single family							
Use	Single family	Single family		Single family		Single family	
Above grade area	1,180 SF	916 SF		860 SF		1,104 SF	
Style	Residence Old Style	Residence Old Style		Residence Old Style		Residence Old Style	
Grade	D+	D	\$5,000	C-	-\$5,400	D	\$4,600
Yr built/Age/Eff age	1920 / 106 / 106	1920 / 106 / 106		1920 / 106 / 106		1900 / 126 / 126	
First floor SF	988 SF	756 SF	\$14,600	860 SF	\$7,900	1,008 SF	-\$1,200
Half story SF	0 SF	0 SF		0 SF		0 SF	
Finished attic SF	192 SF	160 SF	\$900	0 SF	\$5,500	0 SF	\$5,600
Unfinished attic SF	0 SF	0 SF		0 SF		96 SF	-\$1,300
Full basement SF	988 SF	606 SF	\$5,100	300 SF	\$10,700	192 SF	\$13,400
Living units	1	1		1		1	
Bedrooms	2	3		2		2	
Bathrooms	1 full/0 half	1 full/0 half		1 full/0 half		1 full/0 half	
Kitchen rating	Average	Good	-\$2,700	Average		Average	

Bath rating	Average	Good	-\$1,700	Average		Average	
Interior rating	Average	Average		Average		Average	
Exterior rating	Very good	Average	\$4,400	Good	\$1,700	Average	\$4,200
Condition (CDU)	Average	Average		Average		Fair	\$8,100
Heating & cooling	Oil, forced air/A/C, same ducts	Gas, forced air/No A/C	\$1,600	Gas, forced air/No A/C	\$1,700	Gas, forced air/No A/C	\$1,500
Add'l plumb fixtures	1	0	\$1,100	0	\$1,100	0	\$1,100
Open porch	0 SF	36 SF	-\$1,200	24 SF	-\$800	50 SF	-\$1,400
Enclosed porch	104 SF	65 SF	\$1,100	60 SF	\$1,200	30 SF	\$2,300
Deck	236 SF	0 SF	\$2,400	0 SF	\$2,400	0 SF	\$2,400
All other adjustments			\$7,500		\$7,500		\$7,500
Garage	16 x 24	0 Square feet	\$4,800	14 x 22	\$700	0 Square feet	\$4,800
Utility shed, residential							

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	Subject Property	Comparison 7	Comparison 8	Comparison 9
Tax key number	24-0832300402	24-0832300410		
Site address	1909 Cypress St	1913 Cypress St		
				
Summary of Comparison				
Sale date and price		May 2025	\$110,000	
Net adjustments			\$27,900	
Comparable value			\$137,900	
Comparability rating			96	
Gross adjustments			91%	
Composite rating			74	
Adjustments to last valid sale				
Sale price time adjustment			-\$7,700	
Neighborhood group	Residential - Urban South	Residential - Urban South		
Neighborhood	Neighborhood 9	Neighborhood 9		
Land				
Residential	11,100 SF (0.255 acres)	16,553 SF (0.38 acres)	-\$2,400	
Buildings				
Single family				
Use	Single family	Single family		
Above grade area	1,180 SF	1,531 SF		
Style	Residence Old Style	Residence Old Style		
Grade	D+	D-	\$16,200	
Yr built/Age/Eff age	1920 / 106 / 106	1910 / 116 / 116		
First floor SF	988 SF	1,104 SF	-\$5,500	
Half story SF	0 SF	427 SF	-\$14,800	
Finished attic SF	192 SF	0 SF	\$4,400	
Unfinished attic SF	0 SF	0 SF		
Full basement SF	988 SF	644 SF	\$3,700	
Living units	1	1		
Bedrooms	2	2		
Bathrooms	1 full/0 half	1 full/0 half		
Kitchen rating	Average	Average		

Bath rating	Average	Average		
Interior rating	Average	Average		
Exterior rating	Very good	Average	\$4,900	
Condition (CDU)	Average	Average		
Heating & cooling	Oil, forced air/A/C, same ducts	Gas, forced air/No A/C	\$1,700	
Add'l plumb fixtures	1	1		
Open porch	0 SF	0 SF		
Enclosed porch	104 SF	246 SF	-\$5,000	
Deck	236 SF	0 SF	\$2,300	
All other adjustments			\$30,000	
Garage	16 x 24	20 x 23	-\$900	
Utility shed, residential				

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2026 Property Records for City of Stevens Point, Portage County

June 10, 2025

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

Summary of Assessment	
Land	\$16,100
Improvements	\$0
Total value	\$16,100

Qty	Land Use	Width	Depth	Square Feet	Acres	Land		Special Tax Program	Assess Value
						Water Frontage	Tax Class		
1	Residential			14,400	0.331	None	Residential		\$16,100