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

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

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING

September 15, 2025
7:00 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 841 3759 8730 | Passcode: 003093
By Computer: Zoom Link
By Phone: +1-312-626-6799 (US Chicago)

Agenda

1. Roll Call.

2. Salute to the Flag and Mayor's opening remarks including an update on the status of the facilities request from April 15, 2025 and the status of the land swap agreement with the County.

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

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

5. Presentation to the Mayor and Council: Chris Klesmith – Presentation of the 2025 Regional Housing Report.

Consideration and Possible Action on the Following:

6. Consent Agenda:

   a. Minutes of the Common Council Meeting of August 18, 2025.

   b. Actions of the Police and Fire Commission special meeting of August 20, 2025:
      2. Discussion, with possible action, to approve the Police Chief's job description and hiring profile, and to select dates for the hiring process.

      Actions of the Police and Fire Commission meeting of September 4, 2025:
      3. Approval of Minutes.
      4. Confirmation of Bills.
      5. Discussion, with possible action, to approve Officer Clayton Madison-Dawson for permanent status, effective September 4, 2025, upon successful completion of his 1.5 year probationary period.
      6. Discussion, with possible action, to approve the hiring of Jayden Petit as a

Probationary Police Officer without training, pending successful completion of background investigation, psychological screening, and medical screening.
7. Police Chief Report.
8. Discussion, with possible action, on moving forward with the employment of New Probationary Firefighter/Paramedic candidates Hauger, Sandberg, Ulrich, and Mittelsaedt.
9. Discussion, with possible action, on the ability to run an Internal/External Assessment Center for a Division Chief's position within the Stevens Point Fire Department.
10. Fire Chief Report/EMS Report/EM Report.

c. Minutes and Actions of the Plan Commission meeting of September 2, 2025:
2. Report of the August 4 and August 12, 2025 meeting of the City Plan Commission.
6. Director's Report.

d. Actions of the Board of Water and Sewerage Commissioners meeting of September 8, 2025:
2. Approval of minutes.
3. Approval of department claims.

e. Actions of the Airport Commission meeting of September 8, 2025:
2. Approval of minutes.
3. Approval of department claims.

f. Actions of the Transportation Commission of September 8, 2025:
2. Approval of July 2025 Minutes.
3. Approval of the July and August 2025 Financial/Claims Reports.
4. Approval of Free Ride Fridays on Fixed Route System – November 28 through December 26, 2025.

g. Minutes and Actions of the Personnel Committee meeting of September 8, 2025:
2. Request to amend Administrative Policy 3.01 Standard Benefits.
3. Request to amend Administrative Policy 2.06 Promotion and Transfers.
4. Approval of new contract for the FICA alternative plan which applies to seasonal employees and crossing guards.
5. Director Kivela request for overlap - Building Inspector.

h. Minutes and Actions of the Public Policy and General Government meeting of September 8, 2025:
2. License List.
3. Request to Hold Event/Street closing.

i. Minutes and Actions of the Finance Committee meeting of September 8, 2025:
7. Approval of contracts with Stantec for the Brownfield Cleanup Grant and the Community Wide Assessment Grant.
8. Approval of adjusting the fees for purchasing garbage and recycling carts, as well as the fee for upgrading a garbage cart.
9. Providing City staff with direction on the option of pursuing a Joint Fire Department with Park Ridge.
10. Approval of Claims Paid.

j. Statutory Monthly Financial Report by Comptroller/Treasurer.

7. Presentation on the 2025 Annual Assessment Report.

8. Consideration of Portage County Library lease.

9. Memorandum of Understanding with Burlington Junction Railway.

10. Resolution - A request from Chris Stehle for a conditional use permit to construct an accessory dwelling unit on the property located at 301 Georgia Street North (Parcel ID 281240830100126), consistent with Ch. 23.01(15)(b).

11. Ordinance Amendment - A request from the City of Stevens Point to amend Chapter 20, Subdivision Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 20.06(2) pertaining to the diameter of cul-de-sacs.

12. Approval of a Letter of Intent - Forest Creek Subdivision Lot Reservation & Marketing Program.

13. Disallowance of Claim-Hanah Ligman: Tire damage due to pothole on private property.

14. Disallowance of Claim-Fatema Khan: Tire damage due to pothole on private property.

15. Adjournment.

RMC – Revised Municipal Code

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

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

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

April 15th, 2025 Common Council Meeting.

Item 19. Defining the Comprehensive Facilities Study Request.

Ald. Shuda spoke about the history and the intent of the project and that, as an Alderperson his preference would be to have a breakdown of requests on behalf of each Director. Ald. Shuda questioned how much had been spent and referenced three bids that had been returned.

Mayor Wiza clarified that of the $50,000 that had been budgeted, none had been spent. Mayor Wiza also spoke about the history of assessing facility needs, starting with Directors doing a five-year evaluation and prioritizing projects yearly within the Capital Budget process. Mayor Wiza spoke about the need to save money due to higher-priority projects, that some facilities are in great shape, and that the Mayor has requested that Directors give a brief review of facility's needs.

Ald. Christianson spoke about Directors having the best evaluations of their facilities and that there is a good understanding of what is needed in the short term, however, what is lacking is the evaluation of a ten-year, twenty-year assessment, or even end-of-life on a facility. Ald. Christianson spoke about the benefits of having an expert evaluating the facilities.

Mayor Wiza asked Ald Christianson to summarize his request.

Ald. Christianson requested that the report include everything outlined within Director Kivela's memo.

Mayor Wiza asked about the statement within the memo about the "physical condition of all major city-owned buildings" and requested Ald. Christianson to define the term "major".

Ald. Christianson spoke about there being 5 major city-owned buildings, but they would be open to speaking to Directors to determine if there would be any additional buildings that they would consider within that definition. Streets Garage, Police Station, Fire Station one, Fire Station two were listed within the major city-owned buildings.

Director Kremer gave a brief overview of the Parks sites, larger projects, capital budget expenditures, and acquisition of the transit garage. Director Kremer stated that there would be several more buildings that he would like to see be included in the study.

Chief Kussow spoke about the updates to the Police Station building, that is his happy with the building, and that the facility is meeting the needs of the department.

Chief Moody spoke about the Fire Departments biggest need to build a Fire Station three in order to service east of Interstate 39 and discussed the need to keep station one and station two within their locations. Chief Moody also spoke about the renovation history of station one and that it would not be until the year 2042 to review either moving it or redeveloping the building as well as Station two year would be 2058.

Director Beduhn spoke about the Public Works facility, and also suggested to first determine a capital budget amount that could have a major impact on the city, review this threshold against all assessed value of facilities, and include all of these facilities in some capacity within the study.

Mayor Wiza spoke about the streets garage building, the desire to move it away from Bukolt Park, and the evaluation of Streets needs that was completed that was an estimated cost of forty million dollars.

Director Lemke spoke about the importance of reviewing the life cycle of the facilities, discussed the change in the funding for the transit facility downtown, transit bus facility needs within fifteen years, airport needs, administrative building needs, and well needs. Director Lemke discussed wastewater needs and the biggest item is when new facilities will need to be rebuilt.

Ald. Keymer spoke about project priorities as being her most important factor for getting an outside study completed.

Ald. Kneebone spoke about Directors submitting a form for their facilities as they have a good handle as the means to evaluate.

Ald. Christianson spoke about seeing an end of life on each facility as well as the importance of the project priority of facilities.

Ald. Buse spoke about the importance of a grading system to prioritize projects.

Ald. Morrow spoke about the cost of studies, the facility's awareness that the Directors already have, and that most of the evaluations can be done internally.

Mayor Wiza spoke about the City's budgetary needs and the importance of reviewing how much can be done internally as a cost-savings measure.

Ald. Shuda suggested the Directors submit a facilities report, the Common Councll has the scope of review, and then assess the needs for a study.

Ald. Broderick spoke about the need to see what directors have provided as a means to assess the scope of the request.

Andrea Olson, 410 Franklin Street, spoke in favor of the request, as well as to define the life expectancy of the buildings.

Ald. Shuda moved, Ald. Kneebone seconded, to have the Directors provide a list of buildings, provide an estimate of major updates, repairs to those buildings within the timeline of estimating out to 2050, prioritize them within the Departments, and to include a list of unknown items. Upon completing the standard reports, present them to Common Council, and determine what the professionals should provide from there.

Call for the vote:

Ayes: Christianson, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda, Lang, Buse, Morrow.

Nays: None. Motion carried

Department	Current Space (sq ft)	Requested Space (sq ft)	Special Requirements	Notes	Recent Work Completed
Parks, Recreation & Forestry		Improved forestry garage (current has 2 access points, built in 1921)		Current footprint is adequate; Parks and Recreation, are adequately sized in Bukolt and Goerke Parks	
City Clerk		2,500	400 sq ft for voting equipment, 600 sq ft for absentee voting	Also needs city hall document storage area	
Community Media	Office: 700; Studio: 900; Meeting Room: 1,500	Adequate; prefer meeting & studio combined	All spaces should remain adjacent; ideally, all in same building if relocated	Would prefer consolidated space if meeting room moves elsewhere	
Police Department	19,000	18,499 (shared garage)	Shared multi-use garage with Parks Department	Current space adequate; future need tied to garage funding/development	-Automatic Logic Software security up grades approx.. $4500 – March 2024 -Automatic Logic VAV upgrades, no replacement parts, $28,500 – Dec. 2023 -Repairs to Boiler too include new motors and circulating valve seals replaced. -New Frequency drive RTU 3 in patrol area $5040 – August 2024 -Plumbing repairs due to pin hole leaks on old galvanized water supply. -Plumbing repairs due to seals and parts replaced in various toilets, urinal flush values, and sinks -Water Heater replacement 3 or more years ago. -LED lighting some rooms which Jeff did and the most recent by Bushman, (IB rooms and the common council room, Community Media Rooms) -Server Room RTU replaced new in 2022. -Entire roof of 933 Michigan has been replaced or repaired in the last 4 years. (North building roof was repaired July 28, 2023 with a 12 year warranty remaining roof completely replaced 2021) -Parking lot completed in late 2022 ($450,000)
Fire Department	Station 1: 17,900; Station 2: 7,637	Classroom: 6,960; Station 3: 13,500	Classroom space, third station with apparatus bay	"Current plans" include new classroom and Station 3 with apparatus bay	Station 1 HVAV unit replaced
Human Resources	100 sq ft	120sq ft	Larger meeting room (for 50), expanded offices, fitness clinic		
Municipal Court	Office: 342; Storage: 90; Courtroom: 484 (shared)	Office: ~342 (with storage); Courtroom: 1,000	Public-facing office window, emergency exit behind bench	Many municipalities use the common council room for a courtroom. However, this is not possible with Stevens Point's current council room under state law as it shares an entrance with the police department.	
Community Development (CDD)	Private Offices: 480; Front Office: 500; Cubicle Space: 1,500; Storage: 50	Private Offices: 2,000; Front Office: 700; Common Area: 600; Private Meeting Room: 200; Shared Spaces (Conference Room, Huddle Rooms, Long-Term Storage, Garage)	Shared spaces needed: Conference Room (500-600 sq ft), 2-3 Huddle Rooms (600-700 sq ft), Long-Term Storage (200-400 sq ft), Garage (1,200 sq ft for 6-7 vehicles)	Future needs account for growth, including additional offices and workstations	
Transit		Vehicle Storage Addition to Central Transportation: 12,000;			
Airport		New snow removal equipment building; additional hangar space			
Utilities	Admin Building: 5,171; Cold Storage: 10,000-12,000	Admin Building: 7,433		A tentative plan to construct a cold storage buidling; There are many facilities such as wells, liftstations, etc that are not on this list, but they should not have a real impact on city-wide facilities plans as they are unique to specific utility functions.	New wellhouse at Well 12; generator move from Well 11 to Wells 7/8

Buildings

Member	Location	Location Number	Location Description	Building Description	Street1	City	Code	Postal Code	Stories	SQFT	Year Built	Building Limit	Contents Limit	MPIC Asset ID	Inactive Date	Inactivate
City of Stevens Point	48-10003-004 - AIRPORT	48-10003-004	AIRPORT	AIRPORT CITY T - HANGAR B	HIGHWAY 66	STEVENS POINT	WI	54481	1	1,110	1960	102,919.00	3,535.00	168901		
City of Stevens Point	48-10003-004 - AIRPORT	48-10003-004	AIRPORT	AIRPORT LARGE HANGAR	HIGHWAY 66	STEVENS POINT	WI	54481	1	2,184	1970	202,404.00	6,767.00	168896		
City of Stevens Point	48-10003-004 - AIRPORT	48-10003-004	AIRPORT	AIRPORT STORAGE BUILDING	HIGHWAY 66	STEVENS POINT	WI	54481	1	576	2004	33,532.00	23,533.00	168900		
City of Stevens Point	48-10003-004 - AIRPORT	48-10003-004	AIRPORT	MAINTENANCE HANGER	4476 JIM LOVELL JR. DRIVE	STEVENS POINT	WI	54481	1	4,520	1974	418,948.00	43,228.00	168898		
City of Stevens Point	48-10003-004 - AIRPORT	48-10003-004	AIRPORT	T-HANGAR A	4476 JIM LOVELL JR. DRIVE	STEVENS POINT	WI	54481	1	17,640	1960	908,697.00	0.00	168894		
City of Stevens Point	48-10003-004 - AIRPORT	48-10003-004	AIRPORT	TERMINAL	4476 JIM LOVELL JR. DRIVE	STEVENS POINT	WI	54481	2	4,448	1952	1,082,720.00	350,369.00	168899		
City of Stevens Point	48-10003-004 - AIRPORT	48-10003-004	AIRPORT	WHITE HANGAR	4476 JIM LOVELL JR. DRIVE	STEVENS POINT	WI	54481	1	9,702	2009	899,102.00	11,110.00	168895		
City of Stevens Point	48-10003-004 - AIRPORT	48-10003-004	AIRPORT	YELLOW HANGAR	4476 JIM LOVELL JR. DRIVE	STEVENS POINT	WI	54481	1	2,000	1993	202,404.00	19,089.00	168897		
City of Stevens Point	48-10003-012 - ARMORY	48-10003-012	ARMORY	RECREATION CENTER	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	14,992	1930	2,839,110.00	276,942.00	168933		
City of Stevens Point	48-10003-006 - BUKOLT PARK	48-10003-006	BUKOLT PARK	BEACH HOUSE	100 6TH AVENUE	Stevens Point	WI	54481	1	3,080	1936	202,000.00	0.00	277250		
City of Stevens Point	48-10003-006 - BUKOLT PARK	48-10003-006	BUKOLT PARK	BOAT LAUNCH RESTROOM	100 BUKOLT AVENUE	STEVENS POINT	WI	54481	1	140	2007	55,449.00	1,515.00	168917		
City of Stevens Point	48-10003-006 - BUKOLT PARK	48-10003-006	BUKOLT PARK	BROADCASTING BOOTH	100 6TH AVENUE	STEVENS POINT	WI	54481	1	468	1980	42,218.00	0.00	168921		
City of Stevens Point	48-10003-006 - BUKOLT PARK	48-10003-006	BUKOLT PARK	BUKOLT PAVILION	100 6TH AVENUE	STEVENS POINT	WI	54481	1	2,733	1936	586,911.00	11,716.00	168916		
City of Stevens Point	48-10003-006 - BUKOLT PARK	48-10003-006	BUKOLT PARK	CONCESSION/LAVATORY	100 6TH AVENUE	STEVENS POINT	WI	54481	1	1,450	1980	225,533.00	26,664.00	168919		
City of Stevens Point	48-10003-006 - BUKOLT PARK	48-10003-006	BUKOLT PARK	LAVATORY	100 6TH AVENUE	STEVENS POINT	WI	54481	1	800	1980	159,984.00	2,323.00	168920		
City of Stevens Point	48-10003-006 - BUKOLT PARK	48-10003-006	BUKOLT PARK	SUPPLY & EQUIPMENT SHED	100 6TH AVENUE	STEVENS POINT	WI	54481	1	7,000	1970	274,013.00	42,622.00	168918		
City of Stevens Point	48-10003-010 - BUTLER STORAGE BUILDING	48-10003-010	BUTLER STORAGE BUILDING	STORAGE BUILDING	1748 WATER STREET	STEVENS POINT	WI	54481	1	3,200	1975	296,536.00	53,732.00	168931		
City of Stevens Point	48-10003-016 - CHARLES WHITE PUBLIC LIBRARY	48-10003-016	CHARLES WHITE PUBLIC LIBRARY	PUBLIC LIBRARY	1001 MAIN STREET	STEVENS POINT	WI	54481	2	44,484	1992	9,390,172.00	0.00	168937		
City of Stevens Point	48-10003-071 - CITY HALL	48-10003-071	CITY HALL	CITY HALL	1516 CHURCH STREET	STEVENS POINT	WI	54481	1	0	1957	0.00	0.00	168930		
City of Stevens Point	48-10003-060 - DEPARTMENT OF PUBLIC WORKS	48-10003-060	DEPARTMENT OF PUBLIC WORKS	BRINE SHED	100 6TH AVENUE	STEVENS POINT	WI	54481	1	900	2011	80,901.00	138,875.00	169106		
City of Stevens Point	48-10003-060 - DEPARTMENT OF PUBLIC WORKS	48-10003-060	DEPARTMENT OF PUBLIC WORKS	CITY GARAGE	100 8TH AVENUE	STEVENS POINT	WI	54481	1	39,836	1963	5,391,481.00	634,886.00	169105		
City of Stevens Point	48-10003-060 - DEPARTMENT OF PUBLIC WORKS	48-10003-060	DEPARTMENT OF PUBLIC WORKS	SALT SHED	100 6TH AVENUE	STEVENS POINT	WI	54481	1	2,765	1980	205,333.00	10,706.00	169108		
City of Stevens Point	48-10003-060 - DEPARTMENT OF PUBLIC WORKS	48-10003-060	DEPARTMENT OF PUBLIC WORKS	SALT STORAGE SHED	100 SIXTH AVENUE	STEVENS POINT	WI	54481	1	8,064	2009	647,511.00	0.00	169107		
City of Stevens Point	48-10003-072 - DONALD COPPS MUNICIPAL POOL	48-10003-072	DONALD COPPS MUNICIPAL POOL	CONCESSION STAND	2442 SIMS AVE	STEVENS POINT	WI	54481	1	256	1996	30,300.00	1,010.00	277252		
City of Stevens Point	48-10003-072 - DONALD COPPS MUNICIPAL POOL	48-10003-072	DONALD COPPS MUNICIPAL POOL	SMALL PUMP HOUSE	2442 SIMS AVE	STEVENS POINT	WI	54481	1	266	1990	20,200.00	80,800.00	277251		
City of Stevens Point	48-10003-064 - FIRE DEPARTMENT	48-10003-064	FIRE DEPARTMENT	SHED - FIRE STATION #2	4401 INDUSTRIAL PARK	STEVENS POINT	WI	54481	1	224	2010	20,200.00	3,838.00	169111		
City of Stevens Point	48-10003-011 - FIRE STATION 1	48-10003-011	FIRE STATION 1	FIRE STATION	1701 FRANKLIN STREET	STEVENS POINT	WI	54481	2	17,195	1967	3,838,101.00	493,385.00	168932		
City of Stevens Point	48-10003-013 - FIRE STATION 2	48-10003-013	FIRE STATION 2	FIRE STATION	4401 INDUSTRIAL PARK ROAD	STEVENS POINT	WI	54481	1	7,600	1985	1,696,396.00	221,897.00	168934		
City of Stevens Point	48-10003-017 - FOREST CEMETERY	48-10003-017	FOREST CEMETERY	MAINTENANCE/STORAGE	PATCH STREET	STEVENS POINT	WI	54481	1	576	1945	42,622.00	12,019.00	168938		
City of Stevens Point	48-10003-047 - FORMER DUNHAMS SPORTS	48-10003-047	FORMER DUNHAMS SPORTS	FORMER DUNHAMS SPORTS	1101 CENTERPOINT DRIVE	STEVENS POINT	WI	54481	1	22,600	1998	3,286,944.00	0.00	169094		
City of Stevens Point	48-10003-069 - Former Hertel Property	48-10003-069	Former Hertel Property	Former Hertel Property	216 Franklin St.	STEVENS POINT	WI	54481	2	1,500	1915	165,135.00	0.00	169113		
City of Stevens Point	48-10003-073 - FRANKLIN STREET RENTAL	48-10003-073	FRANKLIN STREET RENTAL	RENTAL HOUSE	216 FRANKLIN ST	STEVENS POINT	WI	54481	2	1,324	1915	70,700.00	0.00	277298		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	BATH HOUSE	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	833	1980	160,792.00	8,383.00	168881		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	DONALD COPPS POOLWATERSIDE PUMPH	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	223	1990	35,350.00	40,804.00	168882		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	GOERKE PARK SOUTH PRESSBOX	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	173	1980	15,655.00	2,929.00	168874		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	GOERKE TOWER BUILDING	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	192	2009	95,950.00	72,316.00	168873		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	LAVATORY/CONCESSION	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	1,008	1980	208,262.00	6,767.00	168877		

City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	PARKER FIELDHOUSE	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	7,160	1980	867,792.00	51,510.00	168879		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	POOL PUMP HOUSE	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	1,120	1995	166,044.00	119,382.00	168878		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	PRESSBOX/CONCESSION	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	1,000	1990	62,620.00	0.00	168869		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	SEPERATE FORESTRY GARAGE	2442 SIMS AVE	Stevens Point	WI	54481	1	598	1980	101,000.00	75,750.00	277248		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	STADIUM	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	13,180	1980	0.00	104,333.00	168876		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	STADIUM BROADCASTING BOOTH	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	1,430	1980	128,977.00	1,212.00	168880		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	SWIMMING POOL	2442 SIMS AVENUE	STEVENS POINT	WI	54481	1	6,544	1985	859,207.00	0.00	168872		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	TOWER, COMMUNICATIONS 160 FT	2442 SIMS AVENUE	STEVENS POINT	WI	54481	0	160	0	81,103.00	0.00	168875		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	WADING POOL	2442 SIMS AVENUE	STEVENS POINT	WI	54481	0	1	0	11,211.00	0.00	168871		
City of Stevens Point	48-10003-001 - GOERKE PARK	48-10003-001	GOERKE PARK	WILLETT ARENA	1000 MINNESOTA AVENUE	STEVENS POINT	WI	54481	1	49,487	1981	12,120,000.00	127,361.00	168870		
City of Stevens Point	48-10003-070 - Hwy 10. Rental	48-10003-070	Hwy 10. Rental	Hwy 10 Rental	5950 HWY 10 E STREET	STEVENS POINT	WI	54481	2	2,313	1995	454,399.00	0.00	169114		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	ALL-PURPOSE BUILDING	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	2,914	1990	626,907.00	43,430.00	168910		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	BALL DIAMOND OPEN SHELTER	E. MAIN STREET	Stevens Point	WI	54481	0	588	1970	25,250.00	0.00	277297		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	BOY SCOUT LODGE	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	1,544	1936	221,493.00	6,060.00	168911		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	CONCESSION STAND	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	720	1980	92,415.00	18,180.00	168909		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	GIRL SCOUT LODGE	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	2,016	1936	248,460.00	6,060.00	168912		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	IVERSON PARK BATHHOUSE	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	2,851	1936	712,757.00	26,765.00	168904		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	LAVATORY	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	608	1980	121,604.00	0.00	168913		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	MAIN RESTROOM	E. MAIN STREET	Stevens Point	WI	54481	1	760	2022	252,500.00	10,100.00	277249		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	NATURE CENTER (PH)	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	816	1936	117,867.00	10,100.00	168905		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	PUMP HOUSE STORAGE	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	1,534	1936	151,904.00	23,230.00	168906		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	RAIN SHELTER	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	2,040	0	169,983.00	0.00	168903		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	RAIN SHELTER	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	588	0	49,086.00	0.00	168914		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	RESTROOMS	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	400	1980	79,992.00	2,626.00	168915		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	STORAGE GARAGE	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	400	2000	29,593.00	13,433.00	168902		
City of Stevens Point	48-10003-005 - IVERSON PARK	48-10003-005	IVERSON PARK	TRACTOR SHED	4601 EAST MAIN STREET	STEVENS POINT	WI	54481	1	1,457	1995	130,997.00	22,624.00	168907		
City of Stevens Point	48-10003-024 - KOZICZ KOWSKI PARK	48-10003-024	KOZICZ KOWSKI PARK	OPEN SHELTER	MINNESOTA AVENU	STEVENS POINT	WI	54481	1	400	1992	43,228.00	0.00	169041		
City of Stevens Point	48-10003-003 - MEAD PARK	48-10003-003	MEAD PARK	KASH PLAYGROUND RESTROOM	WEST RIVER DRIVE	STEVENS POINT	WI	54481	1	144	2007	57,065.00	909.00	168892		
City of Stevens Point	48-10003-003 - MEAD PARK	48-10003-003	MEAD PARK	LIFE GUARD HOUSE	WEST CLARK STREET	STEVENS POINT	WI	54481	1	144	1999	12,322.00	0.00	168891		
City of Stevens Point	48-10003-003 - MEAD PARK	48-10003-003	MEAD PARK	MEAD PARK LAVATORY/SHELTER	WEST CLARK ST	STEVENS POINT	WI	54481	1	1,800	2015	265,428.00	2,525.00	168893		
City of Stevens Point	48-10003-003 - MEAD PARK	48-10003-003	MEAD PARK	STORAGE BLDG	WEST CLARK STREET	STEVENS POINT	WI	54481	1	49	1980	2,929.00	2,222.00	168890		
City of Stevens Point	48-10003-014 - MORTON PARK PRESS BOX	48-10003-014	MORTON PARK PRESS BOX	MORTON PARK PRESS BOX		STEVENS POINT	WI	54481	1	51	1990	4,646.00	1,010.00	168935		
City of Stevens Point	48-10003-061 - PARKS DEPARTMENT	48-10003-061	PARKS DEPARTMENT	FORMER JELICH HOUSE	817 SECOND STREET NORTH	STEVENS POINT	WI	54481	2	4,578	1969	494,799.00	0.00	169109		
City of Stevens Point	48-10003-002 - PFIFFNER PARK	48-10003-002	PFIFFNER PARK	ARTS COUNCIL BUILDING	1100 CROSBY AVENUE	STEVENS POINT	WI	54481	1	1,575	1967	318,150.00	42,723.00	168886		
City of Stevens Point	48-10003-002 - PFIFFNER PARK	48-10003-002	PFIFFNER PARK	BAND SHELL	1100 CROSBY AVENUE	STEVENS POINT	WI	54481	1	1,737	1970	563,479.00	37,471.00	168887		
City of Stevens Point	48-10003-002 - PFIFFNER PARK	48-10003-002	PFIFFNER PARK	CENTRAL CO. BUILDING	924 CROSBY AVENUE	STEVENS POINT	WI	54481	1	17,248	1950	2,142,816.00	183,618.00	168888		
City of Stevens Point	48-10003-002 - PFIFFNER PARK	48-10003-002	PFIFFNER PARK	GAZEBO - ONE	1100 CROSBY AVENUE	STEVENS POINT	WI	54481	0	80	0	6,666.00	0.00	168885		
City of Stevens Point	48-10003-002 - PFIFFNER PARK	48-10003-002	PFIFFNER PARK	LAVATORY	1100 CROSBY AVENUE	STEVENS POINT	WI	54481	1	875	2017	400,566.00	3,030.00	168884		
City of Stevens Point	48-10003-002 - PFIFFNER PARK	48-10003-002	PFIFFNER PARK	PFIFFNER BUILDING	1100 CROSBY AVENUE	STEVENS POINT	WI	54481	2	12,180	1900	2,306,638.00	21,715.00	168889		
City of Stevens Point	48-10003-002 - PFIFFNER PARK	48-10003-002	PFIFFNER PARK	PFIFFNER PARK GAZEBO	1100 CROSBY AVENUE	STEVENS POINT	WI	54481	0	129	0	10,807.00	0.00	168883		

City of Stevens Point	48-10003-075 - POLICE DEPT MICHIGAN AVE	48-10003-075	POLICE DEPT MICHIGAN AVE	POLICE DEPARTMENT	933 MICHIGAN AVE	STEVENS POINT	WI	54481	1	36,440	1955	6,772,050.00	683,467.00	169101		
City of Stevens Point	48-10003-076 - Public Utilites	48-10003-076	Public Utilites	Utility Garage	1925 CYPRESS STREET	STEVENS POINT	WI	54481	1	37,500	2019	8,777,001.00	545,400.00	194331		
City of Stevens Point	48-10003-077 - REDEVELOPMENT AUTH	48-10003-077	REDEVELOPMENT AUTH	EDGEWATER MANOR	1450 WATER STREET	STEVENS POINT	WI	54481	5	67,700	1978	0.00	0.00	169014	01/16/2023	Yes
City of Stevens Point	48-10003-068 - Riverview Plaza	48-10003-068	Riverview Plaza	Riverview Plaza	1466 WATER STREET	STEVENS POINT	WI	54481	1	7,176	1974	1,244,118.00	0.00	169112		
City of Stevens Point	48-10003-056 - SCARABOCCHIO MUSEUM	48-10003-056	SCARABOCCHIO MUSEUM	MUSEUM	1225 WATER STREET	STEVENS POINT	WI	54481	2	7,444	1880	977,478.00	129,987.00	169100		
City of Stevens Point	48-10003-008 - SENIOR CITIZENS CENTER	48-10003-008	SENIOR CITIZENS CENTER	SENIOR CITIZENS CENTER	1519 WATER STREET	STEVENS POINT	WI	54481	2	37,725	1981	10,401,990.00	0.00	168929		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	AERATION BASIN	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	16,815	1995	5,349,667.00	0.00	169057		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	BUDGETEL LIFT STATION	4917 MAIN STREET	STEVENS POINT	WI	54481	1	79	1982	392,183.00	0.00	169089		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	CONIFER LIFT STATION	5501 OLD HIGHWAY 18	STEVENS POINT	WI	54481	1	57	1998	196,647.00	0.00	169081		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	DAF THICKENING BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	6,366	1995	2,314,718.00	0.00	169071		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	DELLA LIFT STATION	3117 DELLA STREET	STEVENS POINT	WI	54481	1	100	1975	423,695.00	0.00	169087		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	DIGESTER BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	9,047	1941	6,415,621.00	69,892.00	169064		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	ECHO DELLS LIFT STATION	3243 ECHO DELLS AVENUE	STEVENS POINT	WI	54481	1	100	1983	453,187.00	0.00	169090		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	FELTZ LIFT STATION	4000 HEFFRON STREET	STEVENS POINT	WI	54481	1	0	1979	316,130.00	0.00	169088		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	HARMONY LIFT STATION	1801 BLUEBELL LANE	STEVENS POINT	WI	54481	1	57	2001	160,489.00	0.00	169079		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	HEFFRON LIFT STATION	3100 HEFFRON STREET	STEVENS POINT	WI	54481	1	100	1967	447,531.00	0.00	169086		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	INDUSTRIAL LIFT STATION 1	4200 INDUSTRIAL PARK DRIVE	STEVENS POINT	WI	54481	1	113	1978	466,216.00	0.00	169078		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	INDUSTRIAL LIFT STATION 2	4200 INDUSTRIAL PARK DRIVE	STEVENS POINT	WI	54481	1	136	2011	396,021.00	0.00	169077		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	INDUSTRIAL LIFT STATION CONTROL BUILDING	4200 INDUSTRIAL PARK DRIVE	STEVENS POINT	WI	54481	1	650	2011	643,572.00	0.00	169082		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	INFLUENT PUMPING BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	7,070	1995	4,336,940.00	0.00	169067		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	JANICK LIFT STATION	701 RIDGE ROAD	STEVENS POINT	WI	54481	1	13	1965	103,121.00	0.00	169083		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	PARKDALE LIFT STATION	5745 SANDPIPER DRIVE	STEVENS POINT	WI	54481	1	57	1999	166,650.00	0.00	169080		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	PATCH STREET STORAGE BUILDING	4200 INDUSTRIAL PARK ROAD	STEVENS POINT	WI	54481	1	238	1985	38,279.00	4,444.00	169043		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	PIPE TUNNEL	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	2,000	1995	909,000.00	0.00	169061		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	PRIMARY CLARIFIER	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	4,753	1995	1,584,185.00	0.00	169058		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	RAS PUMP STATION & BLOWER BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	3,846	1995	3,170,289.00	0.00	169066		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SECONDARY CLARIFIER 1	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	4,654	1995	1,551,158.00	0.00	169059		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SECONDARY CLARIFIER 2	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	4,654	1995	1,551,158.00	0.00	169062		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SECONDARY CLARIFIER 3	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	2,550	1995	795,375.00	0.00	169053		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SERVICE BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	5,396	1941	1,498,739.00	66,256.00	169060		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SEWER GARAGE	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	3,375	1995	339,966.00	628,220.00	169069		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SEWER LAB/OFFICE BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	2,414	1994	853,349.00	86,153.00	169063		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SLUDGE STORAGE BUILDING & TANKS	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	19,776	1995	10,286,446.00	3,128,475.00	169068		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SMALL BLOWER BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	1,494	1963	889,507.00	325,927.00	169065		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	SUNSET LIFT STATION	2603 SUNSET BOULEVARD	STEVENS POINT	WI	54481	1	79	1983	409,656.00	0.00	169091		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	US HIGHWAY 10-51 LIFT STATION	11 OLD HIGHWAY 18	STEVENS POINT	WI	54481	1	57	1990	323,604.00	0.00	169076		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	UV BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	2,191	1995	1,395,921.00	80,396.00	169072		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	WEST SIDE GRINDER STATION	550 W RIVER DRIVE	STEVENS POINT	WI	54481	1	13	2016	53,025.00	0.00	169084		
City of Stevens Point	48-10003-081 - SEWER - USE	48-10003-081	SEWER - USE	WEST SIDE LIFT STATION	1825 W COTTAGE STREET	STEVENS POINT	WI	54481	1	396	1952	180,184.00	0.00	169085		
City of Stevens Point	48-10003-082 - SEWER GARAGE	48-10003-082	SEWER GARAGE	WASTEWATER GARAGE BUILDING	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	7,875	1984	1,113,525.00	207,454.00	169070		

City of Stevens Point	48-10003-062 - STEVENS POINT TRANSIT FACILITY	48-10003-062	STEVENS POINT TRANSIT FACILITY	TRANSIT FACILITY	2700 WEEK STREET	STEVENS POINT	WI	54481	1	37,952	2013	6,899,714.00	435,108.00	169110		
City of Stevens Point	48-10003-083 - STORM WATER	48-10003-083	STORM WATER	GENERATOR/BUILDING	2340 MICHIGAN AVENUE	STEVENS POINT	WI	54481	1	98	1979	215,433.00	0.00	169102		
City of Stevens Point	48-10003-083 - STORM WATER	48-10003-083	STORM WATER	MICHIGAN AVE DRYWELL	2340 MICHIGAN AVENUE	STEVENS POINT	WI	54481	1	113	1979	266,438.00	0.00	169103		
City of Stevens Point	48-10003-083 - STORM WATER	48-10003-083	STORM WATER	WETWELL	2340 MICHIGAN AVENUE	STEVENS POINT	WI	54481	1	7	1974	54,136.00	0.00	169104		
City of Stevens Point	48-10003-048 - WASTEWATER TREATMENT PLANT	48-10003-048	WASTEWATER TREATMENT PLANT	BIOSOLIDS CONTROL BUILDING (ADD01)	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	2,000	2020	2,977,884.00	0.00	283341		
City of Stevens Point	48-10003-048 - WASTEWATER TREATMENT PLANT	48-10003-048	WASTEWATER TREATMENT PLANT	Biosolids Handling Building	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	6,000	2020	8,425,521.00	0.00	252034		
City of Stevens Point	48-10003-048 - WASTEWATER TREATMENT PLANT	48-10003-048	WASTEWATER TREATMENT PLANT	Biosolids Storage Silo	301 BLISS AVENUE	STEVENS POINT	WI	54481	1	0	2020	190,385.00	0.00	252035		
City of Stevens Point	48-10003-084 - WATER	48-10003-084	WATER	WELL 11	5431 HIGHWAY 66	STEVENS POINT	WI	54482	1	1,156	2010	1,031,614.00	0.00	169098		
City of Stevens Point	48-10003-084 - WATER	48-10003-084	WATER	WELL 11 TREATMENT FACILITY	5431 HIGHWAY 66	STEVENS POINT	WI	54482	1	19,426	2012	12,978,500.00	58,479.00	169097		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	BLISS AVE - WATER TOWER	400 BLISS AVENUE	STEVENS POINT	WI	54481	1	707	2004	2,474,500.00	0.00	169092		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	TOWER BUILDING	1748 WATER STREET	STEVENS POINT	WI	54481	1	364	1960	132,512.00	0.00	169052		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WATER OFFICE ADMINISTRATION BUILDING	300 BLISS AVENUE	STEVENS POINT	WI	54481	1	8,394	1994	1,271,691.00	247,248.00	169054		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WATER ST TOWER	1748 WATER STREET	STEVENS POINT	WI	54481	1	0	1956	404,000.00	0.00	169051		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WELL 10 BUILDING	6 WELLFIELD ROAD	STEVENS POINT	WI	54481	1	920	1995	950,309.00	0.00	169046		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WELL 4 CHEMICAL BUILDING	4200 MAIN STREET	STEVENS POINT	WI	54481	1	8,352	2000	4,761,140.00	39,996.00	169073		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WELL 5 BUILDING	4899 HIGHWAY 10 EAST	STEVENS POINT	WI	54481	1	364	1963	372,488.00	0.00	169075		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WELL 7 BUILDING	6 WELLFIELD ROAD	STEVENS POINT	WI	54481	1	312	1969	480,457.00	0.00	169045		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WELL 8 BUILDING	6 WELLFIELD ROAD	STEVENS POINT	WI	54481	1	312	1969	403,798.00	0.00	169093		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WELL 9 BUILDING	6 WELLFIELD ROAD	STEVENS POINT	WI	54481	1	1,784	1969	801,536.00	39,794.00	169044		
City of Stevens Point	48-10003-086 - WATER - USE	48-10003-086	WATER - USE	WELL FIELD CHEMICAL BUILDING	6 WELLFIELD ROAD	STEVENS POINT	WI	54481	1	1,140	2006	439,754.00	0.00	169047		
City of Stevens Point	48-10003-089 - WATER - WELL 6	48-10003-089	WATER - WELL 6	WELL 6 BUILDING	6 WELLFIELD ROAD	STEVENS POINT	WI	54481	1	312	1969	618,120.00	0.00	169074		
City of Stevens Point	48-10003-007 - ZENOFF PARK	48-10003-007	ZENOFF PARK	BROADCASTING BOOTH	1001 NORTH 2ND STREET	STEVENS POINT	WI	54481	1	200	1980	18,079.00	1,212.00	168924		
City of Stevens Point	48-10003-007 - ZENOFF PARK	48-10003-007	ZENOFF PARK	BROADCASTING BOOTH	1001 NORTH 2ND STREET	STEVENS POINT	WI	54481	1	200	1980	18,079.00	1,212.00	168925		
City of Stevens Point	48-10003-007 - ZENOFF PARK	48-10003-007	ZENOFF PARK	BROADCASTING BOOTH	1001 NORTH 2ND STREET	STEVENS POINT	WI	54481	1	302	1980	27,270.00	1,212.00	168926		
City of Stevens Point	48-10003-007 - ZENOFF PARK	48-10003-007	ZENOFF PARK	CONCESSION STAND/BATHHOUSE	1001 NORTH 2ND STREET	STEVENS POINT	WI	54481	2	2,974	1987	614,282.00	26,765.00	168923		
City of Stevens Point	48-10003-007 - ZENOFF PARK	48-10003-007	ZENOFF PARK	OFFICE BUILDING	1001 NORTH 2ND STREET	STEVENS POINT	WI	54481	1	1,536	1970	214,120.00	96,657.00	168922		
City of Stevens Point	48-10003-007 - ZENOFF PARK	48-10003-007	ZENOFF PARK	OPEN SHELTER	1001 NORTH 2ND STREET	STEVENS POINT	WI	54481	1	1,940	2000	161,701.00	0.00	168927		
City of Stevens Point	48-10003-007 - ZENOFF PARK	48-10003-007	ZENOFF PARK	RAIN SHELTER	1001 NORTH 2ND STREET	STEVENS POINT	WI	54481	1	2,400	0	199,980.00	0.00	168928		

DEPARTMENT
Fire/EMS

Best estimate of condition 1-10, (1 being very new/great)

LIST ALL BUILDINGS/STRUCTURES		Square Footage	Year built	Most recent building addition/remodel		ROOF	FAÇADE	WINDOWS	PLUMBING	HVAC	NOTES: Include known repairs, replacements, and any known needs with cost estimates if available	PRIORITIZATION within your department
Station 1 1701 Franklin		17,900	1967	2nd floor remodel 2010		4	7	8	6	1	2024 - HVAC & Boilers - $480,000, new roof Chief bay and spot caulk apparatus roof, tuck point hose tower, LED complete station including exterior color programmable $8000. 2023 - Lift station and sump pumps cleaned drain tile in basement, security cameras, 2022 -rear parking lot paved, gaskets/seals to leaking plumbing fixtures, classroom and living space furniture	New apparatus roof, replace concrete front apron(possible with division street repair), apparatus floor sealed and walls painted with new garage door sensors system. Kitchen remodel- cabinets,flooring, countertop, All widsills tuck pointed and sealed, replace roof soffit, Main floor officespace redesign and bathrooms ADA upgrade x4 ,Individual bunk rooms vs barrack with co-ed, asbestos abatement to watch office, landing bunkroom,solar panel roof
Station 2 4401 Industrial Park		7,637	1985	2007 addition and station upgrades		1	4	3	3	2	2024- steel roof install, water heater,seal/gaskets to plumbing fixtures.2022 crack seal parking lot/line painted, 2010 rear lot paved. 2007 Station exterior painted.	Window sills tuck pointed/sealed from water damage, Parking lit resealed/chip surface,exterior paint faded-repaint,Asbestos tile abatement/epoxy watch office, LED station replacement, Broken kitchen tile replaced.
Station 2 Shed 4401 Industrial Park		192	2010	2024- new access door installed		6	5				2024 new access/service door installed	May need to be re-shingled or add steel for longevity and match station 2
Training/Burn Tower 3301 Whiting		1280	2023			1	1	1			2024-Minor welding and puchase of padlocks	Any additions/alterations are on hold till the development of future training site with Station 3/east side.
Station 3 East side-Future												

DEPARTMENT
Parks, Recreation and Forestry

LIST ALL BUILDINGS/STRUCTURES	Square Footage	Year built	Most recent building addition/remodel	Best estimate of condition 1-10, (1 being very new/great) ROOF	FAÇADE	WINDOWS	PLUMBING	HVAC	NOTES: Include known repairs, replacements, and any known needs with cost estimates if available	PRIORITIZATION within your department
Seramur Park Restroom Pavilion	1600	2024		1	1	1	1	1		
Groholski Park Open Air Pavilion	800	2024		1	1					
Iverson Park Main Restrooms	760	2022	2022	1	1	1	1	1		
Pfiffner Park - Gazebo by Wells Point	80	2020		1	1					
Pfiffner Park Main Restrooms	875	2017	2017	2	1	1	3	1		
Mead Park Open Air Pavilion	1800	2015		2	1	2	1	1		
Bukolt Boat Launch Restroom	140	2007		5	2		1			
KASH Restroom - Mead Park	144	2007		4	2	2	1	1		
Iverson Park Storage Garage (toboggan)	400	2000		6	3	3				
Zenoff Park Open Shelter/Concession	1940	2000		3	4					
DCMP Concession Stand	256	1996		7	8					
Iverson Park Tractor Shed	1457	1995		5	5	5				
Koziczkowski Park Open Air Shelter	400	1992		3	3					
Iverson Park All Purpose Building	2914	1990	addition 2000	4	3	3	3	3		
Morton Park Press Box	51	1990		5	5	5				
Goerke North Softball Pressbox/Concession	1000	1990		5	5					
DCMP Small Pump House	266	1990		8	9					
Zenoff Park Concession/Restroom/Deck Bld	2974	1987		8	8	5	5	5		
KB Willett Arena	56,000	1981	2024 - team room	1	7	5	5	1	Western/Northern Façade replacement	
Bukolt Ball Diamond Press Box	468	1980		5	8	8				
Bukolt Woods Restroom	800	1980		6	4		3			
Bukolt Ball Diamond Concession/Restroom	1450	1980		3	4		1			
Iverson Park Beach Restrooms	608	1980		4	6	6	9			
Iverson Park Ball Diamond Concession Building	720	1980		7	7	7				
Goerke Park Home Press Box	1430	1980		10	10	10			450000 - remodel/new roof	
Goerke Park West Restroom/Concessions	1008	1980		1	3	3	3	3		
Goerke South Softball Pressbox	173	1980		3	5					
North Forestry Garage	598	1980		8	7				New roof	
Mead Park Storage Building	49	1980		7	7					
Zenoff Park Press Box Field 1	302	1980		7	8					

Zenoff Park Press Box Field 2		200	1980			7	8					
Zenoff Park Press Box Field 3		200	1980			7	8					
Bukolt Ball Diamond Shed		7000	1970			8	8					
Pfiffner Park Bandshell		1737	1970	2023		1	3	3	2	2		
Iverson Park Ball Diamond Open Air Shelter		588	1970	2021		2	2					
Zenoff Park Office		1536	1970			9	7	5			New roof	
817 Second St. N		4578	1969	2023 and 2024		2	1	2	3	3		
Riverfront Art Center - Pfiffner Park		1575	1967	2005		4	2	2	1	1		
DCMP Bath/Pool House Building		833	1956			7	8		7			
2517 Prais Street House		1730	1955	2024 - paint/appliances		3	2	3	3	3		
Pfiffner Park Central Company		17248	1950			6	3	6	7	9	Asbestos in building, interior in poor condition	
Forest Cemetery Storage Building		576	1945	2022		1	1	1	1			
Goerke Park Home Bleachers		12000	1944					7				
Bukolt Park Beach House		3080	1936			10	7	10	10		Roof Replacment/plumbing/remodel - $500,000	
Bukolt Lodge/Pavilion		2733	1936			3	3	3	3		Restroom Remodel - 10 year horizon	
Iverson Park Boy Scout Lodge		2016	1936			9	4	6	5		New roof	
Iverson Park Girl Scout Lodge		1544	1936			6	4	4	5			
Iverson Park Pump House		1534	1936			5	5	5				
Iverson Park Nature Center		816	1936			4	4	5				
Iverson Park Bathouse/beachhouse		2851	1936			5	7	7				
Parker Building - Goerke Park		7160	1933			3	6	2	8	8	Remodel needed to be regularly usable	
Rec Center/Armory		14992	1921	lobby - 2020		4	4	4	4	4	New carpet in meeting room next three years	
216 Franklin Street		1324	1915	2016		5	1	1	5	5		
Pfiffner Park Pfiffner Building		12180	1900			7	10	7	5		Tuckpointing desperately needed - $100,000	
800 Main Street		7444	1880			6	6	6	7	7	Scarabochio museum - 40 yr donation agreement in effect	
Pfiffner Park - Gazebo by Pfiffner Bld		129				6						
Pfiffner Park - Gazebo by bandshell		80				6						
Iverson Park Main Open Air Shelter		2040				5	3					
Iverson Park Beach Open Air Shelter		588				7	6					
Bukolt Park Parks Garage (east side of streets)						1	5	5	5	5		
Mead Park Ball Diamond Press Box		**75**				**2**	**2**	**2**				

DEPARTMENT
Police Department

Best estimate of condition 1-10, (1 being very new/great)

LIST ALL BUILDINGS/STRUCTURES	Square Footage	Year built	Most recent building addition/remodel	ROOF	FAÇADE	WINDOWS	PLUMBING	HVAC	NOTES: Include known repairs, replacements, and any known needs with cost estimates if available	PRIORITIZATION within your department
933 Michigan Ave. SPPD	35,000 sq ft	1961	roof/parking lot	1	5	6	5	5	1. March 2024 - Automatic Logic Software security upgrades $4500. 2. Dec. 2023 - Automatci Logic VAV upgrades, $28,000. 3. Repairs too include new motors and circulating valve seats replaced. 4. August 2024 - New frequency drive RTU 3 in patrol area $5,400. 5. Plumbing repairs due to pin hole leaks on old glavanized water supply, seals, parts replaced in various toilets, urinal flush valves and sinks. 6. 2 water heaters replaced w/ in last 3 years. 7. 2022 RTU in Server room replaced $100,000. 8. All lights replaced to LED working with Focus on Energy 9. Entire roof at 933 Michigan has been replaced in last 3 years. 10. 2022 Parking Lot $450,000.	1. RTU #2 $110,000 2. Windows $98,000 3. Garage $7,000,000.

DEPARTMENT
STREETS

Best estimate of condition 1-10, (1 being very new/great)

LIST ALL BUILDINGS/STRUCTURES	Square Footage	Year built	Most recent building addition/remodel	ROOF	FAÇADE	WINDOWS	PLUMBING	HVAC	NOTES: Include known repairs, replacements, and any known needs with cost estimates if available	PRIORITIZATION within your department
Public Works Garage	37,252	1963	Transit 1980s	6	7	8	7	9	Parks side area roof replaced in 2024	1
Cold Storage	6720	Early 2000s		4	4	4	n/a	n/a		4
Salt Shed	9097	2000	roof (tarped) replaced aprox. 2019	4	4	6	n/a	n/a		3
Sand Shed	4114	unknown estmated 1980s		3	7	7	n/a	n/a	Building is rotting. Noted on TRANS 270 inspections	2
Brine Shed	1654	2010		2	2	2	3	3		5

DEPARTMENT
Public Utilities and Transportation

Best estimate of condition 1-10, (1 being very new/great)

LIST ALL BUILDINGS/STRUCTURES		Square Footage	Year built	Most recent building addition/remodel		ROOF	FAÇADE	WINDOWS	PLUMBING	HVAC	NOTES: Include known repairs, replacements, and any known needs with cost estimates if available	PRIORITIZATION within your department
TRANSIT FACILITY	1	37952	2013	NA		8	8	8	8	8	Anticipating new wash system	Transit 1
TERMINAL	1	4448	1952	2005		5	4	4	7	6	Windows are old, façade work needed, roof maybe soon	Airport 1
WHITE HANGAR	2	9702	2009	NA		4	4	NA	NA	NA	Windows, plumbing and HVAC are a minor component	Airport 2
AIRPORT STORAGE BUILDING	2	576	2004	NA		4	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	Airport 3
MAINTENANCE HANGER	2	4520	1974	NA		4	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	Airport 4
YELLOW HANGAR	2	2000	1993	NA		4	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	Airport 5
AIRPORT LARGE HANGAR	2	2184	1970	NA		4	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	Airport 6
T-HANGAR A	2	17640	1960	NA		3	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	Airport 7
AIRPORT CITY T - HANGAR B	2	1110	1960	NA		3	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	Airport 8
WATER OFFICE ADMINISTRATION BUILDING		8394	1994			7	7	5	7	3	Addition or additional structure in planning now	
Utility Garage		37500	2019			8	8	8	8	8		
SEWER LAB/OFFICE BUILDING		2414	1994	New roof 2021		10	10	7	7	6	New roof, HVAC may need a look in next 5 yrs	
SERVICE BUILDING		5396	1941	Recent roof replacement		9	9	6	6	5		
SEWER GARAGE		3375	1995	Retasked 2018 (storage)		6	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	
WASTEWATER GARAGE BUILDING		7875	1984	Retasked 2018 (storage)		6	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	
BIOSOLIDS CONTROL BUILDING (ADD01)		2000	2020	Recommissioned 2018		6	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	
Biosolids Handling Building		6000	2020	Recommissioned 2018		6	NA	NA	NA	NA	Windows, plumbing and HVAC are a minor component	
WELL 11 TREATMENT FACILITY		19426	2012	New roof 4 years ago		8	NA	NA	NA	NA	Fully operational	
WELL 4 CHEMICAL BUILDING		8352	2000			6	NA	NA	NA	NA	Currently being redone to serve well 12	

WELL 9 BUILDING		1784	1969			6	NA	NA	NA	NA	No longer staffed, part of future upgrade plans	
WELL FIELD CHEMICAL BUILDING		1140	2006			7	NA	NA	NA	NA		
DIGESTER BUILDING		9047	1941			8		NA	NA	NA	Windows, plumbing and HVAC are a minor component	
INFLUENT PUMPING BUILDING		7070	1995					NA	NA	NA	Windows, plumbing and HVAC are a minor component	
PATCH STREET STORAGE BUILDING		238	1985	Former mill structure		6		NA	NA	NA	Windows, plumbing and HVAC are a minor component	
PIPE TUNNEL		2000	1995			NA		NA	NA	NA	Windows, plumbing and HVAC are a minor component	
RAS PUMP STATION & BLOWER BUILDING		3846	1995			8		NA	NA	NA	Windows, plumbing and HVAC are a minor component	
SMALL BLOWER BUILDING		1494	1963			8		NA	NA	NA	Windows, plumbing and HVAC are a minor component	
UV BUILDING		2191	1995			9	9	NA	NA	NA	Windows, plumbing and HVAC are a minor component	
AERATION BASIN		16815	1995									Process Related
BUDGETEL LIFT STATION		79	1982									Process Related
CONIFER LIFT STATION		57	1998									Process Related
DAF THICKENING BUILDING		6366	1995									Process Related
DELLA LIFT STATION		100	1975									Process Related
ECHO DELLS LIFT STATION		100	1983									Process Related
FELTZ LIFT STATION		0	1979									Process Related
HARMONY LIFT STATION		57	2001									Process Related
HEFFRON LIFT STATION		100	1967									Process Related
INDUSTRIAL LIFT STATION 1		113	1978									Process Related
INDUSTRIAL LIFT STATION 2		136	2011									Process Related
INDUSTRIAL LIFT STATION CONTROL BUILDING		650	2011									Process Related
JANICK LIFT STATION		13	1965									Process Related

PARKDALE LIFT STATION		57	1999									Process Related
PRIMARY CLARIFIER		4753	1995									Process Related
SECONDARY CLARIFIER 1		4654	1995									Process Related
SECONDARY CLARIFIER 2		4654	1995									Process Related
SECONDARY CLARIFIER 3		2550	1995									Process Related
SLUDGE STORAGE BUILDING & TANKS		19776	1995									Process Related
SUNSET LIFT STATION		79	1983									Process Related
US HIGHWAY 10-51 LIFT STATION		57	1990									Process Related
WEST SIDE GRINDER STATION		13	2016									Process Related
WEST SIDE LIFT STATION		396	1952									Process Related
GENERATOR/BUILDING		98	1979									Process Related
MICHIGAN AVE DRYWELL		113	1979									Process Related
WETWELL		7	1974									Process Related
Biosolids Storage Silo		0	2020									Process Related
WELL 11		1156	2010									Process Related
BLISS AVE - WATER TOWER		707	2004									Process Related
TOWER BUILDING		364	1960									Process Related
WATER ST TOWER		0	1956									Process Related
WELL 10 BUILDING		920	1995									Process Related
WELL 5 BUILDING		364	1963									Process Related
WELL 7 BUILDING		312	1969									Process Related
WELL 8 BUILDING		312	1969									Process Related

WELL 6 BUILDING		312	1969									Process Related



CENTERGY

Regional Housing Study 2025




Prepared by North Central Wisconsin Regional Planning Commission

Acknowledgements

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Table of Contents

List of Tables and Figures

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1. Executive Summary

The Centergy Regional Economic Development Organization (REDO) consists of five counties in Central Wisconsin: Adams, Lincoln, Marathon, Portage, and Wood. Centergy serves a total population of 331,812 in 2023 and is home to the Wausau-Weston Metropolitan Statistical Area and the Wisconsin Rapids-Marshfield and Stevens Point Micropolitan Statistical Areas, all of which form a combined statistical area. This reflects the region's development pattern as a cluster of smaller and midsize urban areas scattered across a rural landscape that, when added together, results in a population that rivals larger metropolitan areas. The remainder of the region's landscape features a variety of agricultural and recreational opportunities, with a high overall quality of life.

Due to these characteristics, communities throughout the region share similar strong economic and cultural opportunities along with abundant developable land. But due to the dispersed nature of its municipalities, it is a challenge to collaborate across a large area when attracting new housing development needed to support the region's workforce. Similarly, the region's relative affordability and abundant open space make it a desirable place to live, but it often does not support the high-density, high-income housing that attracts developers to larger cities.

As a result, home and rent prices have risen dramatically over the past decade, making it difficult for the region's workforce to find housing. Employers have reported that some job candidates who initially accept a job offer later turn it down because housing is difficult to find. This challenge coincides with the current wave of retirements and job vacancies. Therefore, addressing the region's housing needs is an economic development and recruitment strategy to enhance the region's economic competitiveness.

In response to these issues, Centergy, Inc. partnered with the North Central Wisconsin Regional Planning Commission (NCWRPC) to conduct this Regional Housing Study that focuses on housing needs for the region's workforce by analyzing existing conditions and providing recommendations the lead to the recommendation of a regional housing fund. The goal of this study and its subsequent housing fund is to address the gap between development costs and rent or purchase prices that the region's incomes can afford to increase the supply of housing.

Based on the State of Wisconsin's population projections, **there is an estimated housing demand that could be up to 11,406 units regionwide by 2040, 8,336 of which are needed by 2030.** Included in this study is an analysis of gaps in the housing market, a list of programs and policies that support housing development, and general recommendations for development locations. **This study's focus is to expand the supply of new housing units renting between $900 and $1,499 per month or between $200,000 and $299,999 to purchase. It also identifies the opportunity for Centergy to create a regional housing fund** to close the financial gap between high construction costs and the workforce's ability to afford local housing. Overall, this study is a toolkit for local decision makers looking to improve housing affordability, availability, and quality in the Region while highlighting strategies for local and regional collaboration.

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2. Demographics

This section of the housing study provides insight regarding past, present, and future trends in the Centergy Region to identify specific housing needs. Included is data regarding population, age distribution, households, employment, income levels, and commuting patterns. Note that most of this data is from the U.S. Census Bureau, which conducts a Census every 10 years for every household. Census also distributes the American Community Survey (ACS) to some households every year to provide data estimates for the years that fall in between the 10-year Census. These sources are used because they have the most detailed, comprehensive data needed to conduct a housing study. Those using this Housing Study should be aware that the data is self-reported and released 2 years after it is collected, so it is often slightly behind current conditions. But when reviewed as a whole, this data is useful for identifying long-term, widespread patterns and trends.

Population

Table 1 on the following page displays estimated population growth from 2000 to 2023. The Region's population grew by 4.7 percent since 2000, which is slower than statewide growth (9.9 percent) and national growth (19 percent) during the same time. Most of this growth occurred in Marathon and Portage Counties, though this growth was slower between 2010 and 2023 than it was between 2000 and 2010. Additionally, Adams County grew the fastest between 2000 and 2010 but has lost population since 2010. Finally, Lincoln and Wood Counties lost population slightly between 2000 and 2023. Though this would appear to indicate a decrease in demand for housing in the Region, employers routinely report a lack of quality housing their workforce can afford.

An increase in the number of households along with a decline in household size also supports the need for more housing as there are more households relative to the population. All five counites saw an increase in the number of households between 2000 and 2023 regardless of how they gained or lost population, while the average household size declined during this time. This reflects statewide and national trends as depicted in Tables 2 and 3. Seasonal homes and vacation rentals, discussed later in this housing study, have also increased in popularity in the Region, increasing demand for homes that could otherwise be occupied by year-round residents. Finally, retirees seeking a lower cost of living and outdoor recreation often choose Central Wisconsin, and they may prefer a small, low-maintenance home that results in them competing against working households looking for a starter home.

Table 1: Population

County	2000	2010	2023	2000-2023 Net Change	2000-2023 % Change	2010-2023 Net Change	2010-2023 % Change
Adams	18,643	21,044	20,928	2,285	12.3%	-116	-0.6%
Lincoln	29,641	29,075	28,403	-1,238	-4.2%	-672	-2.3%
Marathon	125,834	132,644	138,067	12,233	9.7%	5,423	4.1%
Portage	67,182	69,437	70,375	3,193	4.8%	938	1.4%
Wood	75,555	74,601	74,039	-1,516	-2.0%	-562	-0.8%
Region	**316,855**	**326,801**	**331,812**	**14,957**	**4.7%**	**5,011**	**1.5%**
State	5,363,675	5,637,947	5,892,023	528,348	9.9%	254,076	4.5%
Nation	281,421,906	303,965,272	334,914,896	53,492,990	19.0%	30,949,624	10.2%

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

Table 2: Number of Households

County	2000	2010	2023	2000-2023 Net Change	2000-2023 % Change	2010-2023 Net Change	2010-2023 % Change
Adams	7,924	9,341	9,351	1,427	18.0%	10	0.1%
Lincoln	11,744	13,113	12,578	834	7.1%	-535	-4.1%
Marathon	47,737	52,708	56,873	9,136	19.1%	4,165	7.9%
Portage	25,112	27,573	29,636	4,524	18.0%	2,063	7.5%
Wood	30,131	31,979	31,942	1,811	6.0%	-37	-0.1%
Region	**122,648**	**134,714**	**140,380**	**17,732**	**14.5%**	**5,666**	**4.2%**
State	2,084,544	2,274,611	2,446,028	361,484	17.3%	171,417	7.5%
Nation	105,539,122	114,235,996	131,332,360	25,793,238	24.4%	17,096,364	15.0%

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

Table 3: Average Household Size

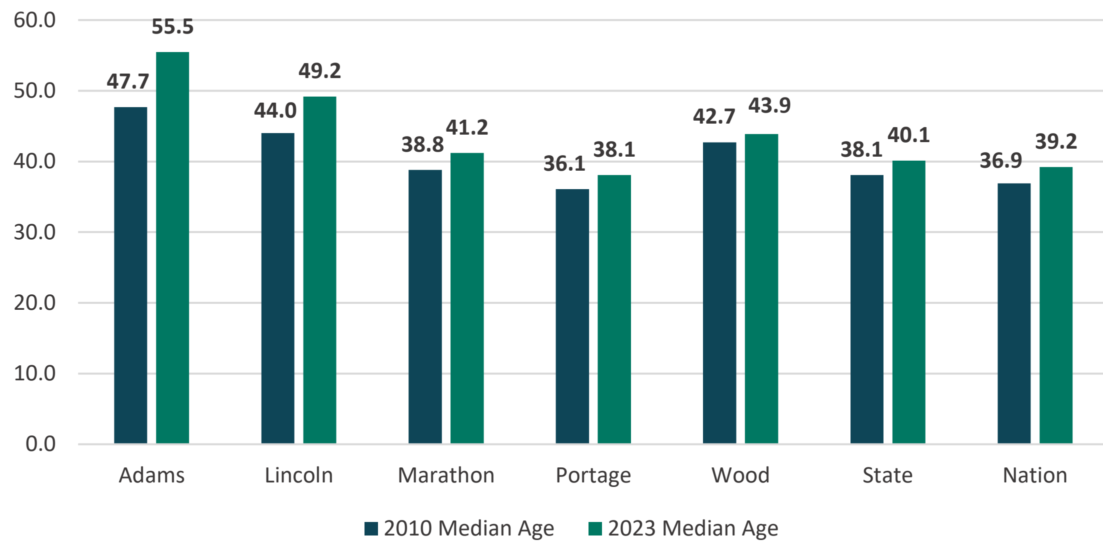
County	2000	2010	2023	2000-2023 Change
Adams	2.32	2.10	2.16	-0.16
Lincoln	2.45	2.18	2.21	-0.24
Marathon	2.60	2.49	2.40	-0.20
Portage	2.53	2.31	2.28	-0.25
Wood	2.47	2.31	2.29	-0.18
State	2.50	2.41	2.35	-0.15
Nation	2.59	2.59	2.49	-0.10

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

Median Age

Figure 1 shows how the Region has a median age that is higher than statewide and national medians except for Portage County, which is skewed by having a strong college student population. The median age for all Counties, the statewide median, and the nationwide median have all increased since 2010. This indicates new low-maintenance construction will be in demand for both workers and retirees, and an aging population will drive demand for workers in various medical fields. Retirements in all industries will also require the expansion of a skilled workforce by adding quality housing to make Central Wisconsin even more desirable.

Figure 1: Median Age



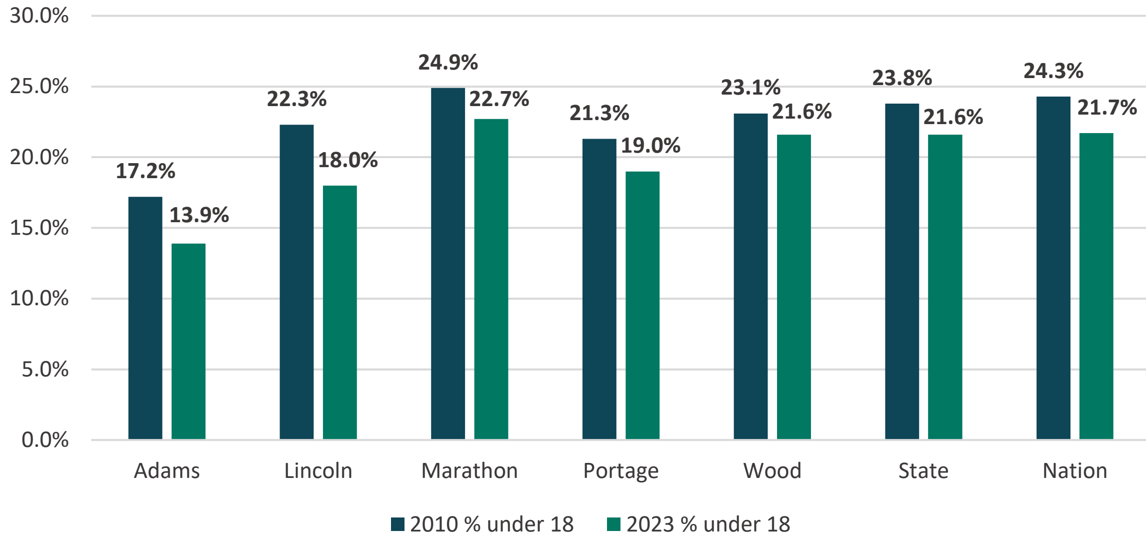
Source: ACS 5-year Estimates 2010 & 2023

Age Distribution

Figures 2 and 3 illustrate how the percentage of the Region's residents under age 18 is shrinking while the percent over 65 is increasing across all Counties, following statewide and national trends. Although the large baby boomer cohort will be entirely over age 65 by 2030, this generation is expected to embrace technological and healthcare advancements to remain in their homes longer than previous generations, meaning that a large number of homes are not expected to become available to working households anytime soon. Seniors living on fixed income may struggle to find more manageable housing to move into as they experience physical or financial limitations, raising concerns over deferred maintenance and ADA accessibility in existing housing units. There are also concerns regarding how schools, healthcare systems, and the tax base will be impacted by this demographic shift.

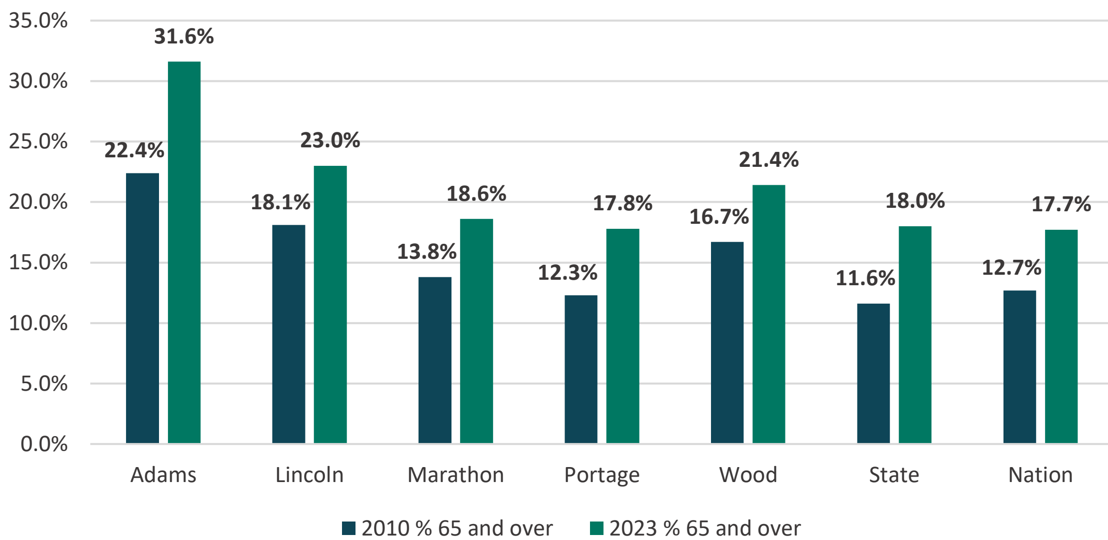
The Centergy Region and its communities can involve seniors to help creatively address these issues as they have years of experience, creativity, the willingness to volunteer and/or continue working, and the ability to invest locally. There is also an opportunity to assist with navigating programs and strategies that preserve existing housing, which is typically more affordable than new construction.

Figure 2: Percent of Population Under Age 18



Source: ACS 5-year Estimates 2010 & 2023

Figure 3: Percent of Population Aged 65 and Older



Source: ACS 5-year Estimates 2010 & 2023

Economic Characteristics

Income

Table 4 contains two measures of income: per capita income and median household income. Per capita income provides a measure of relative earning power on a per person level while median household income provides an indication of the economic ability of the typical family or household unit. Although per capita and median household incomes are lower and have risen more slowly since 2010 than state and national incomes, the cost of living in the Centergy Region remains relatively affordable. However, the U.S. Department of Labor's inflation calculator shows that **inflation increased by 76.9 percent between 2000 and 2023**, which is higher than the percent increase in median household income, indicating that wages are not keeping up with the cost of living in Wisconsin, which is partially due to increased housing costs.

Table 4: Income Characteristics

County	Median Household Income			2000-2023 % Change	2010-2023 % Change	Per Capita Income 2023
	2000	2010	2023			
Adams	$33,408	$39,885	$59,153	77.1%	48.3%	$35,145
Lincoln	$39,120	$46,625	$67,726	73.1%	45.3%	$38,296
Marathon	$45,165	$53,471	$76,185	68.7%	42.5%	$39,970
Portage	$43,487	$51,456	$73,284	68.5%	42.4%	$39,476
Wood	$41,595	$43,319	$66,417	59.7%	53.3%	$37,954
State	$43,791	$49,001	$75,670	72.8%	54.4%	$42,019
Nation	$41,994	$50,046	$78,538	87.0%	56.9%	$43,289

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

Total Employed

Table 5 includes the number of each County's residents with jobs, regardless of whether the job is within the County's boundaries or not. Employment trends generally follow population trends, with Adams, Marathon, and Portage Counties gaining workers since 2000 and Lincoln and Wood Counties losing workers.

Table 5: Total Employed

County	2000	2010	2023	2000-2023 % Change	2010-2023 % Change
Adams	7,859	8,354	8,393	6.8%	0.5%
Lincoln	14,530	14,707	13,673	-5.9%	-7.0%
Marathon	66,550	69,980	72,092	8.3%	3.0%
Portage	35,677	36,395	37,693	5.7%	3.6%
Wood	37,345	36,924	35,388	-5.2%	-4.2%
Region	**161,961**	**166,360**	**167,239**	**3.3%**	**0.5%**
State	2,734,925	2,805,102	3,018,918	10.4%	7.6%
Nation	129,721,512	139,033,928	159,808,535	23.2%	14.9%

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

Summary

In summary, the Region's and state's population, households, income, and employment trends have not grown in line with national trends. But because of the Region's amenities and affordability, this trend could change in the future. Steep cost of living increases driven by natural disasters, insurance rates, and other economic issues have not been as pronounced in Wisconsin as they have in other states and countries, which could make Central Wisconsin more appealing to those who previously hadn't considered moving there. Analyzing the Region's housing market will inform strategies that can be used to rehabilitate and develop housing to meet existing and potential County residents' needs.

Sunset in Adams County

New homes on narrow lots may appeal to both first-time homebuyers as well as seniors.

3. Housing Inventory and Trends

Housing inventory, condition, and age play a role in what is available and affordable for buyers and renters of all income levels and preferences. In general, the Region has a mix of older and newer housing, most of which consists of single-family homes. The housing characteristics in this section reflect the challenges the Region faces to provide a variety of housing types and prices to fit people's needs and budgets. In summary, relatively few housing units have been constructed since the housing market bubble in the 2000s, leading to fewer options and a greater share of homes needing costly repairs.

Existing Housing Stock

Total Housing Units

Table 6 displays estimated housing unit totals from the U.S. Census data, with the amount of growth or decline generally following population trends. Because Census bases housing unit estimates off population, Adams and Lincoln Counties show a reduction in the number of housing units since 2010. While some structures are lost due to demolition or destruction, it is unlikely that any of the Region's Counties have lost housing units. Note that, Regionally, the number of households increased by 4.2 percent since 2010, but the number of housing units only increased by 3.6 percent, suggesting that there are fewer housing units per household in 2023 compared to 2010.

Table 6: Total Housing Units

County	2000	2010	2023	2000-2023 Net Change	2010-2023 Net Change	2000-2023 % Change	2010-2023 % Change
Adams	14,123	17,067	16,873	2,750	-194	19.5%	-1.1%
Lincoln	14,681	16,488	16,233	1,552	-255	10.6%	-1.5%
Marathon	50,360	57,017	60,296	9,936	3,279	19.7%	5.8%
Portage	26,589	29,601	31,496	4,907	1,895	18.5%	6.4%
Wood	31,691	33,838	34,662	2,971	824	9.4%	2.4%
Region	**137,444**	**154,011**	**159,560**	**22,116**	**5,549**	**16.1%**	**3.6%**
State	2,321,144	2,593,073	2,750,750	429,606	157,677	18.5%	6.1%
Nation	115,904,641	130,038,080	142,332,876	26,428,235	12,294,796	22.8%	9.5%

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

Age of Housing Units

Table 7 also indicates that there are fewer housing options in 2023 compared to the past as it shows that relatively few units have been built since 2010 compared to decades prior to 2010. The percentage of housing units built since 2000 has been consistently lower than the national average. Though older housing is often more affordable to purchase, it often has higher maintenance and utility costs than new construction. For example, a working family may qualify for a home based on their income, but an old roof, cracked foundation, leaky windows, and failing systems (HVAC, plumbing, and electrical) may be too expensive to repair after closing on a home. This drives demand for new construction and housing repair programs.

Table 7: Year Built

County	2020 & later	2010 - 2019	2000 - 2009	1990 - 1999	1980 - 1989	1970 - 1979	1960 - 1969	1950 - 1959	1940 - 1949	1939 & earlier
Adams	0.8%	4.6%	17.6%	16.0%	16.1%	22.2%	9.0%	5.1%	2.1%	6.5%
Lincoln	0.9%	5.7%	12.7%	15.1%	10.1%	12.0%	8.6%	9.1%	6.7%	19.2%
Marathon	1.1%	6.5%	15.2%	12.9%	9.7%	14.9%	8.1%	9.9%	4.9%	16.9%
Portage	1.2%	6.5%	12.5%	16.6%	11.6%	17.6%	8.7%	5.8%	2.9%	16.7%
Wood	0.7%	5.4%	9.1%	11.0%	9.7%	18.8%	10.2%	11.0%	6.7%	17.2%
Region	**1.0%**	**6.0%**	**13.3%**	**13.8%**	**10.8%**	**16.8%**	**8.8%**	**8.7%**	**4.8%**	**16.1%**
State	0.8%	6.7%	12.3%	12.9%	9.5%	14.3%	9.6%	10.4%	5.4%	18.1%
Nation	1.2%	8.9%	13.6%	12.8%	13.0%	14.4%	10.0%	9.7%	4.5%	11.9%

Source: ACS 5-Year Estimates 2023

Type of Structure

Table 8 indicates that the Region has a much higher percentage of single-family homes compared to the State and Nation. While homeownership is a tool that builds household wealth, newcomers or new graduates are much more likely to rent initially while saving and looking for a house to buy. The smaller variety of housing options makes recruiting workers more difficult as availability for rentals is limited.

Table 8: Units Per Structure

County	1-unit, detached	1-unit, attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20+ units	Mobile home	Boat, RV, van, etc.
Adams	73.7%	1.2%	0.7%	0.8%	2.5%	0.9%	0.6%	19.3%	0.2%
Lincoln	80.8%	1.2%	3.0%	1.6%	3.1%	2.8%	1.3%	6.3%	0.0%
Marathon	75.4%	2.6%	4.2%	1.7%	5.1%	3.6%	4.8%	2.6%	0.0%
Portage	68.7%	3.4%	5.1%	4.4%	6.2%	4.5%	3.6%	4.1%	0.0%
Wood	74.3%	3.0%	5.3%	1.5%	3.3%	3.2%	5.4%	4.1%	0.0%
Region	**74.2%**	**2.6%**	**4.1%**	**2.1%**	**4.4%**	**3.3%**	**3.9%**	**5.4%**	**0.0%**
State	66.5%	4.3%	6.1%	3.5%	4.8%	3.6%	8.1%	3.1%	0.0%
Nation	61.4%	6.1%	3.4%	4.3%	4.6%	4.3%	10.1%	5.7%	0.1%

Source: ACS 5-Year Estimates 2023

Median Value

Table 9 displays the median value of owner-occupied homes, which are useful for determining how affordable they are. An in-depth affordability analysis is calculated later in this Housing Study. All municipalities saw an increase in housing values since 2000, with all housing doubling in value or more. Though prices are lower and have not increased as much compared to the state and nation, they have exceeded the percentage increase in wages.

Table 9: Median Value of Owner-Occupied Homes

County	2000	2010	2023	2000-2023 Net Change	2000-2023 % Change	2010-2023 Net Change	2010-2023 % Change	WRA Sale Price
Adams	$83,600	$130,700	$184,500	$100,900	120.7%	$53,800	41.2%	$230,000
Lincoln	$86,500	$131,300	$177,700	$91,200	105.4%	$46,400	35.3%	$216,000
Marathon	$95,800	$139,500	$205,500	$109,700	114.5%	$66,000	47.3%	$255,000
Portage	$98,300	$143,100	$230,400	$132,100	134.4%	$87,300	61.0%	$281,000
Wood	$81,400	$116,500	$174,500	$93,100	114.4%	$58,000	49.8%	$199,900
State	$112,200	$169,000	$247,400	$135,200	120.5%	$78,400	46.4%	$309,900
Nation	$119,600	$188,400	$303,400	$183,800	153.7%	$115,000	61.0%	$416,700

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

Since these values are self-reported and Census data is a couple of years behind, it is important to consider data from the Wisconsin Realtors Association (WRA). **WRA reports countywide median sale prices ranging from $199,900 (Wood County) to $281,000 (Portage County) as of August 2024.** While these sale prices remain well below statewide and national averages, they indicate that the price of homes that are for sale is well above what the median value is of all homes, regardless of whether they are for sale or not.

Median Monthly Ownership Costs

Another way to measure home prices is reflected in the monthly ownership costs depicted in Table 10. Ownership costs for all owner-occupied homes haven't risen as quickly as statewide and national trends. Low interest rates in the 2010s and early 2020s allowed many households to refinance and reduce their monthly costs, but mortgage rates have increased considerably since 2022. This results in many households remaining in their homes to keep a lower interest rate rather than moving to another house that they would prefer, limiting the supply of available housing. Since housing prices have not dropped as mortgage rates have increased, monthly payments continue to rise while buyers' budgets are more limited.

Table 10: Median Monthly Ownership Costs

County	2000 Mortgage	2010 Mortgage	2023 Mortgage	% Change 2000-2023	2000 No Mortgage	2010 No Mortgage	2023 No Mortgage	% Change 2000-2023
Adams	$762	$1,181	$1,356	78.0%	$262	$423	$538	105.3%
Lincoln	$843	$1,176	$1,328	57.5%	$292	$435	$511	75.0%
Marathon	$916	$1,281	$1,444	57.6%	$295	$458	$574	94.6%
Portage	$917	$1,244	$1,495	63.0%	$289	$446	$592	104.8%
Wood	$800	$1,102	$1,253	56.6%	$272	$423	$516	89.7%
State	$1,024	$1,433	$1,652	61.3%	$333	$500	$647	94.3%
Nation	$1,088	$1,524	$1,902	74.8%	$295	$431	$612	107.5%

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

Median Rent

Household budgets also determine what renters can afford, and median rent is summarized in Table 11. Costs for renters did not increase as drastically as for homeowners (Table 10), though inflation in the 2020s has increased costs for maintenance, insurance, and utilities for them, which may ultimately result in higher rents in the near future. Rent is more affordable in the Region than statewide or nationally, but rental properties are frequently reported to be in poor condition across the Region. Survey responses in Countywide housing studies suggest that rents often increase despite no substantial updates or repairs being made. As structures age past their useful life, new construction is needed to maintain availability and prevent hazardous living conditions.

Table 11: Median Rent

County	2000	2010	2023	2000-2023 Net Change	2000-2023 % Change	2010-2023 Net Change	2010-2023 % Change
Adams	$443	$589	$789	$346	78.1%	$200	34.0%
Lincoln	$433	$548	$768	$335	77.4%	$220	40.1%
Marathon	$484	$639	$950	$466	96.3%	$311	48.7%
Portage	$477	$617	$903	$426	89.3%	$286	46.4%
Wood	$442	$559	$766	$324	73.3%	$207	37.0%
State	$540	$713	$1,045	$505	93.5%	$332	46.6%
Nation	$602	$841	$1,348	$746	123.9%	$507	60.3%

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

Housing Occupancy

Table 12 summarizes the percentage of the Region's housing units that are owner occupied. Owner occupancy rates are high, reflecting the significant opportunity Central Wisconsin residents have in building long-term household wealth, though the rate of homeownership has decreased slightly in Marathon, Portage, and Wood Counties since 2000. This could be due to a nationwide increase in homes converted into rentals following the late 2000s housing market crash.

Table 12: Percent of Housing Units that are Owner Occupied

County	2000	2010	2023	2000-2023 Change	2010-2023 Change
Adams	85.3%	82.2%	86.4%	1.1%	4.2%
Lincoln	78.3%	74.7%	78.4%	0.1%	3.7%
Marathon	75.7%	75.5%	73.4%	-2.3%	-2.1%
Portage	70.9%	70.1%	69.3%	-1.6%	-0.8%
Wood	74.3%	76.4%	73.4%	-0.9%	-3.0%
Region	**75.2%**	**75.0%**	**73.8%**	**-1.4%**	**-1.1%**
State	68.4%	68.7%	67.9%	-0.5%	-0.8%
Nation	66.2%	66.6%	65.0%	-1.2%	-1.6%

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

Vacant Housing

Table 13 shows high vacancy rates across the region, but they include the significant number of seasonal and recreational housing units that the Region is known for, particularly in Adams and Lincoln Counties. The change in vacancy rates has varied between Counties since 2000 with no drastic changes over time.

Table 13: Percent of Housing Units that are Vacant

County	2000	2010	2023	2000-2023 Change	2010-2023 Change
Adams	44.1%	45.3%	44.6%	0.5%	-0.7%
Lincoln	20.1%	20.5%	22.5%	2.4%	2.0%
Marathon	5.3%	7.6%	5.7%	0.4%	-1.9%
Portage	5.8%	6.9%	5.9%	0.1%	-1.0%
Wood	4.9%	5.5%	7.8%	2.9%	2.3%
Region	**10.9%**	**12.6%**	**12.0%**	**1.2%**	**-0.5%**
State	10.2%	13.3%	11.1%	0.9%	-2.3%
Nation	9.0%	12.0%	10.4%	1.4%	-1.6%

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

Seasonal Housing

To better understand vacancy rates in the Region for housing not used for seasonal or recreational purposes, Tables 14 and 15 calculate the percentage of vacant housing that is occupied seasonally or for recreational purposes, and the percentage of overall housing that is vacant, but not used seasonally or recreationally. Over 80 percent of Adams and Lincoln County's vacant housing is used for seasonal or recreational purposes, compared to only 57.7 percent statewide and 29.6 percent nationally. Despite high vacancy rates in the Region, the high rate of seasonal and recreational units is not likely to be available for a typical working family who resides in their community year-round. Often, seasonal and recreational housing is located far from employment centers, schools, hospitals, and other facilities, while frequently being very expensive due to being located on a lake or a large, rural property. This results in housing and transportation costs that are higher than what is ideal for a household that is working, attending school, and/or investing in a community.

Table 14: Percent of Vacant Units that are for Seasonal, Recreational, or Occasional Use

County	2000	2010	2023	2000-2023 Change	2010-2023 Change
Adams	90.6%	86.4%	86.1%	-4.5%	-0.3%
Lincoln	65.8%	75.1%	84.7%	18.9%	9.6%
Marathon	20.8%	26.4%	23.0%	2.1%	-3.4%
Portage	36.0%	32.3%	32.5%	-3.4%	0.2%
Wood	15.7%	16.6%	23.1%	7.4%	6.5%
Region	**59.8%**	**58.6%**	**60.4%**	**0.6%**	**1.8%**
State	60.1%	50.9%	57.7%	-2.5%	6.8%
Nation	34.3%	29.6%	32.7%	-1.6%	3.1%

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

Table 15 estimates a more realistic vacancy rate for housing oriented towards year-round residents by excluding seasonal and recreational housing. A healthy housing market typically has a vacancy rate between 5 and 10 percent to maintain a balance of supply demand. Low supply inflates prices while high supply reduces home values. Ideal vacancy rates also enable households to move in and out of housing units at a reasonable pace.

Table 15: Vacancy Rates

County	2010	2023	2010-2023 Change
Adams (Renter)	7.3%	3.3%	-4.0%
Adams (Owner)	2.7%	1.5%	-1.2%
Lincoln (Renter)	7.2%	1.5%	-5.7%
Lincoln (Owner)	2.7%	0.6%	-2.1%
Marathon (Renter)	6.8%	4.0%	-2.8%
Marathon (Owner)	2.2%	0.4%	-1.8%
Portage (Renter)	3.0%	4.1%	1.1%
Portage (Owner)	1.0%	0.5%	-0.5%
Wood (Renter)	5.3%	7.0%	1.7%
Wood (Owner)	1.3%	0.3%	-1.0%
State (Renter)	6.3%	4.7%	-1.6%
State (Owner)	1.8%	0.6%	-1.2%
Nation (Renter)	7.8%	5.5%	-2.3%
Nation (Owner)	2.4%	0.8%	-1.6%

Source: ACS 5-Year Estimates 2010 & 2023

Vacancy rates are lower than 5 percent in all counties for both renter- and owner-occupied housing, except for Wood County, which has a renter occupied rate of 7 percent in 2023. Aside from renter occupied rates in Portage and Wood Counties, vacancy rates decreased across the board between 2010 and 2023. And even with higher renter occupied vacancy rates in Portage and Wood Counties, high homeownership rates could indicate that high-quality rental options are limited. This is particularly true for areas near large seasonal employment centers like Sand Valley Golf Resort and the northern edge of the City of Wisconsin Dells, as summer housing for employees is often the hardest to find.

Existing Housing Summary

The Centergy Region's housing stock is predominately single family, owner-occupied homes with relatively few units being built since 2010, indicating demand for repairs to older homes and a lack of housing options. Housing values, monthly costs, and rent prices are much lower than they are statewide and nationally and the state, but incomes are also lower. Seasonal housing is relatively common across the Region, though it is often not affordable, available, or suited for to a typical working family that lives in the region year-round. Should tourism and short-term rentals increase in popularity, more of the Region's year-round housing stock could be converted into housing for vacationers, further limiting supply and increasing prices for full-time County residents.

Overall, there is an opportunity to expand housing choices to provide more options for a variety of income levels, lifestyles, and household sizes. Locations with existing density, jobs, institutions, and services such as Cities and Villages are more suitable for small lot single family homes as well as multifamily development, whereas areas with well and septic have limited development capabilities beyond single family homes on large lots. Based on the limited housing inventory and concerns over increased housing prices, adding housing units in both rural and incorporated settings will help the Region address housing demand and better attract and retain needed workers and students. Because this Housing Study focuses on workforce housing as an economic development tool, the next section analyses which rent and purchase prices are highest in demand.

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4. Housing Affordability

While the Centergy Region has a reputation for being affordable relative to other places in the state and country, housing affordability remains a concern for the Region's employers looking to attract workers. When reviewing Section 3 of this study, it appears that the housing values, monthly housing expenses, and median household incomes have risen at a similar rate since 2000. In the late 2010s, housing prices rebounded steadily from the 2000s housing crash. But prices rapidly increased since 2020 for the following reasons:

- **Remote workers and relocating workers** migrated from large cities to smaller cities and rural areas, reducing the supply of housing where it was formerly more abundant and affordable.
- **Many Baby Boomers (1946-1964) decided to retire earlier than expected**, and many of them also left larger cities for small towns and rural areas. This demographic also is buying smaller houses in direct competition with first time homebuyers, while **zoning and financing characteristics have limited the number of new starter homes** over the past several decades.
- **Millennials (1981-1996) became the largest generation and are in their peak homebuying years**, while baby boomers are living longer and remaining in their homes longer than older generations. This results in more households in need of housing relative to the supply. Additionally, **older members of Gen Z (1997-2012) are entering their homebuying years and younger members are looking to rent,** placing additional strain on housing supply. Some news sources report that one in four first-time homebuyer loans is being approved for Gen Z homeowners, with higher rates of homeownership than when Millennials and Gen X were the same age.
- **Many homeowners and homebuyers refinanced or purchased homes with interest rates under 4 percent** in the 2010s and early 2020s, and rates rose sharply to around 7 percent within a few years, which is keeping people in their current homes longer and limiting availability.
- **New construction is more expensive and has not kept up with demand** due to supply chain and labor difficulties, along with an increase in retirements from the construction industry. As new construction struggles to keep up, the median age of housing units in the country continues to increase, indicating a larger share of housing units that are outdated, not up to code, and/or in need of large, expensive repairs.
- **Housing and rental prices did not fall as interest rates rose**, meaning monthly rents or mortgage payments are considerably higher than they were five years ago.

Overall, the most dramatic price increases have occurred only in the last few years, which were compounded by interest rates rising dramatically beginning in 2022. This means that issues workers face in obtaining housing may not be fully captured in the data from the U.S. Census and other sources, which is reflected in the much higher sale prices reported by the Wisconsin Realtors Association as of 2024 compared to the 2023 Census data. **A worker looking for housing today is likely to pay considerably more than they would have just three or four years ago.** Additionally, the WRA reported in 2019 in Special Report: Falling Behind that Wisconsin must construct 200,000 units between 2019 and 2030 to meet not only existing demand, but additional demand to meet jobs vacated by retirees.

Workforce Housing

In a healthy housing market, a variety of housing exists for all ages, abilities, and incomes. New housing construction frees up available housing supply, benefiting all segments of the housing market. But due to high housing demand and a limited pool of developers and contractors, the Region must identify housing prices and styles that are the highest priority. This helps developers propose projects that are the most feasible while ensuring that the time, resources, and capital invested by local employers, municipalities, counties, and/or other Regional partners benefits the greatest number of households. Therefore, this housing study will focus on workforce housing development.

According to WRA, workforce housing is “housing that is affordable for renting families earning up to 60 percent of the area’s median income and for owning families earning up to 120 percent of the area’s median income.” Taking 60 percent of the lowest median income county (Adams) along with 120% of the highest median income county (Marathon) results in **most of the Region’s workforce households earning between $35,000 and $100,000.** Table 16 on the following page indicates **that these households would be able to afford $900 and $2,499 per month in rent or between $100,000 and $299,999 to purchase** given the terms described on said page. Therefore, housing within these rent and purchase ranges is the focus of this housing study.

This does not imply that housing for low-income households, senior households, high earners, or other segments of the population should be disregarded. But generally, high-income housing construction costs are more easily supported by the rents and/or purchase prices that high-income households can afford, and low-income housing units require considerable time, effort, and subsidies to bring online. In summary, focusing on workforce housing maximizes existing resources and benefits the entire housing market due to its construction speed, financial feasibility, and attainability for most households. It also adds new, high-quality housing units to a constrained housing market, improving availability and costs for all incomes as existing housing supply is freed up for lower incomes.

Cost Burden Analysis

Housing costs are one of the top expenses in most household budgets. Generally, a household should not have to spend more than 30 percent of its income on housing; This is the accepted definition of housing affordability by the U.S. Department of Housing and Urban Development (HUD). Households that spend more than 30 percent are cost burdened, and households spending over 50 percent of income on housing are severely cost burdened. For renters, being cost burdened makes it difficult to save for a down payment on a future house. For homeowners, being cost burdened makes it difficult to save for maintenance and repairs. Groceries, utilities, transportation, childcare, and other household costs have also increased dramatically in recent years, further straining household budgets. While personal finance conditions that affect what a household can afford vary, comparing existing housing costs to incomes using this 30 percent standard can be used to determine affordability.

Table 16 provides a summary of cost burden in the Centergy Region. Note that the cost burdened household columns only include those spending between 30 and 50 percent of their income on housing, with severely cost burdened households paying over 50 percent. The Combined columns include all households spending more than 30 percent, which is the total of the cost burdened and severely cost burdened categories. Tables 17 and 18 break down cost burden by income levels. These tables illustrate two themes: low-income households are more likely to be renters, and low-income households are more likely to be cost burdened than homeowners. This data supports the findings reflected in the “combined” columns of Table 16 that renters are more likely to be cost burdened than homeowners, reflecting the need for quality rental housing that local incomes can afford.

Table 16: Summary of Cost Burdened Households

County	Cost Burdened Renter Households	Severely Cost Burdened Renter Households	Cost Burdened Owner Households	Severely Cost Burdened Owner Households	Renter Households Combined	Owner Households Combined
Adams	18.9%	18.7%	14.3%	10.8%	37.5%	25.1%
Lincoln	32.1%	20.1%	10.2%	5.3%	52.3%	15.6%
Marathon	24.8%	18.0%	8.4%	5.7%	42.8%	14.1%
Portage	22.8%	16.4%	8.8%	5.3%	39.2%	14.1%
Wood	21.7%	17.6%	9.3%	6.2%	39.3%	15.4%
State	22.3%	20.7%	11.6%	7.8%	43.0%	19.4%
Nation	25.3%	26.4%	12.9%	9.3%	51.7%	22.2%

Source: ACS 5-Year Estimates 2023

Table 17: Percent of Renter Households Spending over 30 Percent of Income on Housing

County	Less than $10,000	$10,000-$19,999	$20,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000 or more
Adams	100.0%	89.0%	61.5%	20.0%	5.6%	0.0%	0.0%
Lincoln	100.0%	87.4%	62.9%	33.8%	15.7%	0.0%	0.0%
Marathon	95.7%	84.0%	83.0%	45.8%	12.0%	2.4%	0.0%
Portage	100.0%	86.8%	75.2%	25.1%	7.1%	2.5%	1.9%
Wood	99.5%	77.4%	65.3%	36.8%	7.1%	0.8%	1.7%
State	97.7%	86.6%	81.7%	48.8%	17.6%	4.5%	1.5%
Nation	98.0%	86.0%	85.2%	68.6%	46.6%	24.8%	8.1%

Source: ACS 5-Year Estimates 2023

Table 18: Percent of Owner Households Spending over 30 Percent of Income on Housing

County	Less than $10,000	$10,000-$19,999	$20,000-$34,999	$35,000-$49,999	$50,000-$74,999	$75,000-$99,999	$100,000 or more
Adams	97.2%	75.5%	42.1%	28.5%	20.1%	10.0%	5.1%
Lincoln	93.1%	58.6%	46.7%	24.6%	13.1%	5.6%	4.8%
Marathon	98.5%	85.6%	44.2%	27.5%	12.4%	6.9%	2.6%
Portage	100.0%	87.6%	49.5%	24.0%	15.1%	6.4%	3.7%
Wood	98.6%	75.4%	39.8%	26.4%	9.3%	3.6%	2.8%
State	98.4%	85.0%	55.9%	36.1%	23.3%	10.1%	5.9%
Nation	97.0%	74.3%	53.3%	40.1%	28.1%	17.5%	13.3%

Source: ACS 5-Year Estimates 2023

Housing Affordability Analysis

The following section breaks down the affordability of owner- and renter-occupied housing units across various income levels to identify where there are gaps between what people can afford and what housing is available. Income, home value, and rent prices are taken from the 2023 American Community Survey to calculate which incomes can afford what housing prices based on contract rent or mortgage costs being 30 percent or less of a household's gross income. The calculations do not include utilities or maintenance costs, but they assume a 30-year mortgage with a 7 percent interest rate and a 10 percent down payment. For owner-occupied units, taxes, and private mortgage insurance (PMI) are included along with the monthly principal and interest payment.

Although 30 percent of income spent on housing is the standard for affordability, many will pay a different percentage of their income at different life stages. Some families with small children only have one income during the early childhood years, while those near retirement age may be close to paying off a 30-year mortgage with a much lower payment than a new one in 2024 would have. Recent college graduates may also have an income that is considerably higher compared to the previous year in school. Others may choose to spend less than 30 percent to save or invest elsewhere, and some are willing to initially spend more than 30 percent for a dream home they know they will live in for a while, with this percentage falling as the household's wages increase over time or if the home is someday refinanced. Table 19 aligns income, rent, and housing value categories available from the U.S. Census as best as possible using the loan terms mentioned above.

Table 19: Estimated Maximum Monthly Rent and Purchase Prices Based on Income

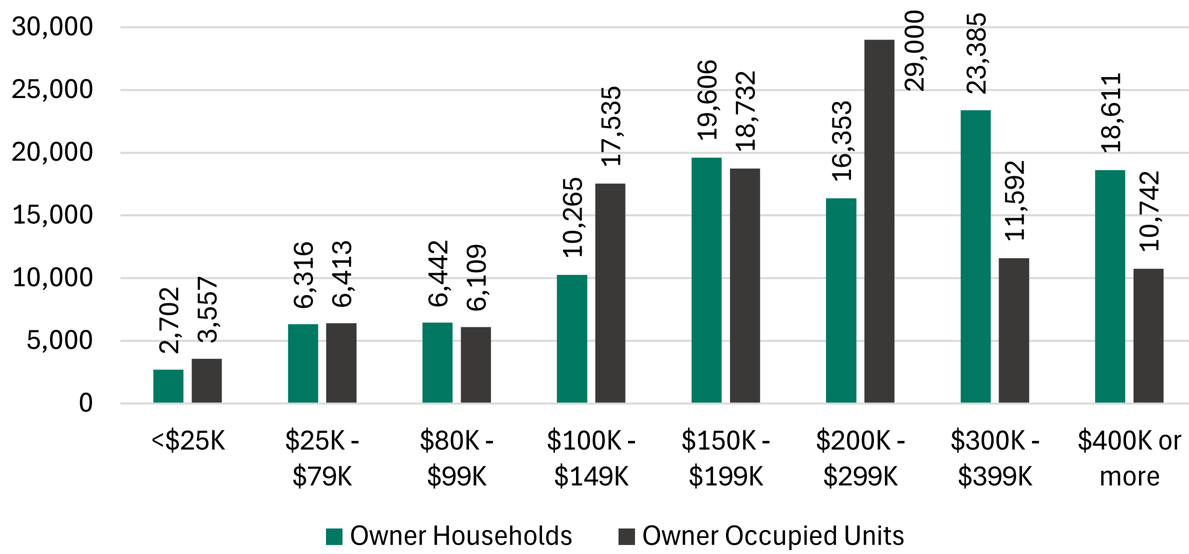
Income	<$10,000	$10,000 - $24,999	$25,000 - $34,999	$35,000 - $49,999	$50,000 - $74,999	$75,000 - $99,999	$100,000 - $149,999	Over $150,000
Monthly Rent	< $250	$250 - $599	$600 - $899	$900 - $1,249	$1,250 - $1,499	$1,500 - $2,499	$2,500 - $3,499	$3,500 and over
Purchase Price	<$25,000	$25,000 - $79,999	$80,000- $99,999	$100,000 - $149,999	$150,000 - $199,999	$200,000 - $299,999	$300,000 - $399,999	$400,000 or more

Source: UW Credit Union Mortgage Qualifier & Google Mortgage Calculator

Owner Occupied Housing

Figure 4 compares all owner-occupied households' incomes with the housing unit prices they can afford. When there are more households than units, this can indicate a shortage where demand for housing at that price exists. For owner occupied units, there is a gap of 333 units between $80,000 and $99,999, a gap of 874 units between $150,000 and $199,999, a gap of 11,793 units between $300,000 and $399,999, and a gap of 7,869 units above $400,000. While there appears to be an abundance of owner-occupied housing in the $100,000 to $149,999 range and the $200,000 to $299,999 range, those in the income brackets with housing gaps must compete for units in these price ranges, limiting availability for these workforce housing price ranges. It could also indicate that those with higher incomes may be at or near retirement age, so they are not buying a more expensive house, because their monthly income could drop considerably once retired.

Figure 4: Owner-Occupied Households and Housing Units

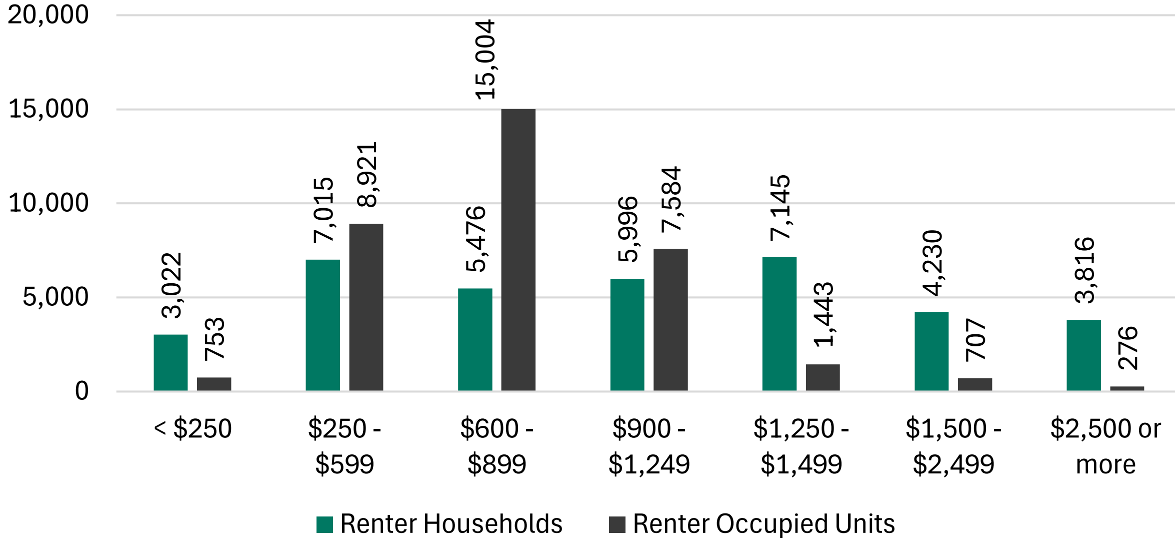


Source: ACS 5-Year Estimates 2022

Renter Occupied Housing

Figure 5 compares all owner-occupied households' incomes with the housing unit prices they can afford. There appears to be a gap of 2,269 rental units priced under $250 per month, and a gap of 12,765 units that cost $1,250 or more per month. This pattern is like owner occupied housing, where housing units that many people could afford are not available when higher incomes choose units with much lower rents due to a lack of availability. Rental housing for the lowest incomes is also very difficult to construct without considerable subsidies because of elevated construction costs and interest rates.

Figure 5: Renter Occupied Households and Housing Units

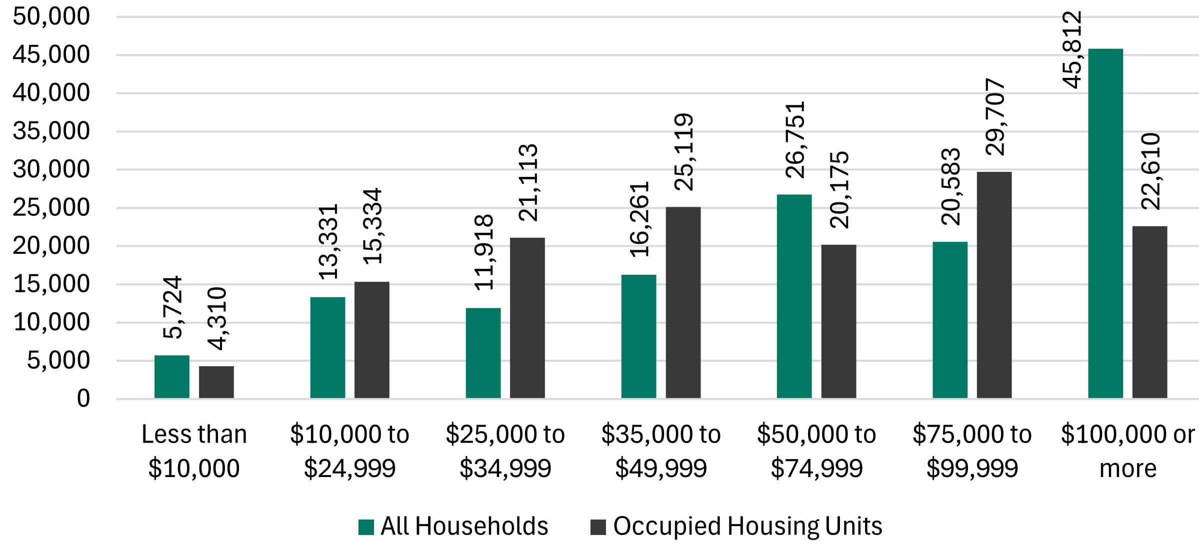


Source: ACS 5-Year Estimates 2022

All Housing Units

Figure 6 displays all housing unit costs compared to all household incomes regardless of whether they own or rent their homes. There is no data that indicates which renters desire to own a home, or which owners may want to downsize into a rental, so this measurement shows availability of all housing units relative to income. According to the data, there is a gap of 1,414 units available to households making under $10,000 per year, a gap of 6,576 housing units for households making $50,000 to $75,000 per year, and a gap of 23,202 units for households making over $100,000 per year. The shortage of units in the $50,000 to $75,000 income range makes it particularly difficult to attract and retain workforce households to fill vacant jobs as retirements continue. Note that the U.S. Census only provides this data for occupied housing units, so it does not include the estimated 19,180 vacant housing units, most of which are seasonal (second) homes.

Figure 6: All Housing Units and Household Income



Source: ACS 5-Year Estimates 2022

Workforce Housing Priorities

As discussed earlier, the housing market is interconnected, so adding units at all prices frees up inventory and moderates housing costs. For example, new construction, though costly, enables middle-to-higher income households to upgrade, freeing up a more affordable supply of existing homes for lower and middle incomes. Figures 4 through 6 indicate that many households with the highest incomes have relatively few housing choices costing over $300,000 to purchase or over $2,500 to rent. **This results in high income households out-competing workforce households for housing that the workforce could otherwise afford.** The Centergy Region Housing Toolkit included in this housing study describes a variety of approaches that county and local level government can use to increase housing supply and reduce construction costs, though housing affordable for household incomes over $100,000 is not recommended to receive subsidies or other incentives. Rather, regulatory changes can enable more of this housing to be built more quickly, while reserving Centergy's financial resources for workforce housing ($35,000 to $100,000 household income).

Figures 4 through 6 demonstrated which prices lack housing units regionally, with the most pronounced shortage being found for rental units priced between $1,250 and $1,499 per month and owner-occupied units between $150,000 and $199,999, both of which are affordable to households in the $50,000 to $74,999 income range. Note that there is also a gap of owner-occupied units that cost between $80,000 and $99,999. In general, for-purchase housing under $200,000 per unit is not feasible to construct without considerable subsidies. Though the $200,000 to $299,999 price range is out of reach of workforce households earning less than $75,000, it is much more feasible to construct and alleviates demand for both middle- and high-income households, freeing up the existing supply of housing in the sub-$200,000 price range. Additionally, many of these households could buy a $200,000 to $299,999 home in five to ten years should they remain in the Region to advance their careers as higher incomes are more likely to purchase than rent. **Therefore, the highest regional priority is to construct workforce housing units with rent prices of $900 to $1,499 and purchase prices of $200,000 to $299,999** to benefit the most workforce households.

Table 20 provides a detailed breakdown of which housing prices have the most pronounced shortages by County. Note that every Centergy Region County needs rental units priced between $1,250 and $2,499 and three of the five Counties need owner-occupied housing priced between $150,000 and $199,999. Since higher incomes are more likely to buy than rent, housing that rents between $1,250 and $1,499 should be a higher priority than units between $1,500 and $2,499. But larger families not ready to purchase a home are expected to drive some demand for 3-bedroom units which often rent in the $1,500-$2,499 range. **Higher interest rates, grocery prices, childcare costs, and the need for larger down payments to purchase a home make 3-bedroom rentals the only option for some larger workforce families.**

Table 20: Workforce Housing Priorities

Household Income by County		Renter Households	Rental Units	Difference	Owner Households	Owner Units	Difference
Adams	$35,000 to $49,999	227	77	**-150**	1,118	1,149	31
	$50,000 to $74,999	241	5	**-236**	1,382	1,196	**-186**
	$75,000 to $99,999	119	0	**-119**	1,144	1,929	785
	Total: Adams Co.	587	82	**-505**	3,644	4,274	630
Lincoln	$35,000 to $49,999	393	407	14	917	1,988	1,071
	$50,000 to $74,999	240	8	**-232**	1,996	1,567	**-429**
	$75,000 to $99,999	259	0	**-259**	1,797	2,391	594
	Total: Lincoln Co.	892	415	**-477**	4,710	5,946	1,236
Marathon	$35,000 to $49,999	2,539	3,770	1,231	3,603	6,850	3,247
	$50,000 to $74,999	3,005	812	**-2,193**	7,744	8,101	357
	$75,000 to $99,999	2,017	409	**-1,608**	6,510	12,271	5,761
	Total: Marathon Co.	7,561	4,991	**-2,570**	17,857	27,222	9,365
Portage	$35,000 to $49,999	1,662	2,069	407	2,161	2,484	323
	$50,000 to $74,999	1,780	382	**-1,398**	3,568	3,592	24
	$75,000 to $99,999	1,043	242	**-801**	3,222	6,650	3,428
	Total: Portage Co.	4,485	2,693	**-1,792**	8,951	12,726	3,775
Wood	$35,000 to $49,999	1,175	1,261	86	2,466	5,064	2,598
	$50,000 to $74,999	1,879	236	**-1,643**	4,916	4,276	**-640**
	$75,000 to $99,999	792	56	**-736**	3,680	5,759	2,079
	Total: Wood Co.	3,846	1,553	**-2293**	11,062	15,099	4,037
Centergy Region	$35,000 to $49,999	5,996	7,584	1,588	10,265	17,535	7,270
	$50,000 to $74,999	7,145	1,443	**-5,702**	19,606	18,732	**-874**
	$75,000 to $99,999	4,230	707	**-3,523**	16,353	29,000	12,647
	Total: Region	17,371	9,734	**-7,637**	46,224	65,267	19,043

Source: ACS 5-Year Estimates 2023

Table 20 suggests that there are more owner-occupied housing units available to workforce families than rental units, and employers often report potential new hires turning down employment offers after not being able to find a rental unit even if they intend to purchase long-term. Therefore, both renter- and owner-occupied housing units are still needed to alleviate demand in these price ranges.

Units per Worker

Another way to measure workforce housing availability is to determine how many units in each income range are available for each household with a householder between the ages 25 and 64. Table 21 summarizes this data, and income ranges that have one or fewer units per workforce household are in bold. Note that workforce households must compete with retirees, college students, and other groups outside this age range for these housing units. In general, the lower the number, the fewer housing choices each income range has. Most Counties have relatively few choices for rental units, which are important for attracting new workers or retaining young workers from the Region as they establish their careers. Again, across the region, we see the most limited choices for owner-occupied housing for households between $50,000 and $75,000. These owner-occupied units are also essential for retaining workers long-term as renters who choose to stay in a community often purchase a home as they build savings and advance their careers.

Table 21: Housing Units per Workforce Household by County and Income

Household Income	Rental Units per Workforce Household				
	Adams	Lincoln	Marathon	Portage	Wood
$35,000 to $49,999	**0.1**	**0.5**	1.1	1.1	**0.6**
$50,000 to $74,999	**0.0**	**0.0**	**0.1**	**0.1**	**0.1**
$75,000 to $99,999	**0.0**	**0.0**	**0.1**	**0.1**	**0.0**
Household Income	**Owner Occupied Units per Workforce Household**				
	Adams	**Lincoln**	**Marathon**	**Portage**	**Wood**
$35,000 to $49,999	2.1	2.5	2.0	1.3	2.6
$50,000 to $74,999	1.5	1.1	1.2	1.2	**1.0**
$75,000 to $99,999	3.0	1.7	2.0	2.4	1.8

Source: ACS 5-Year Estimates 2023

Summary

There are endless ways to measure housing affordability and each household's financial situation is unique. Using the widely recognized standard of spending no more than 30 percent of a household's income on housing each month provides a consistent method to analysis the Centergy Region's housing market across all incomes by County. Special attention is given to workforce households, who are generally defined as those with householders between ages 25 and 64 that make between $25,000 and $100,000. This segment of the population represents most of the Region's population, which plays an essential role in filling jobs as the Region experiences a strong wave of baby boomer retirements. Housing affordable to this segment of the population is also attainable for many households that do not fit this demographic while avoiding the need for considerable subsidies that low-income housing requires. Focusing on workforce housing ensures that time and financial resources from local employers and local government are used most resourcefully to provide the most in-demand housing as efficiently as possible.

This section of the housing study provided three methods of visualizing where housing demand is:

- Overall gaps in the Regional housing market for all incomes
- County-level gaps for housing units for workforce household incomes ($25,000 to $100,000).
- Ratio of available housing units for workforce households between ages 25 and 64 by income.

In summary, there does appear to be a large gap between the number of workforce housing units and the number of workforce households. However, constrained supply for middle-to-higher income households results in more competition for lower- and middle-income housing units, increasing costs for all incomes and limiting availability. Construction costs are a barrier to creating new housing of all types. As a result, **this housing study recommends encouraging a variety of strategies that enable all styles of housing units to be built and maintained, with a special focus on workforce housing with rent prices between $900 and $1,499 and purchase prices of $200,000 to $299,999.** Tables 20 and 21 should be used to determine how the mix of these units should be allocated by County, with a general recommendation to locate new housing in areas already served by public water, sewer, and transportation facilities near jobs, schools, and other community facilities.

In addition to supporting new construction, Centergy's Counties and municipalities should continue to promote regulatory changes and financial products that promote the maintenance, renovation, and redevelopment of existing housing stock to ensure high quality housing at more affordable prices than new construction. These strategies are found in the Centergy Region Housing Toolkit section of this housing study. Additional strategies in the Housing Toolkit also increase the speed, feasibility, and affordability of new construction, which can be combined with a Regional Housing Fund to close the gap between construction costs and rent or purchase prices.

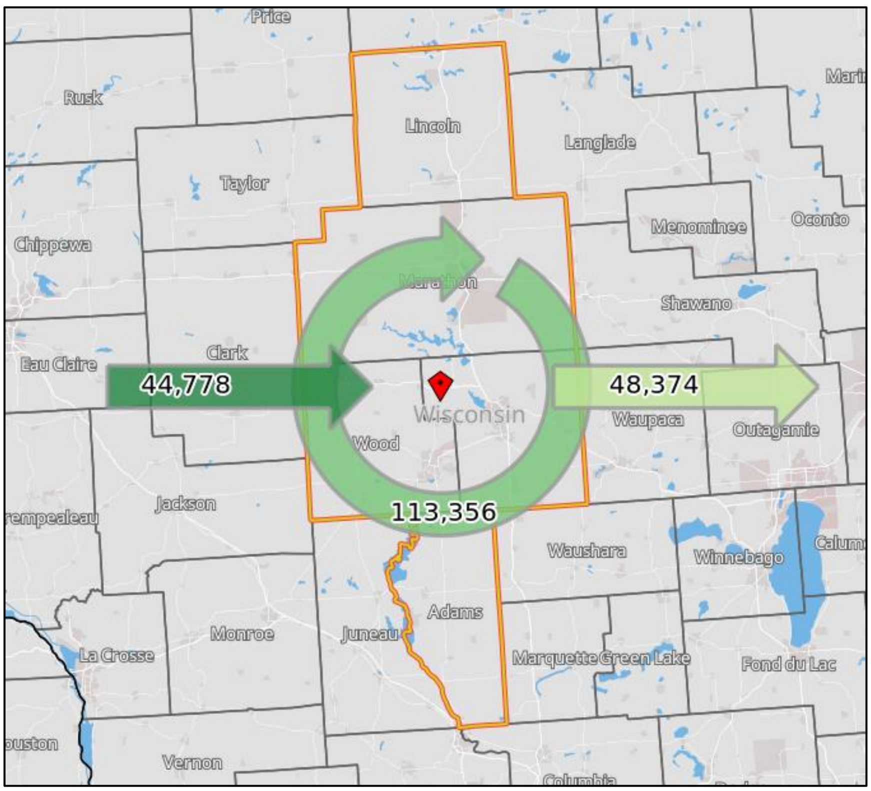
5. Housing Demand

Housing demand in the Centergy Region is driven by existing and future residents as well as potential inbound moves from other locations. The last section of this Housing Study examined gaps in the housing market for existing residents, while this section examines commute patterns, potential inbound moves, and projected changes in the total number of households through 2040.

Commuter Demand Analysis

According to the U.S. Census-on-the-Map tool, 44,778 workers commute into the Centergy Region each day, and 48,374 residents leave the Centergy Region for work every day. An estimated total of 113,356 workers both live and work in the region. See Figure 7.

Figure 7: Commute Patterns in the Centergy Region



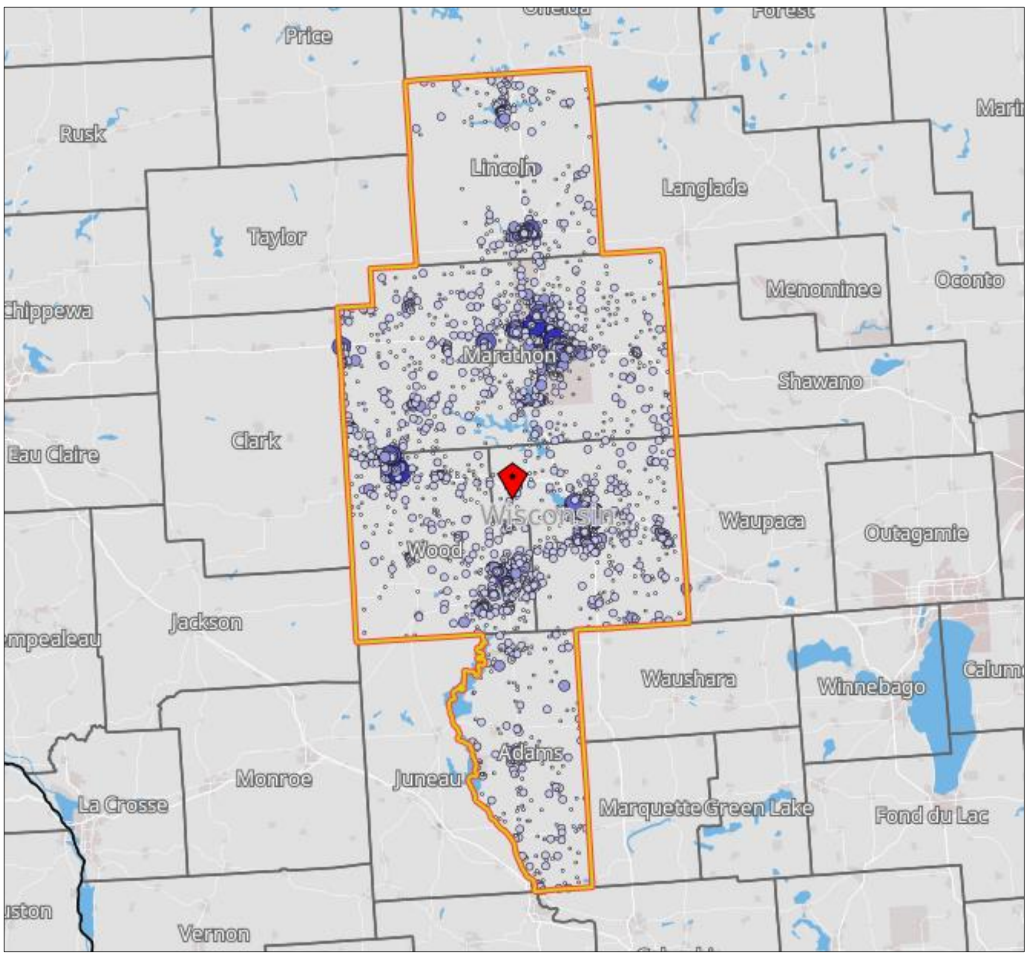
Source: U.S. Census-on-the-Map 2022

Though many households are probably commuting to nearby metropolitan areas outside of the Region, such as Madison, La Crosse, Eau Claire, and Fox Cities, a large share of the Region's workforce may desire to move closer to work. According to the U.S. Census Bureau, Average commute times are 29.1 minutes in Adams County, 22.1 minutes in Lincoln County, 19.3 minutes in Marathon County, 19.5 minutes in Portage County, and 19.5 minutes in Wood County. There are also many workers commuting between the Region's counties, indicating a potential for adding housing units closer to employment centers. This would free up housing, enable more people to live closer to work, and reduce commute times.

Providing housing options closer to work not only increases the odds these workers will remain with their employer long-term, but it will also allow them to spend less of their income on transportation and potentially increase spending within the Region. Additionally, expanding housing choices ensures more potential hires can live and work in the Region, resulting in a more robust workforce and year-round population. This improves the tax base, boosts school enrollment, and provides economic benefits.

Figure 8 shows a heat map of job locations, with larger bubbles in darker colors representing higher concentrations of jobs. Most jobs are in urban areas, where it is most feasible to build new housing due to proximity to existing infrastructure. But it is important to not exclusively consider larger communities like the greater Marshfield, Stevens Point, Wausau, and Wisconsin Rapids areas, since smaller communities like Abbotsford, Adams-Friendship, Amherst, Marathon City, Merrill, Nekoosa, Rome, Spencer, and Tomahawk also have higher concentrations of jobs, amenities, and infrastructure relative to their surroundings.

Figure 8: Heat Map of Job Locations in the Centergy Region



Source: U.S. Census-on-the-Map 2021

Though it is difficult to capture the number of inbound commuters who would like to move to the Centergy Region using data, these numbers provide an example of the opportunity that the Region has to build housing to increase its tax base, strengthen its workforce, revitalize aging communities, and increase the number of residents who will spend their money in the Region while improving affordability.

Projected Housing Demand

The Wisconsin Department of Administration (WDOA) launched the state's official population and household projections in 2013 through the year 2040. Table 22 shows WDOA's projected number of households from 2020 through 2040.

Table 22: Projected Total Households 2020-2040

County	2020	2025	2030	2035	2040	Total	% Change
Adams	9,887	10,599	11,090	11,244	11,219	1,868	20.0%
Lincoln	12,922	13,557	14,046	14,126	13,693	1,115	8.9%
Marathon	57,394	59,611	61,524	62,958	63,730	6,857	12.1%
Portage	29,817	30,555	31,139	31,517	31,637	2,001	6.8%
Wood	32,486	32,861	33,043	33,175	32,561	619	1.9%
Region	**142,506**	**147,183**	**150,842**	**153,020**	**152,840**	**12,460**	**8.9%**
State	2,491,982	2,600,538	2,697,884	2,764,498	2,790,322	344,294	14.1%

Source: Wisconsin DOA 2013

Having been released in 2013, the DOA projections are somewhat out of date, because many economic changes have occurred since then. In general, the Region did not grow as fast in the 2010s as initially projected. But most of the Centergy Region saw an unexpected population bump between 2020 and 2024 according to both the U.S. Census and Wisconsin DOA. Table 23, below, takes the difference between the estimated number of households in 2023 and the number that was originally projected in 2020 and applies them to all future projections to estimate housing demand. Even though the estimated number of future households was reduced for all five counties, there is still a strong regional demand for housing units both immediately and by 2030, followed by continued but waning demand through 2040.

Table 23: Projected Number of New Housing Units Needed through 2040

County	2023 Estimated	Compared to 2020 Projection	Immediate Need (2025)	2030	2035	2040	Total
Adams	9,351	-536	712	491	154	As needed	1,357
Lincoln	12,578	-344	635	489	80	As needed	1,204
Marathon	56,873	-521	2,217	1,913	1,434	772	6,336
Portage	29,636	-181	738	584	378	120	1,820
Wood	31,942	-544	375	182	132	As needed	689
Region	**140,380**	**-2,126**	**4,677**	**3,659**	**2,178**	**892**	**11,406**

Source: ACS 5-Year Estimates, 2022; WDOA; & NCWRPC

Although the data in Table 23 is broken down to the county level, the pronounced need for housing means that new units, regardless of the county they are in, help address demand. This is because fewer people need to commute long distances if more housing is available, as reflected in the large share of workers who both live and work within the Region.

Note that Wisconsin DOA released population projections in 2025 based on the 2020 Census. These projections show all five counties losing population between 2020 and 2030. However, they did not account for the observed population growth between 2020 and 2024, and they did not provide updated household projections. The state's projections also did not factor the potential for more inbound moves to Wisconsin as other states in the U.S. struggle with cost-of-living and major natural disasters. It is solely based on age groups of existing Wisconsin residents. In summary, this housing study uses the most recent household projections (2013) available and adjusts them downward to project housing demand that is below the overly optimistic 2013 projections and possibly pessimistic 2025 projections.

Additional Housing Needs

There are several groups of people in need of specific types of housing, especially for those with disabilities. New construction must be compliant with the Americans with Disabilities Act (ADA), so encouraging new construction of any kind automatically helps those who need ADA-accessibility. There is also a need to support retrofits that can be made to existing structures to make them more accessible, such as ramps or zero-entry showers. Centergy should encourage its counties and municipalities to monitor programs and opportunities to enhance the existing housing stock's accessibility as the region's population ages.

There are also facilities like nursing homes or rehabilitation facilities which are needed, but difficult to project in a housing study. Centergy's counties and municipalities should support these types of housing as needs vary across the region and over time. Additionally, military housing, on-campus college student housing, and prisons are considered types of housing that may exist or be needed but are excluded from this housing study due to the complexity of estimating demand for them.

Finally, short-term rentals, such as Airbnb and VRBO, have surged in popularity over the last few years, especially as remote work allows people to work while traveling. Wisconsin State Statute allows local government to regulate certain aspects of these properties but does not allow local government to prohibit them. These properties are especially common in areas with extensive lakefront property. These rentals are much more expensive than traditional rental housing since they usually play the same role a hotel or cabin would, rather than a traditional long-term rental property. But because renters have appreciated the flexibility and variety in short-term rentals, longer-term rental properties across the country have been offering shorter lease terms in recent years, though they are still relatively uncommon and expensive. In communities with strong tourism-based economies, there is concern that short-term rentals make it harder for seasonal or year-round residents to find a place to live. Centergy's counties and municipalities should monitor state law changes to these properties and the impact they have on the local housing market.

Household Net Worth

In addition to income, net worth plays a role in housing affordability as those with higher net worth have more housing options. In general, households with higher incomes not only devote a smaller portion of their income to housing, but they also tend to have a higher net worth. If mid- to high-end housing supply is constrained, households with high income and/or high net worth may compete against those with more moderate incomes for the same housing, putting moderate income households at a disadvantage for not only obtaining housing, but also continuing to build equity through homeownership.

According to the U.S. Census 2019 Wealth and Asset Ownership tables, the median household net worth in Wisconsin is $110,500, slightly behind the U.S. median of $118,200. However, this varies across the state as 14 percent of Wisconsin households have zero or negative net worth. 18.5 percent have between $1 and $24,999; 16.2 percent have between $25,000 and $99,999; 25.1 percent have between $100,000 and $499,999; and 26.2 percent have over $500.000. In general, roughly a quarter (25.7 percent) of Wisconsin households have either zero, negative, or less than $5,000 in net worth altogether, impacting what a household can afford to spend on housing.

Housing Demand Summary

Although the Centergy Region appears to have housing that is affordable and available for workforce households, this is offset by household incomes that are lower than in larger cities, a high share of retired residents, extensive seasonal housing, and a shortage of higher end housing. The result is that households of various incomes compete over similar housing units, driving up prices for low- and middle-income households. It also makes the region less desirable for developers who work in larger cities, as lower prices make margins smaller as construction costs remain high. Therefore, a variety of strategies and programs are needed to expedite more housing being constructed in the Region.

Although local populations have experienced minimal or moderate growth, the number of households is increasing at a faster rate than the overall population because household size is decreasing. For example, a family with two parents and three children would be a single household of five people. But within a decade, this family could be broken up into 3-4 households of 1-2 people each as children graduate high school and enter college or the workforce. This can result in demand in communities that do not have strong population growth.

Housing that accommodates disabilities is expected to increase in demand as the population ages, and net worth can influence a household’s purchasing power regardless of their monthly income. An aging housing stock means that many housing units are past their useful life and may no longer be worth investing in renovating, meaning that some demand will come from the need to replace them. Finally, remote work, demand for tourist homes, and an increase in natural hazards impacting other U.S. states could further fuel demand in safe, attractive, low cost of living locations like the Centergy Region in the future. Overall, there is an estimated need of up to 11,406 housing units by 2040, 8,336 of which are needed by 2030.

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6. Existing Plans, Policies, and Conditions

Plans and ordinances influence the feasibility of constructing different housing styles, their associated costs, and where housing can be located. This section includes a summary of existing conditions followed by a detailed description of the policies and strategies that are available to the Region and its counties and municipalities.

Existing Plans

Comprehensive Plans

Wisconsin State Statutes 66.1001 lists the comprehensive plan requirements for Counties and municipalities. All comprehensive plans must be updated every ten years, and they contain nine elements, one of which is housing. Additionally, the land use and utilities elements can help developers identify which locations in a municipality are planned for housing. The economic development element identifies potential redevelopment sites as well as available redevelopment programs. In summary, comprehensive plans are useful to identify what a community's housing priorities are and where housing can be located. Note that some housing programs require a comprehensive plan's housing element to be updated every five years. See the Housing Programs section of this study for more information.

Housing Studies

As of 2025, NCWRPC has conducted or is in the process of conducting housing studies for the Wausau Metropolitan Area (2022), Juneau County (2018; updated 2023), Adams County (2025), Wood County (2025), and Oneida County (2025). Additional housing studies and surveys have been conducted for various municipalities in the Region, but many were completed before housing prices shifted dramatically in the past five years. It is important to note, however, that findings from five or more years ago still indicate a lack of desirable housing in the Centergy Region, such as in the 2020 Tomahawk Area Housing Survey conducted by the University of Wisconsin – Extension. Refer to these housing studies for community-specific findings and housing needs. Overall findings that are similar between studies include:

- Not enough housing is available for lower- and middle-income households
- Affordable housing is in very poor condition
- Low mortgage rates in the 2010s and early 2020s have locked people into their homes, with higher interest rates in recent years discouraging people from upgrading or downsizing
- Seniors and first-time homebuyers must compete for starter homes, and most construction in the past several decades has been larger homes
- There is a large gap between construction costs and what households can afford
- High housing costs and inflation make it difficult to save for a down payment, repairs, and other aspects of homeownership
- Employers find it difficult to recruit new employees from outside the area because of limited housing availability, even though the wages, cost of living, and quality of life in Central Wisconsin are more attractive than other parts of the state and country
- As trades workers retire, it is difficult to find reliable and affordable contractors for repairs

- When seniors struggle to find a lower maintenance housing units to downsize into, deferred maintenance reduces the quality of the home they live in which a younger family could afford to update and maintain
- Rent prices often increase in response to increasing maintenance and utility costs, but the quality of the units does not necessarily improve
- Subsidized housing has minimum requirements for safety and health, so they are often a step up from the cheapest privately offered housing units, but deferred maintenance is still an issue, and there are long wait lists
- The most affordable privately offered housing units are usually in the worst shape, but they are often the only available unit that some households can afford
- Development fees and land costs are low, but places with higher income potential like Madison, Milwaukee, and the Twin Cities put Central Wisconsin at a disadvantage when recruiting developers, despite higher costs and more regulations
- There is strong interest in financial programs that help maintain existing housing stock

These findings have generated interest in utilizing strategies that attract developers, remove unnecessary regulations, and address the financial gap that prevents new housing from being constructed.

North Central Wisconsin Regional Comprehensive Plan (Update in process as of 2025)

The 2025 Regional Comprehensive Plan (RCP), currently being written by NCWRPC, identifies several issues affecting community livability related to housing: affordability, availability, housing conditions, seasonal housing, and housing for seniors, low-income households, and people with disabilities. The draft plan's objectives are to ensure a wide mix of housing is available to residents of all income levels, stabilize and upgrade existing housing stock, and provide support for an aging population to successfully age at home.

Welcoming Wisconsin Home: A Statewide Action Plan for Homelessness 2021-2023

The Wisconsin Interagency Council on Homelessness launched this ambitious series of programs and strategies to reduce homelessness in Wisconsin. The report recommends addressing wealth gaps, investing in affordable housing, programs, and services, improving housing access through counseling, repair assistance, and other strategies, stabilizing existing housing by growing jobs and other opportunities, using data to make decisions, using resources such as housing vouchers, and expanding partnerships between government programs and nonprofit agencies and working with surrounding states.

Wisconsin State Consolidated Housing Plan

The Consolidated Housing Plan is required by the Department of Housing and Urban Development (HUD) in the application process required of the State in accessing formula program fund of Small Cities Community Development Block Grants (CDBG), HOME Investment Partnerships, Emergency Shelter Grants, and Housing Opportunities for Persons with AIDS (HOPWA). The Consolidated Plan provides the framework for a planning process used by States and localities to identify housing, homeless, community, and economic development needs and resources, and to tailor a strategic plan for meeting those needs.

Wisconsin Realtors Association's Workforce Housing Report (2019)

The association released a study in 2019 finding a lack of workforce housing throughout the State of Wisconsin. The claim is backed by the falling number of building permits being issued for new home construction, the rising cost of new home construction, a decline in home ownership and a continued decline in overall affordability. If Wisconsin constructed housing units at the same rate as 1994 through 2004, there would have been 200,000 more housing units and 115,000 new building lots statewide than there were in 2019 when the report was published. The report is on WRA's website and it is being updated as of 2025.

Plans Summary

Overall, planning documents that apply to Centergy's counties and municipalities guide which policies, programs, and zoning ordinances will be adopted, ultimately affecting what type of housing can or cannot be built, and how it will be built. This affects housing prices and availability for all home buyers. Existing plans and ordinances influence the feasibility of constructing different housing styles, their associated costs, and where housing can be located. This section includes a summary of existing conditions followed by a detailed description of the policies and strategies that are available to the Region and its counties and municipalities.

Existing Policies

Existing Ordinances

Typically, municipalities administer their own zoning and subdivision ordinances, which affects what type of housing can be built. Municipalities without their own zoning and subdivision ordinances rely on their respective County to administer these ordinances. Regulations like airport height limits, number of parking spaces, stormwater ponds, and minimum open space requirements can limit the number of units that can be built on a site. This study recommends local review of zoning and subdivision ordinances to determine if excess regulations can be adjusted or removed to reduce construction costs.

There are other factors that influence development patterns besides zoning. Public water and sewer systems typically allow for smaller lot sizes than individual well and septic systems, which require more space. Developers also must balance their lender's requirements with the preferences that a buyer or renter has, influencing the type and size of housing that is constructed. In general, this housing study focuses on small (around a quarter acre or less) single family homes and multifamily housing units in incorporated areas served by public utilities.

Building Code Considerations

Although zoning may permit higher densities and a greater variety of units in a structure, building code requirements can add costs depending on a structure's configuration. For example, a single-family home can be converted into a two-family home. But once a structure is converted to three or more units, components such as fire separation, separate utility meters, fire sprinklers, larger water meters, higher water pressures, or other requirements may apply depending on the structure. Elevators are typically required for taller structures, further driving up the cost of housing. Therefore, municipalities should be aware of these developer costs that influence purchase or rent prices.

Infrastructure Costs

A subdivision ordinance typically specifies dimensions for right-of-way, road width, sidewalks, lot frontage, and other standards. Adjusting these standards can allow for narrower lots, narrower travel lanes, and sidewalks and/or parking lanes required on only one side of the street instead of both. These result in lower infrastructure costs, more taxable real estate per acre, and a reduction in the amount of infrastructure a municipality must maintain long-term. Narrow streets may also result in lower traffic speeds, improving safety in residential areas. Finally, allowing developers to wait until all housing units on a site to be completed before requiring the installation of sidewalks, streetlights, boulevard trees, and other furnishings reduces costs by minimizing potential damage from construction equipment.

Permitting Processes

Reducing the fees and time associated with approvals to construct new housing improves affordability and the ability for developers to construct new housing more quickly. Requiring public hearings for certain approvals can delay projects and amplify opposing voices, reducing the likelihood that needed housing units will be constructed.

Land Available for Development

Open, undeveloped land is abundant in the Centergy Region, but land already served by existing infrastructure and utilities is most feasible for new development. This reduces the up-front investment for new infrastructure along with the long-term maintenance costs that result from added infrastructure. Annexations, Boundary Agreements, and Sewer Service Area amendments may provide additional developable acreage over time. Additionally, utilizing publicly owned land saves developers time and money as there is no additional landowner to work with while navigating approvals with a municipality or County. Counties, employers, school districts, and municipalities all own extensive land in the Region, and much of it could be used for housing. For example, underutilized business park space can provide housing near jobs, or consolidation of a county department or school district facilities can present a redevelopment opportunity.

Site constraints may be encountered, such as steep slopes, high water tables, shallow bedrock, unsuitable soils, and infrastructure costs, and some acreage may have to be reserved for roads, stormwater ponds, and other public facilities. Each community's comprehensive plan includes a more detailed description of locations, constraints, and opportunities for new construction, along with strategies to preserve and enhance existing neighborhoods.

Financial Conditions

According to Freddie Mac, the average interest rate on a 30-year mortgage was 2.68 percent in December 2020. By Summer 2024, this rate had held steady at just over 7 percent for several months. While mortgages in the 2010s and early 2020s were low by historical standards, higher rates reduce what a homeowner can afford. Developers seeking financing for projects will also experience higher costs, which are reflected in higher sales or rent prices when housing units are complete. Even if housing prices decline, monthly payments may remain unaffordable for many. Inflation has also impacted transportation, utility, and grocery costs which make up a considerable portion of a household's budget. When combined, inflation and interest rates stretch household budgets and impact low and moderate-income households the most, exacerbating the already scarce supply of homes these households can afford.

State Law Changes

Across the Region, financial, regulatory, and physical characteristics of each individual community influence the style and cost of housing. State policies and programs continue to evolve in response to high housing costs, so the Region and its communities should continue to monitor them as they emerge. Recent changes to state law include the 2017 "Homeowners' Bill of Rights." Key components of these two pieces of legislation (Assembly Bill 479 and Senate Bill 38) include:

- **Nonconforming lots are grandfathered.** Previously, lots smaller than the minimum required by zoning and/or subdivision ordinances were not buildable. These lots are now developable, increasing land available for housing.
- **Conditional Use Permits.** Previously, Conditional Use Permits (CUPs) were reviewed on a case-by-case basis with conditions imposed individually for each proposed use in response to concerns generated by the proposed use. Now, zoning ordinances must list the conditions a CUP must meet, clarifying which uses are likely to be approved as a CUP. For example, if a conditional use permit is required to have fencing or screening and the developer includes this requirement in their plans, a municipality is required to approve the CUP. This reduces lengthy approvals and project costs.
- **Ordinance Changes and Permit Applications.** If a new ordinance is enacted after a permit application is submitted, but before a structure is built, the structure is still permitted to be built under the rules that existed at the time of the application, saving developers time and money.
- **Other laws** under the bill of rights included more rights to challenge tax assessments and clarifications regarding area and use variances to help homeowners with unique properties.
- **Housing affordability and impact fee reports** are now required to be posted annually for all municipalities with over 10,000 residents.

Several organizations participate in advocating for legislative changes related to housing affordability. The Wisconsin Realtors Association (WRA) and Wisconsin Builders Association (WBA) websites contain an up-to-date list of state legislative priorities and advocacy aimed at reducing costs for homeowners. The American Planning Association – Wisconsin Chapter also advocates for state-level housing reform primarily through the expansion of tools and programs municipalities may use. Many of these proposed changes include expanding the ability of TIF to finance new housing construction and other financial tools municipalities can use without burdening taxpayers unnecessarily. Centergy, Inc. and its partners should subscribe to updates from these organizations to ensure they are following the latest state law changes and remain informed of emerging strategies municipalities may be enabled to use to attract development.

Policies Summary

Overall, it is recommended that counties and municipalities consider amending zoning ordinances to remove zoning barriers listed in this section of the study. Those working in the Centergy Region should also monitor emerging state policies and programs to take advantage of future opportunities that may not exist at the time this plan was written. The following section is the Centergy Region Housing Toolkit, which lists known programs and strategies that can be used to address existing housing barriers.

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7. Centergy Region Housing Toolkit

The overall focus of this housing study is identifying the gap between construction costs and what local incomes can afford, and support for a regional housing fund to address this gap. This regional approach is being targeted especially for the region's workforce, as low-income housing is especially difficult and expensive to construct without deep subsidies, and high-end housing only benefits a small portion of the population who is most likely to be able to find suitable housing. The goal of this housing study is to attract and retain the region's workforce by providing an adequate supply of housing attainable for those incomes.

Construction costs can be reduced by modifying construction regulations, utilizing a variety of financing approaches, reducing time and costs associated with permitting, and more. The purpose of this section is to assist developers, investors, local governments, and elected officials in identifying which approaches can be used alongside a regional housing fund to ensure housing funds are spent as wisely as possible. Programs and strategies can be creatively used with each other to ensure a housing project's success. **Developer Agreements between developers, municipalities, and/or Centergy, Inc. must be executed to ensure a strategy's cost savings are reflected in final rent and purchase prices.** Other programs and strategies may exist beyond what is listed in this section, and NCWRPC monitors emerging programs as they are announced.

Housing Programs

Wisconsin Department of Administration (WDOA)

Programs: Community Development Block Grant-Housing Revolving Loan Fund (RLF) Program, Community Development Block Grant-Small Cities Housing Program, Emergency Housing and Homeless (EHH) Programs, HOME Homebuyer and Rehabilitation Programs, the Neighborhood Stabilization Program, and housing-related consumer protection services.

Eligible uses: Projects must benefit low-to-moderate income (LMI) households, such as subsidized loans and rent vouchers, grants for housing rehabilitation, homebuyer assistance, public facilities, preventing or addressing homelessness, preservation of existing low-income housing units, blight prevention for foreclosed properties in distressed neighborhoods, and protections against unfair and deceptive business practices regarding landlords, tenants, home improvements, and lending.

Wisconsin Housing and Economic Development Authority (WHEDA)

Advantage Home Improvement Loan Program (HILP) and the **More Like Home Repair & Renew (R&R) Loan** are for homeowners looking to replace structural components like roofing and windows.

The 2023 Wisconsin Bipartisan Housing Legislation Package has three loan programs for developers:

- Infrastructure Access Loan covers the costs of installing, replacing, upgrading, or improving public infrastructure related to workforce housing or senior housing.
- Restore Main Street Loan covers the costs of improving or restoring workforce housing units.
- Vacancy-to-Vitality Loan covers the costs of converting vacant commercial buildings to workforce housing or senior housing.

Housing Tax Credits (HTC) (formerly LIHTC) incentivize new housing and rehabilitation of existing structures for affordable housing by reducing federal taxes for developers who designate low-income units (60 percent or less of the median income). The tax credit is paid over 15 years to investors in the housing project.

The **Housing Grant Program** awards up to $50,000 to nonprofit organizations/cooperatives, community development/redevelopment/housing authorities, local government, and tribal authorities to assist in the development and improvement of housing facilities throughout our state that house people in crisis.

Wisconsin Economic Development Corporation (WEDC)

Site Assessment Grants fund environmental assessment and demolition activities on eligible abandoned, idle or underutilized commercial or industrial sites with suspected soil or groundwater contamination.

Brownfields Grants fund the redevelopment of former commercial and industrial sites that have been adversely impacted by environmental contamination so they can become suitable building sites.

Idle Sites Redevelopment Grants support the redevelopment of large former commercial, industrial, and institutional sites that have been idle, vacant or underutilized for a period of five years. Grant funds can be used for building rehabilitation or demolition, environmental remediation, or infrastructure improvement.

Community Development Investment Grants provide financial support for shovel ready projects in downtown areas that benefit the community, especially mixed-use development.

U.S. Department of Housing and Urban Development (HUD)

Section 8 Vouchers and Public Housing are administered by HUD to help low-income households.

U.S. Department of Agriculture – Rural Development (USDA-RD)

Programs: Section 502 Homeownership Direct Loan Program, Section 502 Mutual Self-Help Housing Loans, Section 504 Very-Low-Income Housing Repair Program, Section 515 Multi-Family Housing Loan Program, Section 521 Rural Rental Assistance Program, Section 523/524 Rural Housing Site Loans, Section 533 Rural Housing Preservation Grants, and Single-Family Home Loan Guarantees.

Eligible uses: These programs help lower income households obtain, rehabilitate, upgrade, and maintain housing. They also support the construction of new single family and multifamily housing as well as the acquisition of land.

Federal Emergency Management Agency (FEMA)

Hazard Mitigation Assistance Programs include the Flood Mitigation Assistance (FMA) and Building Resilient Infrastructure and Communities (BRIC) programs which reduce risks from natural disasters. Examples include moving structures out of a floodplain or technical assistance for hazard mitigation planning.

Other Programs

WISCAP is an association of community action agencies that assist with housing through programs that include downpayment assistance, weatherization funding, home energy assistance, homelessness programs, emergency food and shelter, and assistance with rental housing development. NCCAP, CAP services, and Central Wisconsin CAC serve the Centergy Region. Additionally, **United Way** is a nonprofit that advocates for health, education, and financial stability for all the Region's residents through several local chapters (Marathon County, South Wood and Adams Counties, Portage County, Marshfield Area, and Merrill Area). United Way assists those with housing instability with various programs and resources.

Historic Tax Credits are administered by the Wisconsin Economic Development Corporation (WEDC). They allow eligible buildings to receive a state income tax credits for rehabilitation expenditures, even if they are income-producing properties. Properties must work with the Wisconsin Historical Society to meet guidelines.

Focus on Energy is a statewide program that provides rebates for upgrades like weatherstripping, efficient water heaters, heat pumps, and other housing-related repairs based on income level.

The Housing Supply Action Plan 2022 has the goal of reforming zoning and land use practices as well as creating new financial tools to make housing more affordable and rapidly expand its supply. Transportation funding from the American Rescue Plan Act (ARPA), CDBG, HTC, HOME, Bipartisan Infrastructure Law (BIL) and other Department of Transportation (DOT) and Economic Development Authority (EDA) programs will be used strategically to promote new housing development and revitalization in urban, suburban, and rural areas. Additionally, the plan addresses supply chain and labor issues.

Programs Summary

Though many of the programs listed here have specific deadlines and requirements that won't work for every project, the Region's counties and municipalities should consider these programs when working with developers. Employers and lenders should also promote programs that benefit existing homeowners to help maintain the Region's housing stock. Many of the programs above require or complement various policies and strategies. Below is a summary of policies and strategies that municipalities and counties in the Centergy Region should consider.

Low-Effort Housing Solutions

Comprehensive Plan, Permitting Process, and Zoning Ordinance Modifications remove barriers to new housing units, and many programs (especially loans from WHEDA) require these changes. Examples include:

- Reducing minimum lot sizes
- Reducing minimum housing square footage
- Allowing more units per acre
- Reducing setbacks, parking, and open space requirements
- Eliminating excessive design requirements (e.g. stone facades)
- Allowing Accessory Dwelling Units (ADUs), also known as in-law suites
- Allowing mixed use zoning
- Enabling "missing middle housing" like townhomes, apartments with 3-12 units, and condominiums
- Eliminating Conditional Use Permits (CUPs) that require certain types of housing to have a public hearing
- Allowing duplexes and twin homes in single family zones
- Using Planned Unit Development zoning to enable design flexibility

Comprehensive Plans have a housing element that should be updated along with any zoning changes that improve affordability so developers can qualify for certain financial products that require updated planning and zoning provisions. Completing this step also creates a vision on how the community can expect to grow.

Subdivision Flexibility, such as allowing a subdivision to be platted with narrowed streets and lots, or only require sidewalk or parking on one side of the street instead of both, reduces costs. It also reduces the area of pavement that needs to be maintained. Similarly, **Development Bonuses** can be awarded to developers who meet a community's specific housing needs. For example, studio apartments could be counted as half a unit when calculating density, allowing for more affordable units without subsidies or zoning amendments. Another example is only requiring one parking space per housing unit for a senior-oriented development as they are less likely to own two cars, resulting in more units and lower prices on a given site.

Local Housing Organizations attend public meetings and meet regularly as a committee to advocate for housing and explore potential solutions in each community.

Developer Outreach can be led by local staff or with assistance from Centergy, Inc. and/or NCWRPC. It is an opportunity to promote available development sites, housing needs, and potential incentives.

Education includes courses for those interested in basic home maintenance and repairs, homeownership, personal finance, becoming a small-scale developer, becoming a landlord, and more. This promotes more housing that is of higher quality and the ability of people to secure long-term housing. Local "open house" events can promote various financial programs that are designed for renters or homeowners.

Permit Fee Waivers help lower income households maintain older homes since they can reduce remodeling costs for houses built before a certain year and below a specific value.

Infill/Redevelopment maximizes the use of existing infrastructure, which reduces up-front construction costs as well as long-term maintenance costs. Several programs in this study address contamination and allow former blighted sites to be redeveloped, adding to the tax base. Many of these sites are within walking distance of existing services and amenities, and local staff can assemble inventories of these potential sites.

Medium-Effort Housing Solutions

Tax Increment Financing (TIF) captures the projected increase in property taxes a new development will create and uses them to pay for infrastructure costs associated with that development. Although the "new" property taxes do not go into the general fund during the life of the Tax Incremental District (TID), they revitalize areas where new households can live and work, increasing working households, consumer spending, school district enrollment, and other financial benefits. TIFs can also pay for affordable housing programs like downpayment assistance or other grants and loans. When a TID closes, the entire tax value returns to the general fund. Reverse TIF (developer obtains loans, rather than a municipality) and pay-as-you-go TIF (developer pays the municipality as the improvements are installed) are approaches that avoid a municipality taking on more debt to pay for the upfront infrastructure costs.

Wisconsin allows for a variety of TIDs (rehabilitation, blight removal, industrial, mixed-use, and environmental remediation) and state policies may be amended from year to year. Approving them requires transparency with the amount of taxpayer risk involved and meeting Wisconsin's "but-for" requirement, which means that TIF can only be used if a development would not be feasible without it.

County- or Municipal-Owned Land is often easiest to work with as a developer negotiates all aspects of a development with the local unit of government, with no third-party property owner. Since it can save time and money, there is potential for lower rent and sale prices compared to a developer buying land elsewhere.

Design Assistance can assist households with limited budgets in upgrading their homes to meet code, rather than requiring them to hire their own designer or architect.

Employer-Sponsored Housing involves employers building their own housing units for their employees. There is an opportunity for local and county government to incentivize this style of development.

Land Trusts allow income-based households to buy a home while the land under it is leased to them. It lowers the purchase price and allows them to build equity and generate a return when they someday sell it.

Land Banks are like land trusts where a public or nonprofit entity acquires land for developing housing. But unlike a land trust, land banks sell the land to developers at a discount to lower the cost of housing.

Renovation and Addition Informational Guides that depict common and basic code requirements can assist homeowners with navigating the renovation process.

Nonprofit Programs and Philanthropic Organizations like Habitat for Humanity can construct homes with volunteer labor, reducing costs for lower-income households. In some Wisconsin cities, a Homeownership Acquisition Fund buys properties below a certain price before landlords and investors can, selling them to lower-income households that would otherwise be outbid.

Financial Program Evaluation. This housing study contains a list of programs, and partners at Centergy, Inc., HUD, WHEDA, USDA, NCWRPC, and others can be contacted occasionally for updates to this list.

High-Effort Housing Solutions

New Financial Programs like down payment assistance programs, revolving loan funds or grants can be set up at the county or municipal level, but they require considerable funding and staffing.

Financial Policies: Bonds can be issued to help finance a development, with the bonds repaid through taxes or another source of revenue. They help close financial gaps in a development where multiple funding sources fall short of the project's costs, but they typically require property taxes to be raised.

Rent-to-Own Housing requires someone to purchase and/or construct housing that is rented, with rent credited towards an eventual down payment. This requires considerable funding and staffing to administer.

Housing Trust Funds require considerable funding, but they are instrumental in constructing working class and low-income housing units. As construction costs remain high, they can also be used to reduce the price of middle-income housing units. These funds are used in a variety of ways to reduce housing costs, especially when used to close a gap in a proposed project's capital stack through a one-time grant or, more feasibly, a revolving low-cost loan. Less commonly, it can also be used for vouchers that subsidize rent prices, though, unlike a revolving loan fund, the fund does not replenish itself.

Housing trust funds can be derived from a single source or a mix of federal, state, local, and/or philanthropic funding sources. Funding can also come from the state-enabled one-year extension of a TIF district if the increment is used to fund affordable housing projects following a process outlined in Wisconsin State Statute 66.1105. This TIF extension is specific to the municipality in which the housing project is proposed. **Though housing trust funds require a high level of effort, they are a valuable tool for creating attainable housing and they increase in feasibility if several units of government and/or employers pool resources together to execute this strategy.**

Home Replacement Programs demolish the most deteriorated housing units and replace them with new construction that is sold to lower income households. The City of La Crosse, WI uses CDBG funds, HOME funds, and donations to construct new housing in this way, and sale proceeds replenish City funds when a home is complete. Local technical colleges also assist with construction so students can gain experience.

Housing Advocacy. Local staff and elected officials could consider partnering with regional organizations (such as Centergy, Inc.) to lobby for state-level policy changes that address housing shortages.

Examples of Housing Fund Structures in Wisconsin

Bayfield County

Due to its tourism-based economy and influx of retirees, Bayfield County struggles to maintain affordable housing for its workforce. The County partners with the University of Wisconsin-Extension and actively mails residents with aging housing stock a list CDBG programs for repairs and renovations. The County has also created deed restrictions for tax foreclosed properties that prevent them from becoming tourist rental homes (TRHs).

Jefferson County

Jefferson County's Live Local Development Fund is designed to promote both low-income and market rate housing throughout the county. It is structured as a low-cost loan program that provides up to $25,000 per unit of new construction. The fund will initially focus on multifamily construction with a planned expansion into single family housing eventually. As of early 2025, $9.5 million is available for this program, which is funded by local banks, health foundations, community foundations, healthcare systems, and the county budget.

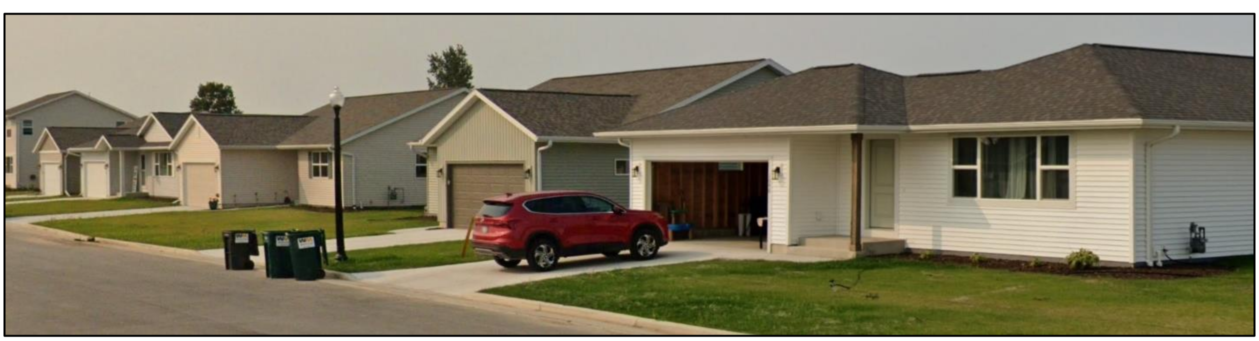
Sheboygan County

The Sheboygan County Economic Development Corporation (SCEDC) has partnered with local employers to fund the creation of more workforce housing, resulting in several new subdivisions:

- Founders' Pointe
    - 54 homes ranging from 1,300 to 1,500 square feet (first phase)
    - 3 bedrooms, 2 bathrooms, full basement, and two-car garage
    - Purchase price is under $350,000
    - 95 housing units total expected when 2 phases are complete at the end of 2026

- Future subdivision in Plymouth, WI expected to begin by early 2026
    - More single-family homes
    - Potential for a larger parcel to be sold for multifamily development

Figure 9: Entry-Level Homes in the Founders' Pointe Neighborhood in Sheboygan Falls



Source: Google Street View

Creation of owner-occupied homes at these prices is possible because of the Forward Fund, which includes $8 million in financial support the project has received from four major employers in the County as well as $2 million from the County's budget and American Rescue Plan Act (ARPA) funding. The fund is used to pay for land and infrastructure and is not a revolving loan. Income and deed restrictions apply to ensure the homes are designated for workforce households long term, and preference is given for first-time homebuyers and new residents moving to the county. Partnerships with banks and the City of Sheboygan Falls also result in new downpayment assistance programs for homebuyers. Overall, SCEDC hopes to build a total of 500 housing units in five years.

Washington County

In response to the decrease in housing affordability in the past few decades, Washington County has developed the Next Generation Housing Coalition. The Coalition has developed a framework around addressing five housing barriers: high development costs, home ownership costs, zoning and land division regulations, workforce development, and public outreach. High development costs will be addressed through private-public partnerships on priority development sites, which consist of three undeveloped sites in the Village of Jackson, Village of Slinger, and City of Hartford. The goal is to provide 1,000 new owner-occupied housing units by 2032, with 40 percent of them being under $340,000, 80 percent under $360,000, and 100% under $420,000. Total funding available for the three sites is $6.75 million with a maximum of $20,000 per housing unit or $2.4 million per site. The County worked with a consultant to provide site plans for the subdivisions to save developers time and money in the process. Deed restrictions require homebuyers to repay a portion of the profits if they sell within the first five years of ownership to account for the subsidies that contributed to the project.

Recent Examples of Workforce Housing in the Centergy Region

Adams County

Adams County Economic Development (ACED) used American Rescue Plan Act (ARPA) funds to purchase two lots ($8,000 each) near Burt Morris Park and offered them to a developer for free to spur the construction of two 3-bedroom, 2-bathroom split-level style homes that were priced for middle-income households.

Figure 10: Entry-Level Home Constructed in the City of Adams on Land Donated by ACED

The **Town of Rome** has a high rate of seasonal employees due to golf courses and other recreational amenities. **Sand Valley Golf Resort** purchased a hotel and works with local landlords to house a variety of seasonal and year-round staff in an area with very few rental options. Additionally, the **Geneva Apartments in Rome Town Center** feature high-quality fourplex-style apartments that are affordable for workforce households, with 2-bedroom units renting for $1,000 per month as of Summer 2025. They are also within walking distance of a gas station/convenience store, deli, bakery, and other amenities despite being in a rural area. The Town sold the land at a discount to the developer to reduce housing costs on condition the site was developed within two years. They are one of the best examples of the type of workforce housing needed in the Region's smaller communities.

Lincoln County

The City of Merrill used pay-as-you-go TIF to provide infrastructure to serve needed workforce housing consisting of six 12-unit structures near the Airport Industrial Park.

Marathon County

The City of Schofield consolidated its Public Works and City Hall facilities to create the Scholfield Mill Apartments (84 units; 1-3 bedrooms) on a waterfront site within walking distance of jobs and restaurants. The former City Hall site will include 91 multifamily housing units (1-3 bedrooms) along with six twin home units overlooking Lake Wausau. Both projects used TIF as they required the demolition of existing structures to prepare the sites for new buildings. An additional infill site on privately-owned property on Radtke Street was also recently redeveloped into ten townhome units.

The City of Wausau has several recent projects using a variety of strategies:

- The West Side Battery redevelopment involves a City-owned site that the City requested proposals for. American Rescue Plan Act (ARPA) funding, a loan from a local philanthropic foundation, a discounted land price, and Housing Tax Credits (HTC) were combined to create this 56-unit, rent-controlled project, which is currently under construction.
- The 700 Grand development will feature 50 units with 1 to 3 bedrooms at the corner of Grand Avenue and Thomas Street. It utilizes City-owned land and Housing Tax Credits to keep units rent controlled as well as a WEDC Brownfield Grant to assist with the site's environmental cleanup.
- The Foundry on Third is a mixed-use development made possible by combining TIF and philanthropic funding on the former Wausau Center Mall site to increase the share of middle to higher-end rental housing in Downtown Wausau to attract workers and expand pedestrian-oriented commercial space. Included are 154 residential units and 17,500 square feet of commercial space.
- The Landmark Apartments involved a renovation of a historic hotel in Downtown Wausau into 94 one- and two-bedroom rent controlled apartments using HTC and ARPA funding along with a loan from the City of Wausau Community Development Authority.
- Kolbe Windows and Doors is building new apartments for their workforce by targeting rents starting at $800 for 1-bedroom units. Altogether, the company has proposed 102 units with 1, 2, and 3-bedroom configurations within walking distance of the employer.
- Over the years, the City has used a variety of strategies including TIF, brownfield remediation, disposition of City-owned land, and CDBG funds to develop new housing, especially on scattered

infill lots and the Riverlife area. CDBG funds have also been used for down payment assistance and rehabilitation of existing housing stock.

The **Village of Edgar** found that TIF-eligible industrial park lots for sale for $1 were not developing since the topography was not suitable for industrial uses. The Village removed this area from the existing TID, but since the infrastructure was already in place, the land was easy to sell, subdivide, and develop for housing.

The **Village of Marathon** recently received a 30-unit multifamily development that was privately developed with no incentives.

The Village of Weston is undergoing several new housing developments on vacant sites that do not utilize special strategies or assistance, but provide housing for a variety of middle-to-upper income ranges:

- A proposed 88-unit subdivision of single-family homes on Ross Avenue near Machmueller Park.
- A new 123-unit subdivision of single-family homes, twin homes, and townhomes known as the Hinner Springs development.

Portage County

The **City of Stevens Point** supported the renovation of a former convent into 85 affordable housing units along with an additional 17 newly constructed townhomes on the site, known as The Grove. The building's former chapel is now home to CREATE Portage County's Idea Center, an incubator for creative entrepreneurs. The project was made possible by being awarded HTC along with the City's creation of a new TID. Currently, a second phase is being proposed for those with intellectual and development disabilities in the form of 6 townhomes, 8 small detached homes, and a 20-unit apartment complex. Phase 2 reserves space for approximately 12 small homes and one apartment building with up to 12 units in another future phase.

The City has also demolished the former Shopko Site along with hiring a consultant to prepare a redevelopment plan that includes mixed use development and a transit hub. The concept plans show between 125 and 195 units in six buildings ranging from three to six stories tall. New roads connect the existing grid where Shopko once stood and encourage walkability. Finally, transit center capacity for 6-8 buses and approximately 10,000 square feet of commercial space are included to enhance the downtown's traditional main street feel.

Wood County

The **City of Marshfield** has three projects in-progress that required various strategies approved by the City and several local partners:

- To address the shortage of lots for higher end housing, the City of Marshfield reached out to homebuilders to secure commitments for building lots on a subdivision that was platted but never developed. The City paid for the infrastructure and homebuilders agreed to minimum house sizes, minimum assessed value, construction time frames, and buyback terms if the conditions couldn't be met. Funding was secured from the City's Economic Development Board, City Council, City of Marshfield Wastewater Department, Wood County CEED Committee, and Marshfield Utilities. Construction began in 2021, and six homes have been built with an additional five lots sold.

- The Green Acres Addition involved the City creating a mixed use TID to fund infrastructure for a 77-unit subdivision. The developer is responsible for paying connection fees and guaranteeing a minimum assessed value for the housing units, which include single family, two-family, and townhome style units.
- The Weinbrenner Shoe Company Redevelopment involved a major downtown business needing to relocate to expand. The City assisted the company with moving to an industrial park while hiring a consultant to market the old downtown site for redevelopment. The City recently announced a developer who will restore the former site and add 80 units (85% affordable, 15 % market rate) using HTC and historic preservation tax credits.

The **Villas of Vesper** is a privately led development utilizing the former Vesper Elementary School. It has 11 apartments and an additional 7,956 square feet of gymnasium, fitness center, and community room/kitchen space that generates additional revenue. The cost of renovating classrooms into apartments is estimated at $1.1 million, and when combined with the common spaces, the total cost of the project is an estimated $1.6 million. The project received a $200,000 Idle Sites Grant from the Wisconsin Economic Development Corporation (WEDC). The owner contributed considerable sweat equity, and there are plans to parcel off the former athletic fields for single family home sites to offset some of the costs.

Strategies in other Wisconsin Communities

City of Fort Atkinson

After a 75-acre development fell through, the City bought the land, hired a consultant to create a neighborhood plan, and advertised the pre-approved subdivision to builders willing to develop the property.

Single Family Subdivision Incentives

To attract workers and new development, several municipalities offer cash incentives, reduced lot prices, and/or rebates on condition that the property owner builds a house within a certain timeframe. This is often accomplished by using donated land or municipally owned land. Examples in Wisconsin include the City of Berlin, the City of Hillsboro, the City of Pittsville (located in the Centergy Region), the City of Shullsburg, and the City of Waterloo. Additionally, some communities like the City of Pittsville have a revolving loan fund to assist with repairs.

Green County, WI

Green County recently created a $2.8 million fund from six local partnerships to help meet projected demand for 1,700. It focuses on owner-occupied housing under $400,000, new rental units, rehabilitation of existing structures, land acquisition, commercial upper-story housing units, and accessory dwelling units.

Washington County, WI

In addition to the developments described previously under “Examples of Housing Fund Structures in Wisconsin,” the Washington County Next Generation Housing Framework includes a variety of other strategies to make housing more attainable. High ownership costs are reduced through a downpayment assistance program and employer-sponsored incentives for workforce households. The Next Generation Housing Coalition will make recommendations to municipalities for planning and zoning changes and developer agreements to facilitate new development. The Coalition will also educate prospective homebuyers and partner with businesses to help people find housing. Finally, the Coalition will engage the public and track its progress to demonstrate its success in making Washington County more affordable.

Strategies Summary

Overall, municipalities and their stakeholders can bring together all funding sources and communicate them to their residents without having to wait for new strategies or policies to become available. Each community also has a variety of regulatory, financial, and educational strategies that can be utilized to meet each community's specific housing needs, and these tools vary in complexity and feasibility. Monitoring these funding sources and other strategies as new programs and ideas emerge can be useful in adapting to changing conditions over time.

8. Recommendations and Conclusion

Overall, this Housing Study identifies the following issues related to housing and workforce development in the Centergy Region:

- **An aging workforce and shrinking household size will require the Region to creatively attract and retain workers to fill jobs.**
- Housing costs have risen dramatically in the past decade because of strong competition and limited available housing units.
- Aging housing appears to be affordable but often needs costly upgrades as inflation and retirements impact the affordability of renovations.
- Workforce housing is typically defined as households who earn between 60 and 120 percent of an area's median income, meaning many **workforce households earn between $35,000 and $100,000 in the Centergy Region**.
- This results in **strong demand for housing that rents between $900 and $1,499 or sells between $200,000 and $299,000**, since workforce households with lower incomes typically rent and those with higher incomes typically purchase. **Adding housing in these price ranges also makes housing affordable for all incomes because of increased supply.**
- **As many as 11,406 housing units are potentially needed by 2040, with about two-thirds of this housing needed by 2030.**
- Even though the Region's population isn't rapidly growing, smaller household sizes mean that more housing units are needed relative to the population, and aging structure will need to be replaced over time.
- **New construction is often too expensive to meet local demand,** requiring local, regional, state, and federal organizations to collaborate with strategies and programs to reduce construction costs.

Based on this study's findings, Regional efforts should focus on increasing the number of housing units listed in Table 24. These housing types benefit the greatest number of workforce households while maximizing the resources needed to support the needed housing.

Table 24: Centergy's Workforce Housing Priorities

Workforce Household Income	Housing Type	Recommendation	Rationale
$75,000 to $99,999	**$200,000 - $299,999**	**Highest Priority**	Entry-level owner-occupied housing for retaining workers long-term
$50,000 to $74,999	**$1,250 - $1,499**	**Second Highest Priority**	Units in this price range are in highest demand
$35,000 to $49,999	**$900 - $1,249**	**Third Highest Priority**	This price range is critical for attracting and retaining entry-level employees

Source: NCWRPC

Below is a summary of recommendations based on the current housing gaps in the Centergy Region, the strategies and programs available, and the ability of Centergy to support housing development on a regional scale:

Recommendation 1: Advocate for New Development in the Centergy Region

Centergy, Inc. should continue conducting the following activities to market the Region for new housing development and rehabilitation of existing structures:

1.1 Developer Outreach

In collaboration with its counties and municipalities, Centergy staff should reach out to developers and consider partnering with state and regional organizations to promote the Region's development and redevelopment opportunities. This includes Developer Tours that highlight prime locations in the Region where development is in the highest demand.

1.2 Housing Committee Action

The Centergy Housing Committee should continue meeting following the completion of this housing study to ensure the ongoing implementation of the study's recommendations and advocate for continued support for housing at public meetings.

1.3 Educational Events

Centergy can assist counties, municipalities, employers, and other organizations in the Region with hosting housing education events that assist renters and owners in finding resources such as first-time homebuyer assistance, financial counseling, loans for repairs, or assistance finding housing. This is especially useful for recruiting workers from outside the Region.

1.4 State and Regional Partnerships

Centergy should continue working with NCWRPC, WEDC, WHEDA, and other organizations to identify existing and emerging funding sources and policies that support housing development while communicating up-to-date information with counties and municipalities.

Recommendation 2: Encourage Counties and Municipalities to Enable and Expedite Housing Development

Centergy, Inc. should encourage its counties and municipalities to remove barriers that prevent new housing from being constructed affordably and efficiently using the following strategies:

2.1 Subdivision and Zoning Ordinance Revisions

Counties and municipalities should evaluate zoning and subdivision ordinances and amend them to allow for smaller lots, reduced setbacks, a greater variety of housing styles, and other standards that reduce barriers to constructing affordable housing. Additional amendments to the application, review, and permitting process can also ensure that more units can be built more quickly and affordably by reducing fees and speeding up the development process.

2.2 Comprehensive Planning

Counties and municipalities should update and maintain comprehensive plans every ten years to identify opportunities for improving existing housing and increasing new construction. Updating the housing element of these plans at least every five years allows developers to apply for financing through WHEDA and other programs designed to address the statewide housing shortage.

2.3 Property Disposition

Unused properties in suitable locations that are owned by the counties, municipalities, school districts, or other tax-exempt entities are recommended to be zoned residential and sold at a discount or for free to spur new development while bringing tax-exempt parcels back onto the tax rolls. This reduces the complexity of working with a developer, municipality, and third-party private property owner while using a developer agreement to protect taxpayers from risk while ensuring a desired housing product is built to a community's expectations.

2.4 Tax Incremental Financing (TIF)

Municipalities that meet the Wisconsin Department of Administration's criteria for implementing Tax Incremental Districts (TIDs) should consider creating new or amending existing TIDs with parameters that protect taxpayers from unsuccessful projects while closing the funding gap for new development.

2.5 Housing Preservation

Renovating existing structures is often more cost effective at producing more affordable housing than new construction. Municipalities, counties, and Centergy should work together to identify funding sources and strategies to maintain the Region's existing housing stock.

2.5 Other Housing Solutions

Once the recommendations in this priority list are executed, counties and municipalities may consider implementing the remaining medium-effort and high-effort housing solutions listed the Centergy Region Housing Toolkit earlier in this study as resources and opportunities allow. Additionally, high-income housing that doesn't receive taxpayer funding should be encouraged as it frees up existing, more affordable housing.

3. Consider Creating a Centergy Region Housing Fund

Based on past correspondence between Centergy, Inc. and its developers, even when there is strong demand for housing and developers who are interested in building it, a barrier that is experienced consistently across the Region is the cost of construction compared to rent or sale prices that local incomes can afford. This is referred to as a "gap" in a development's financial stack. Therefore, **Centergy has an opportunity to create a Regional Housing Fund that secures low-cost gap financing for developments that address the Region's workforce housing needs.**

Typically, a housing fund features a revolving loan program with low interest rates, where funds are replenished as loans are repaid. To manage a successful Regional Housing Fund, the awarded financing must give its investors the highest return on investment. This requires conditions to be placed on a project when funds are awarded to ensure a developer's cost savings are ultimately reflected in rent or purchase prices when the development is complete. Centergy's recommended approach to awarding housing loan funds follows this process:

1. Centergy establishes a **Housing Fund Review Committee** to review loan applications. This committee should include at least one real estate development professional.
2. The Review Committee develops a **scoring matrix** to evaluate submitted applications. This matrix involves rating each proposed development based on a series of **evaluation criteria**.
3. The Review Committee establishes a cycle for developers to apply for funding, rather than applications being accepted on an ongoing basis.
4. The Review Committee awards funds in a manner that prioritizes projects that score the highest on the matrix.
5. The Review Committee closes the application cycle when funds are fully allocated and reopens the cycle as loans are repaid and funds are made available.
6. The Review Committee tracks the progress of the initial round of awarded projects along with their positive impact on the local economy and workforce. The Committee shares findings with Centergy's stakeholders and could consider expanding the fund based on feedback from these findings.

Below is a list of recommended **evaluation criteria** for the Review Committee's scoring matrix:

1. The project prioritizes single-family housing (attached or detached) that sells for between $200,000 and $299,999.
2. Alternatively, the project prioritizes multifamily housing units that rent between $900 and $1,499, which is in high demand. The lower the rent, the more likely a project is to need financial assistance, but more households can qualify for lower rents.
3. The Review Committee may allow some flexibility regarding purchase and/or rent prices as inflation or other unforeseen construction cost increases occur.
4. A developer agreement must be completed that specifies projected rent or purchase prices along with a detailed description of the project's capital stack, or list of funding sources. This includes a proforma that demonstrates that the Regional Housing Fund loan's cost savings are necessary to close a financial gap to meet targeted rent or purchase prices.
5. Rent and purchase prices must not increase dramatically in the near future. A developer agreement, restrictive covenant, and/or other legal mechanism may be required to ensure that rent prices are held at a reasonable rate for a specified number of years. Similarly, owner-occupied units should be restricted from being "flipped" within a specified number of years. For example, if an owner-occupied unit is sold within a specified number of years after being built, a portion of the proceeds may be required to be paid back to the Regional Housing Fund. For both renters and buyers, income limits could also be imposed.
6. The project may score more highly if it is proposed on publicly owned sites that have been identified and/or marketed for residential development or redevelopment.
7. The project may score more highly if it is proposed on sites that are already zoned for residential development.
8. The municipality a project is proposed in (or county if it falls under county zoning) should demonstrate commitment to improving housing affordability through recent actions including but not limited to the list of strategies in Recommendation 2 of this Housing Study.

9. A “per-door” financing limit may be implemented so that all communities and developers working with Centergy, Inc. are treated fairly when being awarded financing. For example, the Live Local Development Fund in Jefferson County has a maximum award of $25,000 per door (unit).
10. The Review Committee should balance feasibility with geography by ensuring the projects with the greatest benefit are preferred regardless of where they are located in the Region. These two matrix criteria are recommended to ensure equitable distribution of funds in the Region:
    - **Housing Need**. Tables 20 and 21 in this Housing Study should be used as a guide to ensure that funding is distributed to areas in the Region that struggle to attract development.
    - **Municipal Readiness**. Additional housing demand is expected to continue in municipalities that have experienced growth in the past decade. These higher-demand areas may not have struggled to attract development, but municipalities with robust experience with developers in recent years and strong housing demand can also benefit from using the fund to attract the styles of housing that are needed.
11. Developers should demonstrate an established track record of providing quality housing at reasonable prices. Other factors to consider include the ability to meet timelines and budgets.
12. Developers should demonstrate a history of positive working relationships with counties, municipalities, and other organizations in past development projects.

Though the fund is not intended for rehabilitating existing housing, a project that redevelops or renovates an existing structure may qualify for financing if it is adding new housing units to the local housing market. In summary, establishing a Regional Housing Fund with requirements that project investors, taxpayers, and local government organizations while ensuring projects with the greatest benefit to the Region will spur housing development that helps attract and retain the Regions’ workforce.

4. Monitor Regional Housing Progress

The Centergy Housing Committee should evaluate and communicate to the public the benefits of this housing study’s implementation by publishing the number of units and estimated workers, families, students, and other evidence of economic impact over time to build momentum and gain consensus with future housing activities. The Committee should continue to work with local, state, and federal partners to communicate changes in policies, strategies, and programs that impact the Centergy Region over time.

Conclusion

Centergy’s role in housing development is to continue working with its counties and municipalities to accomplish the low-effort housing solutions listed in the Centergy Region Housing Toolkit while potentially creating and managing a Regional Housing Fund. This high-effort solution is more feasible on a regional scale due to the resources needed to make it successful, closing the financial gap that too often puts Central Wisconsin’s lower rent and purchase prices at a disadvantage for attracting new development. The Regional Housing Fund’s policies should ensure that funds are used fairly and responsibly to continue to ensure its long-term success.

Centergy / NCWRPC Regional Housing Study

2025

Executive Summary

- The primary focus of the study was to identify how the region (Adams, Lincoln, Marathon, Portage, and Wood Counties) should expand the supply of new housing units.
- This study should be reviewed from the lens of attempting to support the region's "workforce."
- Several tools are recommended to achieve housing construction counts in line with our regional shortage.

Summary of Demographics

- Portage County and the region still experienced population growth from 2000 to 2023, although lower than the State
- The number of households* in Portage County grew at the same rate as the State from 2000 to 2023
- The percentage of residents in Portage County under age 18 have continued to decrease from 2010 to 2023, and those 65 and older have increased from 2010-2023
- Countywide household income has continued to rise comparable to Marathon County, but slightly below state levels from 2000 to 2023

Summary of Housing Inventory

- The number of housing units gained in Portage County from 2000 to 2023 was similar to the number of households added
- The age of housing in Portage County is similar to that of national construction trends. Since less housing has been built after 2010, there is additional demand for new construction and housing repair assistance programs

Summary of Housing Inventory

- Portage County has a mix of housing types more similar to the rest of the State than other counties in the region
  - Compared to the region, there is a much lower percentage of 1-unit, detached homes in Portage County than other counties.
- Of the counties in the region, the median value of owner-occupied homes are highest in Portage County, but the City has lowest median value in the County at $189,700
- Rents have increased similarly to the rest of the State
- Ownership rates have decreased more rapidly than the rest of the State
- Vacancy rates have generally remained steady, but there has been a decrease in vacancy rates of owner-occupied homes

Summary of Housing Inventory

Table 8: Units Per Structure

County	1-unit, detached	1-unit, attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20+ units	Mobile home	Boat, RV, van, etc.
Adams	73.7%	1.2%	0.7%	0.8%	2.5%	0.9%	0.6%	19.3%	0.2%
Lincoln	80.8%	1.2%	3.0%	1.6%	3.1%	2.8%	1.3%	6.3%	0.0%
Marathon	75.4%	2.6%	4.2%	1.7%	5.1%	3.6%	4.8%	2.6%	0.0%
Portage	68.7%	3.4%	5.1%	4.4%	6.2%	4.5%	3.6%	4.1%	0.0%
Wood	74.3%	3.0%	5.3%	1.5%	3.3%	3.2%	5.4%	4.1%	0.0%
Region	**74.2%**	**2.6%**	**4.1%**	**2.1%**	**4.4%**	**3.3%**	**3.9%**	**5.4%**	**0.0%**
State	66.5%	4.3%	6.1%	3.5%	4.8%	3.6%	8.1%	3.1%	0.0%
Nation	61.4%	6.1%	3.4%	4.3%	4.6%	4.3%	10.1%	5.7%	0.1%

Source: ACS 5-Year Estimates 2023

Summary of Housing Affordability

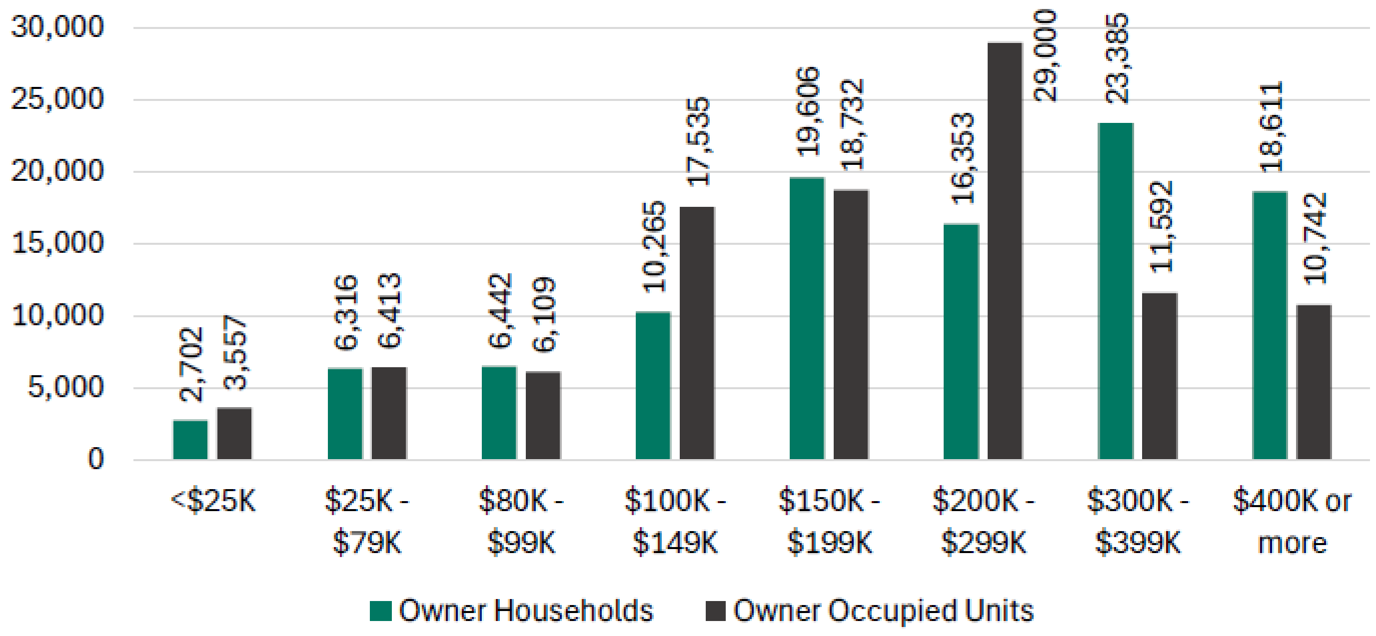
- A lot of factors are placing increased demand on housing and limited increases in housing supply
- "Workforce Housing," as defined by the Wisconsin Realtor's Association, is "housing that is affordable for renting families earning up to 60% the area's median income, and owning families earning up to 120% of the area's median income." In our region, the workforce household income range is between $35,000 and $100,000 per year*
- When discussing affordability, "cost-burdened" households are paying 30% or more of their income towards housing costs
  - About 39.2% of Portage County renters are cost-burdened (16.4% severe)*
  - About 14.1% of Portage County homeowners are cost-burdened (5.3% severe)

Summary of Housing Affordability

- Region-wide, there are more households (renter and owner) with incomes that can support higher housing costs than what is currently available in the market, which increases competition over more affordable housing units
- There are significantly fewer rental units available per workforce household in all counties
- Keep in mind that workforce households are also competing with retirees, which is a growing population segment in the City. The best chance of producing rents at a certain rate are to build units designed to rent at that rate

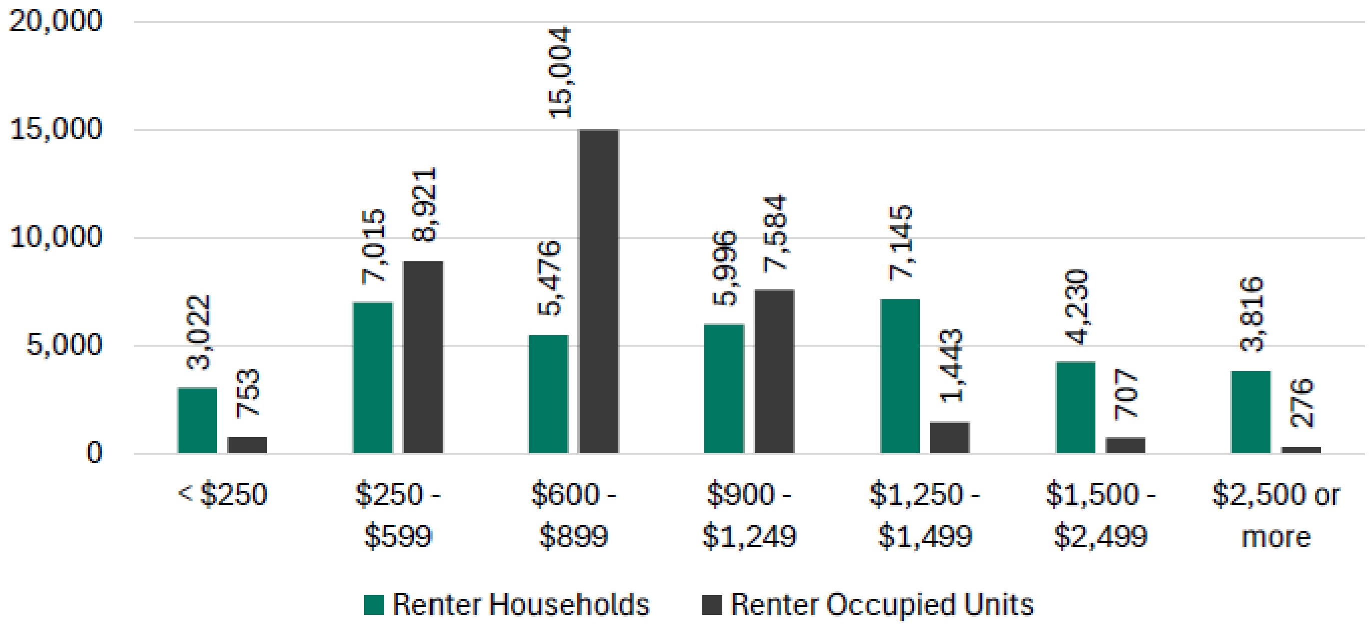
Summary of Housing Affordability

Figure 4: Owner-Occupied Households and Housing Units



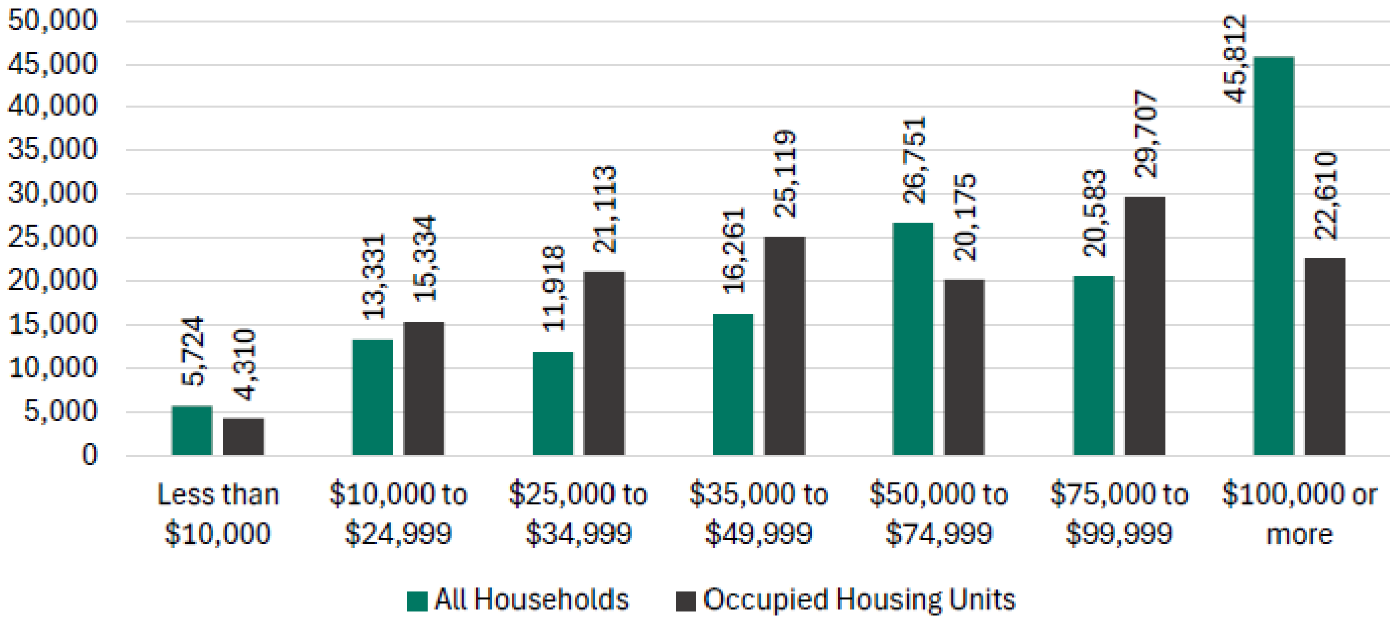
Summary of Housing Affordability

Figure 5: Renter Occupied Households and Housing Units



Summary of Housing Affordability

Figure 6: All Housing Units and Household Income



Summary of Housing Affordability

Table 21: Housing Units per Workforce Household by County and Income

Household Income	Rental Units per Workforce Household				
	Adams	Lincoln	Marathon	Portage	Wood
$35,000 to $49,999	**0.1**	**0.5**	1.1	1.1	**0.6**
$50,000 to $74,999	**0.0**	**0.0**	**0.1**	**0.1**	**0.1**
$75,000 to $99,999	**0.0**	**0.0**	**0.1**	**0.1**	**0.0**
Household Income	**Owner Occupied Units per Workforce Household**				
	Adams	**Lincoln**	**Marathon**	**Portage**	**Wood**
$35,000 to $49,999	2.1	2.5	2.0	1.3	2.6
$50,000 to $74,999	1.5	1.1	1.2	1.2	**1.0**
$75,000 to $99,999	3.0	1.7	2.0	2.4	1.8

Summary of Housing Demand

- Commuter demand: A large amount of residents are entering and leaving the region for work (~44,778 entering, ~48,374 exiting, and ~113,356 circulating in the region)*
- Projected demand:
  - Portage County – from 29,817 to 31,637 households by 2040
  - City of Stevens Point – from 10,771 to 11,617 households by 2040**
- Immediate need / shortage of 738 housing units in Portage County

Table 23: Projected Number of New Housing Units Needed through 2040

County	2023 Estimated	Compared to 2020 Projection	Immediate Need (2025)	2030	2035	2040	Total
Adams	9,351	-536	712	491	154	As needed	1,357
Lincoln	12,578	-344	635	489	80	As needed	1,204
Marathon	56,873	-521	2,217	1,913	1,434	772	6,336
Portage	29,636	-181	738	584	378	120	1,820
Wood	31,942	-544	375	182	132	As needed	689
Region	**140,380**	**-2,126**	**4,677**	**3,659**	**2,178**	**892**	**11,406**

Source: ACS 5-Year Estimates, 2022; WDOA; & NCWRPC

Conclusion & Recommended Priorities

- As many as 11,406 housing units are needed in the region by 2040, 1,820 in our county, and potentially 846 in the City. Most of these units are needed by 2030
- Additional housing units are needed for a variety of reasons, not just growing population
- Recommended priorities for new housing units designed to support the region's workforce include:
  - Ownership opportunities between $200,000 and $299,999
  - Rental opportunities between $1,250 - $1,499 per month (inclusive of 3-bed units, as these are often too expensive to afford purchasing)
  - Rental opportunities between $900 and $1,249 per month

Conclusion & Recommended Priorities

- Recommendation 1: Advocate for new development throughout the region
  - Currently in process of developing Shopko, Edgewater, and multiple other sites throughout the City
  - Staff are coordinating discussions with developers of several sizes to execute new construction of multiple unit types (single family detached, attached, and multifamily)
- Recommendation 2: Encourage Counties/Municipalities to Enable and Expedite Housing Development
  - Currently in process of all sub recommendations, especially for City-owned properties
- Recommendation 3: Creation of a Regional Housing Fund
  - Regional leaders are currently planning the creation of this fund

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES

Community Room
933 Michigan Avenue, Stevens Point, WI
OR
Zoom Teleconferencing

August 18, 2025
7:00 PM

1. **Roll Call.**

Present:

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

Others Present:

Mayor Wiza, Clerk Pagel, C/T Ladick, Director Kivela, Director Lemke, Chief Kussow, Attorney Beveridge, Director Kremer, Officer Radsek, Assistant Chief Williams, Chief Moody, Portage County Executive Pavelski.

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

Portage County Executive John Pavelski, spoke about the history, security, cost, and the need for expansion regarding the Courthouse and Jail. Mr. Pavelski also spoke about the history of the land swap agreement with the City of Stevens Point, the need for the city to give a timeframe to vacate the building, and if the city chooses not to move into 1039 Ellis Street that the terms of the land swap agreement would be at risk and staff would need to discuss.

Consideration and Possible Action on the Following:

5. **Consent Agenda:**

a. **Minutes of the Common Council Meeting of July 21, 2025.**

b. **Actions of the Police and Fire Commission meeting of August 7, 2025:**
   3. **Approval of minutes.**
   4. **Confirmation of bills.**
   5. **Discussion on the process to hire a new Police Chief upon or before the current Police Chief's retirement.**
   9. **Discussion, with possible action, on moving forward with the employment of Entry-level firefighters/paramedics.**
   10. **Discussion, with possible action, on the ability to run an Internal/External Assessment Center for an Assistant Chief of EMS position within the**

Stevens Point Fire Department.

c. Actions of the Park Commission meeting of August 6, 2025:
2. Approval of June 4, 2025 meeting minutes.
4. Goerke Park master plan draft concept.

d. Minutes and Actions of the Plan Commission meeting of August 4, 2025:
7. A request from the Redevelopment Authority of the City of Stevens Point to transfer ownership of Parcels 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814 to the Redevelopment Authority of the City of Stevens Point.
8. Selection of a Vice Chair for the City Plan Commission.
9. Staff Update: Zoning Code Rewrite.
10. Director's Report.

e. Actions of the Board of Water and Sewerage Commissioners meeting of August 11, 2025:
2. Approval of minutes.
3. Approval of department claims.

f. Actions of the Airport Commission meeting of August 11, 2025:
2. Approval of minutes.
3. Approval of department claims.
4. Adjustment of new lease rates for 2026.

g. Minutes and Actions of the Personnel Committee meeting of August 11, 2025:
3. Director Kremer request to reclassify Park Technician to Horticulturist.
4. Requests for known 2026 out-of-state travel per Administrative Policy 3.05.

h. Minutes of the Board of Public Works meeting of August 11, 2025.

i. Minutes and Actions of the Public Policy and General Government meeting of August 11, 2025:
2. License List.
3. Request to Hold Event/Street closing.

j. Minutes and Actions of the Finance Committee meeting of August 11, 2025:
9. Approval of proposal for Phase II Environmental Site Assessment Services for City Hall – Stantec Consulting Services Inc.
10. Approval of request to obtain design services for subdivision infrastructure in Tax Incremental Financing District (TID) 11.
12. Approval of Claims Paid.

k. Statutory Monthly Financial Report by Comptroller/Treasurer.

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

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

6. Presentation on the 2025 Annual Assessment Report.

Mayor Wiza spoke about this item having been postponed and moved to the September Common Council agenda.

7. Naming of parcel #'s 281240832403401, 281240832403305, and 281240832403308

(approximately 1.2 acres) to Leary Park in honor of Herb and Theresa Leary, as requested by the Friends of 2713 and John Kedrowski.

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

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

8. Resolution - A request from Patrick Kelly, representing the Jehovah's Witnesses Stevens Point Congregation, for a sign variance to install a freestanding sign on the property located at 3600 North Point Drive (Parcel ID 281240822330001), consistent with Ch. 25.14.

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

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

9. Resolution - A request from Victor Baeten, representing Stevens Point WI LLC, to rezone the properties located at 3383 Hoover Road (Parcel ID 281230802301117), 5278 County Road HH (Parcel ID 281230802301118), and an unaddressed parcel bounded by County Road HH (Parcel ID 281230802301119) from the "R-1" Suburban Single-Family Residence District to the "B-4" Commercial District.

Mayor Wiza announced the citizens that are registered against the resolution but not speaking Chris Hebior, Scott Trzebiatowski, Katherine Trzebiatowski, and Emilia Trzebiatowski.

JSD Professional Services Justin Frahm, 7402 Stone Ridge Drive, Weston, spoke in favor of the request, discussing the Comprehensive Plan, traffic study and state standards for land use.

Victor Baetten, spoke in favor of the request, discussing economic boost, neighborhood safety, traffic study with TADI, home values, water safety and handed out a packet to be included within minutes.

Jon Mott, 5324 Forest Circle, spoke against the request, discussing concerns about traffic and well water.

Jacob Wanta, 5271 Forest Circle South, spoke against the request, discussing concerns about traffic and proximity to wellhead.

Lynn Markham, 302 Georgia Street North, spoke against the request, discussing concerns about safe drinking water, proximity to wellhead, and Conditional Use Permits.

City Plan Commissioner Pete Arntsen, 1016 Bukolt Avenue, spoke against the request, discussing concerns about safe drinking water and proximity to wellhead.

Elizabeth Trzebiatowski, 3262 Sunflower Road, spoke against the request, discussing concerns about groundwater.

Representing Stevens Point LLC Attorney Harold Wolfgram, 114 West Fifth Street, Marshfield, spoke in favor of the request, discussing the importance of economic development.

Jocelyn Donahue Renfert, 3349 Orchid Lane, spoke against the request, discussing concerns about conflicts over land use, traffic, and the date of the Comprehensive Plan.

Eric Renfert, 3349 Orchid Lane, spoke against the request, discussing concerns about traffic, the date of the Comprehensive Plan, safe drinking water, and the needs of the community.

DeeAnn Donahue, 3395 Howard Avenue, spoke against the request, discussing concerns about the date of the Comprehensive Plan and groundwater contamination.

Joe Donahue, 3395 Howard Avenue, spoke against the request, discussing concerns about the date of the Comprehensive Plan, traffic and well protection.

Michael Corrigan, 3071 Tulip Lane, spoke against the request, discussing being a good neighbor, dust pollution, noise pollution, light pollution, and traffic.

Marilyn Koeppel, 5283 Crocus Court, spoke against the request, discussing concerns about traffic, noise, and safety.

Randy Phelps, 119 South Church Street, Watertown, spoke in favor of the request, discussing the history of land ownership by his family and change.

Dorothy Mason, 5279 County Road HH, spoke in favor of the request, addressing the concern about traffic not being new.

Susan Kudronowicz, W17329 Two Mile Road, Tigerton, spoke in favor of the request, discussing the history of the homesteaded ownership of the land, noting the ethical relationship with the developer, and that the area is no longer residential.

Deb Zaske, 5222 Forest Circle South, spoke against the request, discussing the need to protect the sanctity of the neighborhood.

Alicia Skrenes, 5316 Forest Circle, spoke against the request, discussing the need for a buffer, residential lot or a B-1 zoning.

Savannah Hebior, 5272 Forest Circle South, spoke against the request, discussing concerns about groundwater and environmental stewardship.

Traffic Analysis and Design, Inc. (TADI) Daniel Bieberitz, spoke in favor of the request, discussing the traffic study, addressed citizens' comments, and submitted a packet to be included within minutes.

Ald. Steinmetz spoke about this parcel being identified as a commercial corridor in the Comprehensive Plan that dates back to 1982, meeting the location criteria as B-4, as well as the economic and reputational impacts.

Ald. Broderick spoke about this parcel being a commercial zone, however, not a B-4 and will not support that designation due to the wellhead.

Ald. Kneebone spoke about voting no at the Plan Commission and will be voting no again due to the safety of the wellhead and residences.

Ald. Lang spoke about the need for clarity on wellhead as well as the need for economic development.

Ald. Morrow spoke about the history of collaborative developments as well as the ability of the developer to go across the street and work with a different municipality.

Ald. Christianson spoke about the parcel being a commercial corridor and an increase in traffic.

Ald. Birr spoke about the parcel being a commercial corridor and would be voting no due to the wellhead protection.

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

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

Mayor Wiza called for recess at 9:11 p.m.

Mayor Wiza reconvened the Common Council at 9:22 p.m.

10. Ordinance Amendment - Request to amend Section 3.29 of the Revised Municipal Code, Board of Police and Fire Commissioners - Compensation for Police and Fire Commissioners.

Chief Moody spoke in appreciation of the gesture on behalf of the Police and Fire Commission as well as the Fire Department.

Ald. Morrow spoke in appreciation of the service of the Police and Fire Commission.

Ald. Steinmetz spoke about the increase in compensation being less when reviewing purchasing parity.

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

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

11. Resolution - Combination of two or more wards for voting purposes to facilitate the use of common polling places.

City Clerk Pagel spoke about the need for downsizing of polling locations, which includes staffing needs, loss of location, efficiency, as well as cost savings.

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

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

Nays: None. Motion carried.

12. Ordinance Amendment - Chapter 15, Section 15.03 as it relates to polling locations.

Ald. Morrow asked if there was anything wrong with the Stevens Point Recreation Center for District 11.

Clerk Pagel spoke about District 11 and moving the location to the Dreyfus University Center to accommodate the higher population of University of Wisconsin Stevens Point students.

Ald. Christianson moved, Ald. Kneebone seconded, to approve the ordinance.

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

13. To award the Fall Paving Project #25-103 to Stuczynski Trucking & Excavating, Inc. out of Stevens Point, Wisconsin for an amount not to exceed $895,721.78.

Ald. Shuda moved, Ald. Morrow seconded, to approve the award.

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

14. To award the Concrete Pavement Repair Project #25-106 to Vinton Construction Company out of Two Rivers for an amount not to exceed $204,855.25.

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

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

15. Ordinance Amendment - To approve the amendments in Chapter 9, Section 9.05 as it relates to parking.

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

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

16. Ordinance Amendment - Chapter 9, Section 9.01 and 9.20 as it relates to Provisions of State Traffic Law Adopted by Reference and Unnecessary Acceleration.

Ald. Lang spoke about chronic complaints within his neighborhood.

Attorney Beveridge spoke about the need to create and adopt an ordinance at the local level as well as adopting portions of the Transportation Administrative Code that Stevens Point is authorized by law to adopt.

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

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

17. Disallowance of Claim: Melissa Clendenning-Tripped and fell in City-owned parking lot.

Ald. Christianson moved, Ald. Buse seconded, to disallow.

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

18. Request from the Redevelopment Authority of the City of Stevens Point to adopt a Blight Determination Resolution and transfer ownership of the Shopko Properties (Parcels 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814) to the Redevelopment Authority of the City of Stevens Point

Ald. Birr moved, Ald. Lang seconded, to approve the resolution.

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

19. Notice of release of letter of intent and request to release request for proposals for the former Edgewater Manor (Parcel 281240832201937) and adjacent property (Parcel 281240832201938).

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

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

20. Request for public input on a draft Chapter 1 of the Comprehensive Plan and acceptance to place on file/make available for additional public input.

Director Kivela spoke about formatting, that several other chapters are currently under review, and thanked the Plan Commission's thoroughness during the process.

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

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

21. Approval of a Letter of Intent – Forest Creek Subdivision Lot Reservation & Marketing Program

Directa Kivela gave brief background and spoke about the intent to increase the diversity of housing and create interest.

Ald. Shuda asked if this was common practice within other municipalities.

Directer Kivela answered yes with singular lots but not entire subdivisions.

Ald. Shuda asked how many lots had been sold.

Director Kivela answered that fifteen total have committed while nine are in the process or preparing for occupancy within the next couple of weeks.

Andrea Olson, 410 Franklin Street, spoke in favor.

Ald. Lang asked about the fee structure.

Director Kivela answered that there is ability to adjust if necessary.

Call for the vote: Ayes: Christianson, Guthrie, Keymer, Broderick, Birr, Steinmetz, Kneebone, Shuda Lang, Buse, Morrow.
Nays: None. No motion on the floor.

22. Discussion on the replacement City Hall on the 1039 Ellis Street parcel and action on building a new facility or renovating the current building at that site. (Forwarded from Finance without recommendation.)

Andrea Olson, 410 Franklin Street, spoke against Common Council making a decision discussing their concerns about the speed of the project and lack of information.

Ald. Shuda spoke about a new building allowing for better expansion.

Ald. Keymer spoke about collaboration between the city and county board and that with a renovation there would be more unknowns.

Ald. Morrow spoke about this vote being a once in a lifetime project and that with a new build there would be more options to meet the needs of the city and allows better preparation for expansion.

Ald. Lang spoke about the new build being a good plan moving forward.

Ald. Kneebone spoke about City Hall remaining downtown to further assist with downtown business, the proximity to the Courthouse and that a new build would be ideal.

Ald. Steinmetz spoke about a build new option that allows for more tailoring towards needs and there are fewer unknowns.

Ald. Broderick spoke about the unknowns, that the unknowns would not lead to changing what is being approved, and their support of building new on the site.

Ald. Christianson spoke about being opposed to both options, that building new would be the better option, concerns about ground pollution, and would prefer to review another option such as Executive Place.

Ald. Kneebone questioned how many city staff would be working at City Hall.

Mayor Wiza answered an estimate of 35 and also the need for fleet vehicles.

Ald. Buse spoke about operational budgetary efficiencies and questioned if there should be downsizing.

Mayor Wiza spoke about department heads having a zero percent budget increase for the last five years, as well as a Bray study that was conducted in 2018 that shows the City is operating lean on staff.

Ald. Morrow spoke about the importance of not taking an existing building off the tax roll.

Portage County Executive John Pavelski spoke about moving forward with the best solution for the city and the county and that money is being wasted by indecision.

Ald. Guthrie spoke about not having full information about facilities and efficiencies with shared operations. Ald. Guthrie spoke about time constraints and would be voting to move forward with the new build.

Ald. Shuda moved, Ald. Keymer seconded, to approve building a new City Hall.

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

23. Approval of proposal for Design and Architecture Services for City Hall – Somerville Inc. Architects and Engineers.

Andrea Olson, 410 Franklin Street, spoke about considering an additional architectural firm that has been utilized in the past.

Ald. Morrow moved, Ald. Steinmetz seconded, to approve the proposal of the new option.

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

24. Discussion on the below Closed Session item (Negotiating an amendment to a development agreement in Tax Incremental Financing District (TID) 10).

25. Enter into closed session pursuant to Wisconsin Statutes19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, relating to the following:

A. Negotiating an amendment to a development agreement in Tax Incremental Financing

District (TID) 10.

Ald. Keymer moved, Ald. Kneebone seconded, to enter into closed session at 10:37 p.m.

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

Ald. Broderick moved, Ald. Lang seconded, to reconvene to open session.

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

26. Reconvene for possible action on the above-referenced closed session item.

Ald. Guthrie moved, Ald. Christianson seconded, to approve option four, which was forwarded as a recommendation from Finance.

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

27. Adjournment.

Meeting adjourned at 10:55 p.m.

CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
SPECIAL MEETING OF AUGUST 20, 2025, at 1:00 PM

1. **Roll Call:** Commissioners Behrendt, Kirschling, Mrozek, Pingel

   Also Present: Police Chief Kussow, Ast. Chief Rottier, Ast. Chief Williams, HR Manager Frasch, RB Supervisor Tork

2. **Discussion, with possible action, to approve the Police Chief's job description and hiring profile, and to select the dates for the hiring process.**

   Commissioner Kirschling moved, seconded by Commissioner Mrozek, to approve the Police Chief hiring profile.

   Ayes, all; nays, none. Motion carried.

   Commissioner Kirschling moved, seconded by Commissioner Mrozek, to approve the Police Chief job description.

   Ayes, all; nays, none. Motion carried.

   Commissioner Kirschling moved, seconded by Commissioner Pingel, to approve the selection of dates for the hiring process:

   August 22 – open application process
   September 19 @ 3:00 p.m. - close application process
   Week of September 22 - RB Supervisor Tork to get copies of all applications to Commissioners for review
   October 2 – During meeting, PFC to go into closed session to vet candidates who are qualified
   Week of October 6 – RB Supervisor Tork to reach out to qualified candidates to schedule interviews
   Week of October 13 – Start interview process
   Week of December 1 – Make conditional offer with an acceptance or denial by December 5 @ 3:00 p.m. – *The Commission will reserve the right to move on to other candidates.*

3. **Adjournment.**

   The meeting adjourned at 1:53 p.m.

These Minutes are unofficial and subject to modification upon review by the Commission at their next meeting.

CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF SEPTEMBER 4, 2025, at 1:00 PM

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

   Also Present: Police Chief Kussow, Fire Chief Moody, Ast. Chief Rottier, Ast. Chief Williams, Ast. Chief Zvara, Ast. Chief Gemza, Division Chief Sinner, Division Chief Ewing, Lieutenant Johnson, Lieutenant Mueller, Det. Sgt. Lawrynk, Officer Madison-Dawson, Alderperson Lang, RB Supervisor Tork, Brandi Makuski – Point/Plover Metro Wire

2. **President's Report**

3. **Approval of Minutes**

   Commissioner Zenner moved, seconded by Commissioner Mrozek.

   Ayes, all; nays, none. Motion carried.

4. **Confirmation of Bills**

   Commissioner Mrozek moved, seconded by Commissioner Pingel.

   Ayes, all; nays, none. Motion carried.

5. **Discussion, with possible action, to approve Officer Clayton Madison-Dawson for permanent status, effective September 4, 2025, upon successful completion of his 1.5 year probationary period.**

   Commissioner Zenner moved, seconded by Commissioner Mrozek.

   Ayes, all; nays, none. Motion carried.

6. **Discussion, with possible action, to approve the hiring of Jayden Petit as a Probationary Police Officer without training, pending successful completion of background investigation, psychological screening, and medical screening.**

   Commissioner Mrozek moved, seconded by Commissioner Zenner.

   Ayes, all; nays, none. Motion carried.

7. **Police Chief Report.**

Commissioner Kirschling moved, seconded by Commissioner Mrozek.

Ayes, all; nays, none. Motion carried.

8. **Discussion, with possible action, on moving forward with the employment of New Probationary Firefighter/Paramedic candidates Hauger, Sandberg, Ulrich, and Mittelstaedt.**

Commissioner Mrozek moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

9. **Discussion, with possible action, on the ability to run an Internal/External Assessment Center for a Division Chief's position within the Stevens Point Fire Department.**

Commissioner Kirschling moved, seconded by Commissioner Mrozek.

Ayes, all; nays, none. Motion carried.

10. **Fire Chief Report/EMS Report/EM Report**

Commissioner Kirschling moved, seconded by Commissioner Pingel.

Ayes, all; nays, none. Motion carried.

11. **Adjournment.**

The meeting adjourned at 1:31 p.m.

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

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

Members

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	September 2, 2025 6:00 PM	**Location:**	Community Room 933 Michigan Avenue, Stevens Point, WI OR Zoom Teleconferencing Meeting ID: 814 9562 6636 Passcode: 619499 By Computer: https://us02web.zoom.us/j/81495626636?pwd=qOpiYN0raekd2JSLeIl3B By Phone: +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, Schuler
   - Members excused: Commissioners Beacom and Rice

Discussion and Possible Action on:

2. Report of the August 4 and August 12, 2025 meeting of the City Plan Commission.
   - Background: Report of the August 4 and August 12, 2025 meetings of the City Plan Commission included in the agenda packet.
   - Motion: Schuler moves approval of the report of the August 4 and August 12, 2025 meetings of the City Plan Commission.
   - Second: Arntsen seconds.

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.

- Discussion:
    - Schuler requests that an additional bullet be added to agenda item #4 on the August 4, 2025 report, clarifying that the vote on was for an all-or-nothing rezoning of the parcel in question. The requested amendment is accepted.
- Vote: Unanimous approval of the reports as amended.

3. Public Hearing and action on a request from Chris Stehle for a conditional use permit to construct an accessory dwelling unit on the property located at 301 Georgia Street North (Parcel ID 281240830100126), consistent with Ch. 23.01(15)(b).
    - Background: Associate Planner / Zoning Administrator Kuhn provides background information regarding the request.
    - Public Hearing:
        - Lynn Markham, 302 Georgia Street N, speaks in favor of the request.
    - Motion: Miskowiak moves to approve the request with staff conditions.
    - Second: Schuler seconds the motion.
    - Discussion:
        - Schuler asks about occupancy expectations on the unit and property. Kuhn responds that the owner would need to live on the premises at least 10 months of the calendar year.
        - Kneebone asks about ventilation requirements of the unit.
    - Vote: Unanimous approval.

4. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 20, Subdivision Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 20.06(2) pertaining to the diameter of cul-de-sacs.
    - Background: Kuhn provides background information regarding the request. Staff recommendation is to approve the request.
    - Discussion:
        - Arntsen asks for clarification where the diameter is measured. Kuhn answers that the diameter is measured from curb to curb.
    - Public Hearing:
        - No public testimony heard.
    - Motion: Kneebone moves to approve the request as presented.
    - Second: Miskowiak seconds the motion.
    - Vote: Unanimous approval.

5. Staff Update: Zoning Code Rewrite.
    - Kuhn provides a verbal update of the zoning code rewrite. The commission should expect a special meeting in mid to late October.

6. Director's Report.
    - Director Kivela provides a verbal update of the report.

Closing Section:

7. Adjourn
    - The meeting is adjourned at 6:25PM.

City of Stevens Point
Board of Water and Sewerage Commissioners
September 8, 2025 - 12:00 PM

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

OR
Zoom Teleconferencing

Meeting ID: 820 26885705
By Computer: https://us02web.zoom.us/j/82026885705
By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

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

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

2. Approval of Minutes

Motion made by Mae Nachman, seconded by Anna Haines to approve the August 11, 2025, meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Carl Rasmussen, seconded by Anna Haines to approve the department claims for the month of August 2025 as audited and read.

Ayes all. Nays none. Motion carried.

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

The Commission reviewed the reports in the packet. No discussion was held.

5. Sewage Treatment Operations Report - *Chris Lefebvre*

Chris stated we met all the permit requirements for the month of August. A new graph was included for ammonia concentration. Our limit for ammonia was changed. Since we are now graded on this through the DNR/EPA, he felt it should be included in the reports. Ammonia is removed biologically. The ammonia gets turned into nitrogen gas and then released to the atmosphere.
The dryer is still not functioning yet. The parts for the dryer should be arriving on Wednesday. Staab Construction will be doing the repairs. They are hoping to start the dryer back up next week.

6. Construction and Maintenance Report - *Shane Kohnen*

Shane had nothing to add to the report included in the packet.

7. Directors Report - *Joel Lemke*

Nothing discussed.

8. Adjournment.

Motion made by Anna Haines to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:13 P.M.

REPORT TO THE SEPTEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of August 1, 2025	$ 3,514,202.82
Bank deposits recorded in August 2025	$ 240,919.29
	$ 3,755,122.11

CHECKS ISSUED AUGUST 2025:

60361	Warren Worzalla	Salary	474.48
60362	Mae Nachman	Salary	64.41
60366	Bill's Service Center	New mower	10,499.99
60367	City of Stevens Point	Refund Check 029751-000, 901 Arlington Place	1,860.49
60368	Corta Stevens Point LLC	Refund Check 040294-001, 5601 Hwy 10 East Ste B	195.19
60370	Grazies Italian Grill	Refund Check 030797-000, 5327 Hwy 10 East - Irrigation	199.70
60371	Grazies Italian Grill	Refund Check 029407-000, 5327 Hwy 10 East	457.91
60372	H&S Protection Systems Inc	Annual monitoring wellfield	645.00
60373	Hawkins Inc	Chemicals	3,570.27
60376	Rasmussen Plumbing & Heating	Clear & replace plugged fixtures, replace fill valve	762.25
60377	Schierl Inc	Tire repair for tractor	155.30
60379	Star Business Machines	Quarterly Maintenance	297.07
60381	USA Blue Book	Lab supplies	666.67
60382	Water & Environmental Analysis Lab	Testing of monitoring well samples	11,175.00
60383	Aspirus Medical Group, Inc.	Wellness Program, random drug testing	159.00
60384	Baker Tilly Virchow Krause LLP	Rate Study	6,550.00
60385	Cooper Oil Company Inc	Diesel exhaust fluid	209.00
60386	CORE & MAIN LP	Inventory	16,620.41
60387	Dolce Digital Imaging	Unknown lateral mailing	429.88
60389	Employee Resource Center	Monthly EAP Fees	50.83
60390	Fastenal Company	Nuts & bolts	944.50
60392	Springbrook Holding Company LLC	Civic Pay Transaction Fee, Professional Services	380.00
60395	Vestis	Rugs	46.82
60396	Water & Environmental Analysis Lab	Testing of monitoring well samples	3,427.00
60397	Avineon, Inc.	GIS Support	45.84
60398	Central States H & W Fund	Health Insurance Premiums-July 2025	35,391.51
60399	City Of Stevens Point	Retirement, insurance, fuel & IT	26,207.50
60400	CORE & MAIN LP	Senus omni retro fit kit/shipping	4,532.82
60402	Fastenal Company	PPE	275.32
60407	Community Foundation of Central WI	Employee Contribution	10.00
60408	United Way Of Portage County	United Way	67.69
60410	AnSer	After hours answering service	175.00
60414	County Materials Corp	Speedcrete	170.36
60420	INFOSEND INC	Statement & notice printing	2,593.06
60422	Petty Cash	Hitch pin for valve key, postage, conference expenses	460.05
60423	Mastercard	Air freshener	1,132.41
60425	Jared Reigel	Jean allowance	304.98
60426	Securian Financial	MN Life Insurance Policy #002832L	251.23
60427	Teamsters Union Local 662	Union dues	1,875.00
60428	WI State Laboratory of Hygiene	Fluoride testing	62.00
60429	Michelle Grant	Refund Check 004369-000, 2244 Madison St.	60.58
60430	Hilde Schlice Trust	Refund Check 014399-000, 3013 College Ave	72.93
60431	Wausau Area Property Mgmt	Refund Check 041666-000, 1216 W River Drive	43.55
60433	Community Foundation of Central WI	Employee Contribution	10.00
60434	United Way Of Portage County	United Way	49.69
60436	Dolce Digital Imaging	Business cards - J. Lemke & SPutilities	93.00
60438	Fastenal Company	PPE & tools	683.79
60441	Hawkins Inc	chemicals	3,570.27
60442	INFOSEND INC	Notice printing	259.35
60443	Jamar Company	Utility Garage control upgrade	232.67
60445	Martelle Water Treatment	Aquadene chemicals	7,708.30
60446	Mobile Small Engine Repair	Repair recoil	15.00
60447	Northern Lake Services Inc	Drinking water required testing	429.40

60449	SEH INC	Water St. Water Tower - AT&T Upgrade	528.54	
60450	Mastercard	Boots, AWS charge for GIS server, insect traps, office supplies, Northwoods Collection System Seminar, Conference expenses, Notary renewal-M. Loew, water use fee	2,197.87	
60451	Vestis	Rugs	46.82	
60453	Central States H & W Fund	Health Insurance Premiums	56,252.84	
60454	Clark Dietz	Professional Services 6/28/25-7/25/25 2025 Street Project	303.34	
60457	Grainger	Metal bowl	51.67	
60458	Heartland Business Systems, LLC	Monthly Invoice-August	205.72	
60459	Metron-Farnier LLC	Meters/meter guts/heads/shipping	43,749.26	
60460	Plaski Disposal	Dumpster Services	375.00	
	Bank Fees	Bank Fees	1,917.87	
	WPS	Utility Charges	14,870.04	
	Payroll	Payroll	895.88	
	IRS & DOR PR Tax	Payroll Taxes	70,840.77	
	Verizon Cell & iPad Charges	Phone & iPad Charges	646.73	
	DOR Garnishment	Garnishment	9.66	
	HRA Admin Fees	Admin Fees	30.00	
	TOTAL EXPENSES LISTED		$ 339,546.48	$ 339,546.48
	BALANCE ON HAND AUGUST 31, 2025			$ 3,415,575.63
		Balance on Hand		$ 3,415,575.63
		Plus uncleared checks		$ 116,762.53
		Less checks previously written clearing this month		$ (16,229.31)
		Ending Cash Balance matching Bank Statements		$ 3,516,108.85

REPORT TO THE SEPTEMBER 8, 2025

MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

SEWAGE DEPARTMENT

FINANCES:

Bank Balance as of August 1, 2025	$ 7,026,699.94
Bank Deposits recorded in August 2025	$ 462,115.80
	$ 7,488,815.74

CHECKS ISSUED IN AUGUST 2025:

60366	Bill's Service Center	New mower	5,250.01
60367	City of Stevens Point	Refund Check 029751-000, 901 Arlington Place	1,639.51
60369	CV Technology	Flame supression	13,513.51
60371	Grazies Italian Grill	Refund Check 029407-000, 5327 Hwy 10 East	1,075.28
60372	H&S Protection Systems Inc	Troubleshoot out of service phone line, new fire panel hook up-biosolids	797.84
60373	Hawkins Inc	Chemicals	546.35
60375	Pomp's Tire Service, Inc.	New tires for riding mower	475.00
60378	Spee Dee Delivery Service Inc.	Shipping charges	12.39
60380	Stevens Point Public Utilities	Quarterly Water Charges	749.42
60381	USA Blue Book	Supplies	462.60
60383	Aspirus Medical Group, Inc.	Wellness Program, pre-employment tests, exit audiogram	575.50
60384	Baker Tilly Virchow Krause LLP	Rate Study	6,550.00
60388	Donohue & Associates, Inc.	Engineering Services - Lift Sation Replacement	18,373.70
60389	Employee Resource Center	Monthly EAP Fees	23.92
60391	Harter's Fox Valley Disposal	Dumpster Service	702.63
60392	Springbrook Holding Company LLC	Professional Services	180.00
60394	ULINE	Trash liners	157.11
60395	Vestis	Rugs & laundry services	219.13
60397	Avineon, Inc.	GIS Support	45.83
60398	Central States H & W Fund	Health Insurance Premiums-July 2025	25,376.49
60399	City Of Stevens Point	Retirement, insurance, fuel & IT	13,468.58
60401	CT Laboratories	Biosolids Analysis	121.00
60403	NCL of Wisconsin Inc	Lab supplies	432.80
60404	Northway Communications Inc	Tools	255.00
60405	TeamCare	Health Insurance buy in J. Hankins	4,776.00
60411	Arctic Air Refrigeration	Biogas skid repair	974.00
60412	AT&T	Phone charges	44.98
60413	Cooper Oil Company Inc	Supplies	3,855.40
60414	County Materials Corp	Speedcrete	170.36
60415	CV Technology	Annual maintenance visit	7,200.00
60416	Dakota Electric Services Inc	Drive replacements, breaker, clean contactors for screen	3,062.73
60418	Grainger	Septage hose repair	199.14
60419	Hach Company	Lab supplies	1,173.02
60421	PBBS Equipment Corp	Service labor	700.00
60424	Portage County Solid Waste	Bulb recycling	1,680.05
60426	Securian Financial	MN Life Insurance Policy #002832L	70.28
60429	Michelle Grant	Refund Check 004369-000, 2244 Madison St.	60.98
60430	Hilde Schlice Trust	Refund Check 014399-000, 3013 College Ave.	73.69
60431	Wausau Area Property Mgmt	Refund Check 041666-000, 1216 W River Dr.	39.37
60435	ANDRITZ Separation Inc.	Connector plug	147.90
60437	Donohue & Associates, Inc.	Engineering Services - Lift Station Replacement	3,674.74
60439	Grainger	Tools	153.09
60440	H&S Protection Systems Inc	Remove M. Zalewski from alarm panels	25.00
60443	Jamar Company	Utility Garage control upgrade	232.67
60444	Marathon County Treasurer/Solid Waste	Sludge hauling	8,834.40
60448	PuroClean	Clean up due to hitting lateral 208 First St.	2,376.50
60450	Mastercard	Tools & supplies, degreaser, AWS charge for GIS server, PPE, poly clear, mower blades, Itpipes software, gift bag, staff lunch, Northwoods Collection System Seminar	1,422.57
60451	Vestis	Rugs & laundry services	219.13
60452	Stevens Point Airport	US Bank Credit Card Rebate	98.45
60453	Central States H & W Fund	Health Insurance Premiums	17,262.68
60454	Clark Dietz	Professional Services 6/28/25-7/25/25 2025 Street Project	75.83
60456	Dakota Electric Services Inc	UV Replacement	862.00
60458	Heartland Business Systems, LLC	Monthly Invoice-August	205.72
60461	Rice Lake Weighing Systems	Supplies	165.00
60462	Transit Department	US Bank Credit Card Rebate	355.85
	HRA	HRA Admin Fee	30.00
	Verizon Charges	Verizon Charges	566.19

WPS Utility Charges	Gas & Electric	23,802.78	
Sewer Payroll	Payroll	94,944.32	
Payroll Taxes	Payroll Taxes	6,195.33	
Bank Fees	Bank Fees	1,917.87	
TOTAL OF EXPENSES LISTED		$ 278,651.62	$ 278,651.62
BALANCE ON HAND AUGUST 31, 2025			$ 7,210,164.12
	Balance on Hand		$ 7,210,164.12
	Plus uncleared checks		$ 33,611.58
	Less checks previously written clearing this month		$ (14,605.27)
	Ending Cash Balance matching Bank Statements		$ 7,229,170.43
		Less Restricted Balance	$ (5,263,466.27)
			$ 1,965,704.16

*Additional restricted cash of $250,000.00 is invested in CDs.
** Lateral Replacement fund $92,304.28

REPORT TO THE SEPTEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

STORM WATER DEPARTMENT

FINANCES:

Bank balance as of August 1, 2025	$	1,042,331.69
Bank deposits recorded in August 2025	$	113,956.11
	$	1,156,287.80

CHECKS ISSUED AUGUST 2025:

60360	Malise Beduhn	Salary		777.37		
60366	Bill's Service Center	New mower		5,249.99		
60371	Grazies Italian Grill	Refund Check 029407-000, 5327 Hwy 10 East		436.51		
60372	H&S Protection Systems Inc	Add L. Betro to garage panel alarm		25.00		
60374	John Fabick Tractor Co	Truck #51 Maintenance		1,593.50		
60383	Aspirus Medical Group, Inc.	Wellness Program, Pre-employment tests, Random drug testing		589.00		
60389	Employee Resource Center	Monthly EAP Fees		14.95		
60393	TeamCare	Health Insurance buy in-L. Betro/ Trans#4878111		4,776.00		
60397	Avineon, Inc.	GIS Support		45.83		
60399	City Of Stevens Point	Retirement, insurance, fuel & IT		9,017.07		
60406	Malise Beduhn	Salary		932.08		
60409	Affordable Tree Service	Re-issued ck for tree removal Dan's Drive swale project		1,950.00		
60414	County Materials Corp	Speedcrete		170.36		
60426	Securian Financial	MN Life Insurance Policy #002832L		45.50		
60429	Michelle Grant	Refund Check 004369-000, 2244 Madison St.		28.98		
60430	Hilde Schlice Trust	Refund Check 014399-000, 3013 College Ave.		34.93		
60432	Malise Beduhn	Salary		373.07		
60443	Jamar Company	Utility Garage control upgrade		232.66		
60450	Mastercard	Northwoods Collection System Seminar, AWS charge for GIS server, PPE, Lunch-M. Beduhn		711.59		
60453	Central States H & W Fund	Health Insurance Premiums		8,414.48		
60454	Clark Dietz	Professional Services 6/28/25-7/25/25 2025 Street Project		75.83		
60455	County Materials Corp	Bricks		122.70		
60458	Heartland Business Systems, LLC	Monthly Invoice-August		205.72		
	Bank Fees	Bank Fees		1,917.85		
	Verizon	iPad & cell phone charges		499.15		
	Payroll	Payroll		37,309.05		
	IRS	Payroll Taxes		3,004.96		
	WPS	Monthly Utility Charges		69.97		
	TOTAL OF EXPENSES LISTED		$	78,624.10	$	78,624.10
	BALANCE ON HAND AUGUST 31, 2025				$	1,077,663.70

Balance on Hand	$	1,077,663.70
Plus checks written after the end of this month	$	-
Plus uncleared checks	$	11,068.13
Less checks previously written clearing this month	$	(27,221.74)
Ending Cash Balance matching Bank Statements	$	1,061,510.09

REPORT TO THE SEPTEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

FIBER (COMMUNITY AREA NETWORK)

FINANCES:

Bank balance as of August 1, 2025			$ 381,435.72
Bank deposits recorded in August 2025			$ 253.41
			$ 381,689.13

CHECKS ISSUED AUGUST 2025:

Payroll	August Payroll	129.54	
TOTAL OF EXPENSES LISTED		$ 129.54	$ 129.54
BALANCE ON HAND AUGUST 31, 2025			$ 381,559.59

Balance on Hand	$ 381,559.59
Plus checks written after the end of this month	$ -
Plus uncleared checks	
Less checks previously written clearing this month	
Ending Cash Balance matching Bank Statements	$ 381,559.59

City of Stevens Point
Airport Commission
September 8, 2025 - 12:13 PM

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

OR

Zoom Teleconferencing

Meeting ID: 820 26885705
By Computer: **https://us02web.zoom.us/j/82026885705**
By Phone: **(303) 715-8592**

MINUTES

Discussion and Possible Action on:

1. Roll Call.

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

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

2. Approval of Minutes

Motion made by Mae Nachman, seconded by Anna Haines to approve the August 11, 2025, meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Mae Nachman, seconded by Ray Schmidt to approve the department claims for the month of August 2025 as audited and read.

Ayes all. Nays none. Motion carried.

4. Written/Verbal Report - *Jason Draheim*

Jason stated the annual fuel QC Inspection is underway. They are halfway through the inspection, and it is going well.

5. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:15 P.M.

REPORT TO THE SEPTEMBER 8, 2025
MEETING OF THE AIRPORT COMMISSION

FINANCES:

Bank balance as of August 1, 2025				$ 239,392.49
Bank deposits recorded in August 2025				$ 22,569.06
				$ 261,961.55

CHECKS ISSUED IN AUGUST 2025

3060	Titan Aviation Fuels	Fuel purchase, Inspection Fee	21,342.01	
3061	Employee Resource Center	Monthly EAP Fees	5.98	
3062	Halron Lubricants Inc	Oil	272.88	
3063	Jay-Mar, Inc.	Glyphosate	630.00	
3064	Abel Ruga	July cleaning services	175.00	
3065	Stevens Point Public Utilities	Mowing done for Airport, Verizon Ipad Charges	1,077.65	
3066	City of Stevens Point	Retirement, insurance & fuel, IT Invoices	8,925.55	
3067	Securian Financial	MN Life Insurance Policy #002832L	16.00	
3068	Service Motor Company	Repair AC Unit	1,428.68	
3069	Central Door Solutions LLC	T-Hangar Door Repair	508.80	
3070	Commercial Roofing Inc	Terminal Roof Repair	666.00	
3071	Point Heating & Cooling	HVAC Maintenance	472.50	
3072	Mastercard	Rugs/internet, supplies, memberships	1,120.00	
3073	Heartland Business Systems, LLC	Monthly Invoice-August	77.15	
EFT	Payroll	August 2025	8,970.59	
	Delta Dental	Premium Charges	71.38	
	Wisconsin Public Service	Utility Charges	1,803.51	
	IRS & WI Dept of Revenue	Payroll Taxes	5,905.63	
	Gen Aviation	Gen Aviation	340.44	
	TOTAL EXPENSES LISTED		$ 53,809.75	$ 53,809.75
	BALANCE ON HAND AUGUST 31, 2025			$ 208,151.80

Balance on Hand	$ 208,151.80
Plus checks written after end of month	$ -
Plus uncleared checks	$ 2,844.45
Less checks previously written clearing this month	
Ending Cash Balance matching Bank Statements	$ 210,996.25

City of Stevens Point
Transportation Commission Meeting

September 8, 2025 - 5:00pm
2700 Week Street, Stevens Point, Wisconsin
Or
Zoom Teleconferencing

Minutes

1. **Roll Call**
   Present: Nichole Lysne, Karalyn Peterson, Ald. Allison Birr
   Present via Zoom teleconference: Ald. Jacqui Guthrie, Tom Bertram, Heidi Oberstadt
   Not present: Neil Prendergast
   Others Present: Talin Scheuermann, Tom Carroll
2. **Approval of July 2025 Minutes**
   Ald. Allison Birr made a motion to approve the July 2025 Minutes. Karalyn Peterson seconded. All in favor; none opposed. Motion carried.
3. **Approval of the July and August 2025 Financial/Claims Reports**
   Heidi Oberstadt made a motion to approve the July and August 2025 Financial/Claims Reports. Ald. Allison Birr seconded. All in favor; none opposed. Motion carried.
4. **Approval of Free Ride Fridays on Fixed Route System – November 28 through December 26, 2025**
   Karalyn Peterson made a motion to approve Free Ride Fridays on Fixed Route System – November 28 through December 26, 2025. Tom Bertram seconded. All in favor; none opposed. Motion carried.
5. **Next Meeting Date**
   Tuesday – October 14, 2025, 5:00pm
6. **Adjournment**
   5:20pm

PERSONNEL COMMITTEE
September 8, 2025 - 6:04 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

MINUTES

Discussion and Possible Action on:

1. Roll Call.

Present: Ald. Kneebone, Broderick, Buse, Guthrie, Steinmetz.

2. Request to amend Administrative Policy 3.01 Standard Benefits

H/R Manager Frasch gave an overview of the request.

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

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

3. Request to amend Administrative Policy 2.06 Promotion and Transfers

H/R Manager Frasch gave an overview of the request.

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

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

4. Approval of new contract for the FICA alternative plan which applies to seasonal employees and crossing guards

C/T Ladick gave an overview of the request.

Ald. Guthrie moved, Ald. Steinmetz seconded, to approve the request.

Superintendent Ernster answered questions in regard to discussions his department has had about the change. He said that Director Kremer and himself have no issues with this moving forward.

Ald. Christianon spoke about the probable advantage for young seasonal employees as these years would not usually be counted as their top thirty-five years.

Ald. Morrow spoke about when the topic was brought up a few years ago, and the positive aspects of using this type of plan.

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

5. Director Kivela request for overlap - Building Inspector

Director Kivela gave an overview of the request.

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

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

6. Adjournment.

Adjourned at 6:40 P.M.

CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
September 8, 2025 - 6:00 PM

Community Room
933 Michigan Avenue, Stevens Point, WI
OR
Zoom Teleconferencing

Discussion and Possible Action on:

1. **Roll Call.**

Present:

Ald. Keymer, Birr, Steinmetz, Lang, Buse.

2. **License List:**

A. "Class B" Beer & Liquor License: Parker Johns BBQ & Pizza at 5327 US Highway 10 East, Stevens Point for license period beginning October 1, 2025.

B. Secondhand Jewelry/Secondhand Article/Pawnbroker License: ecoATM, LLC, 1415 Lawrence Drive, De Pere, WI 54115 at 1500 Pinecrest Avenue, Stevens Point.

C. Temporary Class "B" Beer License: CREATE Portage County, 1300 Maria Drive, Suite B, Stevens Point, Trivia Unplugged on September 20, 2025 at Noel Group Hangar 4501 State Highway 66, Stevens Point.

D. Temporary Class "B" Beer & "Class B" Wine License: Portage County Historical Society, 1475 Water Street, Stevens Point, Lagers and Loggers Fundraising Dinner on October 1, 2025 at 425 Franklin Street, Stevens Point.

E. Temporary Extension of Licensed Premise: Partner's Pub & Grill, 2600 Stanley Street, Stevens Point, request for temporary extension of licensed premise for a special event, October 18, 2025 to include the tent and fenced in areas of Partner's parking and rear lots.

Chief Kussow stated no concerns from law enforcement.

Ald. Steinmetz moved, Ald. Buse seconded, to approve the licenses.

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

3. Request to Hold Event/Street Closing:

A. Lagers and Loggers Fundraising Dinner on October 1, 2025 (Recurring Event).

Ald. Buse moved, Ald. Birr seconded, to approve the events.

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

4. Adjournment.

Adjourned at 6:03 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA
September 8, 2025 - 6:41 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 899 6503 5909 | Passcode: 115257
By Computer: Zoom Link
By Phone: +1-312-626-6799 (US Chicago)

MINUTES

Non-Action Items:

1. Roll Call.

PRESENT	Ald.Christianson, Morrow, Shuda, Keymer and Broderick
EXCUSED	Ald. .
ABSENT	Ald. .
OTHERS PRESENT	Comptroller/Treasurer Ladick, Alderpersons Kneebone, Lang, Birr, Steinmetz, Buse and Guthrie, Clerk Pagel, Dirctors Lemke, Kivela and Beduhn, Manager Frasch, City Attorney Beveridge, Police Chief Kussow, Forester Ernster, Deputy C/T Peterson and Assistant Chief Gemza

2. Presentation of the Proposed 2026 Capital Budget.

C/T Ladick presented the proposed 2026 Capital Budget which is higher than recent years mostly due to the Business 51 project and the new City Hall. There was some discussion as to leveling out the borrowing between 2025 and 2026 to maintain the Moody's bond rating. There was a detailed explanation of the Michigan Street underpass project. It will not solve all of the flooding issues but the drainage under the road is breaking up and needs attention as well as the pavement. There was a request for clarification on the IT requests. The proposed capital budget will be acted on in

October.

3. Discussion on the proposal from Ehlers Inc. for the creation of a financial management plan.

C/T Ladick presented a proposal to have Ehlers Inc create a financial plan. With the reduction in net new construction projected for the next few years it might be a good idea to have another pair of eyes look at the overall financial picture of the City. This is part of the capital budget for 2026 and will be acted on in October.

Discussion and Possible Action on:

4. Consideration of Claim-Danielle Morey-Vehicle Struck by Ball.

This item is postponed until October.

5. Consideration of Claim-Hanah Ligman: Tire damage due to pothole on private property.

Ald. Morrow moved, Ald. Keymer seconded, to deny the claim from Hanah Ligman.

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

6. Consideration of Claim: Fatema Khan-Tire damage due to pothole on private property.

Ald. Morrow moved, Ald. Broderick seconded, to deny the claim from Fatema Khan.

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

7. Approval of contracts with Stantec for the Brownfield Cleanup Grant and the Community Wide Assessment Grant.

Ald. Keymer moved, Ald. Morrow seconded, to enter into the contract with Stantec to apply for a Brownfield Grant.

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

8. Approval of adjusting the fees for purchasing garbage and recycling carts, as well as the fee for upgrading a garbage cart.

Ald. Morrow moved, Ald. Keymer seconded, to adjust the fees for purchasing garbage and recycling carts, as well as the fee for upgrading a cart, as suggested by City Staff.

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

9. Providing City staff with direction on the option of pursuing a Joint Fire Department with Park Ridge.

Ald. Shuda moved, Ald. Morrow seconded, to postpone this item as there needs to be more time to review.

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

10. Approval of Claims Paid.

Ald. Morrow moved, Ald. Broderick seconded, to approve the claims as presented.

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

11. Adjourn into closed session (approximately 7:00 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:

A. Negotiating Potential Development Agreements in TIF District 10.

Ald. Morrow moved, Ald. Keymer seconded, to move to closed session to negotiate potential development agreements in TIF District 10. Roll call vote. Ayes all. Meeting moved to closed session at 7:50 pm.

Closing Section:

12. Adjournment

Meeting adjourned at 9:00 pm.

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

	Bal July 1, 2025	Receipts	Disbursements	Bal July 31, 2025
GENERAL OPERATING CASH	$2,401,424.11	$7,639,653.05	$4,729,691.07	$5,311,386.09
UTILITIES & TRANSPORTATION (Cash and Investments)	$13,942,950.62	$2,561,024.86	$2,598,692.51	$13,905,282.97

INVESTMENTS	Bal July 1, 2025	TRANSFER IN	TRANSFER OUT	Bal July 31, 2025
GENERAL	$38,916,735.25	$0.00	$0.00	$38,916,735.25
SPECIAL REVENUE	$815,635.97	$0.00	$0.00	$815,635.97
DEBT SERVICE	$167,136.05	$0.00	$0.00	$167,136.05
CAPITAL PROJECTS	$2,357,672.66	$0.00	$0.00	$2,357,672.66
INTERNAL SERVICE	$0.00	$0.00	$0.00	$0.00
TRUST	$4,201,530.19	$0.00	$0.00	$4,201,530.19
TOTALS	$46,458,710.12	$0.00	$0.00	$46,458,710.12

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	$4,655,602	$2,857,261	61.37%
POLICE	$6,798,788	$3,836,999	56.44%
FIRE	$7,307,168	$3,720,822	50.92%
PUBLIC WORKS	$6,889,796	$3,816,924	55.40%
PARK & REC	$2,473,864	$1,347,976	54.49%
CAPITAL PROJECTS	$10,372,924	$1,744,621	16.82%
DEBT SERVICE	$9,377,519	$9,044,449	96.45%
YTD TARGET	58.33%		

REVENUES:	BUDGET	YTD	%
GENERAL	$29,658,293	$19,123,240	64.48%

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Jarod Kivela, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: City of Stevens Point Common Council

From: Jarod Kivela, Director of Community Development

Date: July 23, 2025

RE: 2025 Annual Assessment Report Presentation

Attached is the 2025 Annual Assessment Report prepared by Forward Appraisal LLC, which provides a comprehensive summary of property assessments within the City of Stevens Point. This report includes detailed data on new construction, property sales, tax incremental finance districts, assessment ratio trends, and other key metrics relevant to the city's tax base.

Our City Assessor will be present at the upcoming meeting to provide a brief overview of the report, highlight key points, and outline significant historical trends and value shifts observed over the past few years.

If you have any questions prior to the meeting, please do not hesitate to reach out.

CITY OF STEVENS POINT

PROPERTY ASSESSMENT DEPARTMENT

Annual Report 2025

Forward Appraisal LLC

June 1, 2025

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Introduction

The Assessor's Office is responsible for valuing all real property within the City of Stevens Point, as mandated by Chapter 70 of the Wisconsin State Statutes. These valuations form the foundation of the City's tax base, meaning the accuracy and diligence of our work has a direct impact on municipal finances. Our charge is to provide fair and equitable assessments for all property owners while fostering public trust in the assessment process. As stewards of this responsibility, we remain impartial from City planning and budgeting activities to ensure objectivity in our valuations.

Throughout the year, we employ a variety of methods to maintain accurate assessments across the city. These include reviewing property sales, fielding permits, responding to taxpayer inquiries, processing parcel combinations and splits, handling annexations, reviewing classification changes, discussing values at Open Book and Board of Review (BOR), and preparing reports for the Department of Revenue

In addition to these efforts, we hope the information provided in this report proves useful, and we welcome any questions about the work performed by this office.

City of Stevens Point, Assessor's Office
Forward Appraisal

Statement of Assessment

The Statement of Assessment is an annual report filed by the Assessor and City Clerk to the Department of Revenue. It details the total assessed values, by class, for the municipality for a single year.

Attachment 1*: Can be found at the end of this report, labeled "Statement of Assessment"*

The following table provides totals in assessed value, by class, for this year and the prior year for comparison.

Classification	Parcel Count	2024 Assessed Value	2025 Assessed Value
Residential	7317	$1,506,727,500	$1,511,146,900
Commercial	926	$1,113,004,200	$1,131,025,900
Manufacturing**	30	*Assessed by State*	*Assessed by State*
Agricultural	18	$148,800	$122,600
Agricultural Use Forest	5	$179,700	$179,700
Agricultural Homesite	4	$22,400	$22,400
Undeveloped	13	$125,900	$125,700
Forest	0	$0	$0
Exempt	847	$0	$0
*Total for all tax classes**		$2,620,208,500	$2,642,623,200

**Total parcel counts for a category may not equal the breakdown as a parcel can have land or improvements in more than one class.*

***Manufacturing values are determined by the State. Once equated, they are added to the Final-Equated Statement of Assessment*

Tax Incremental Finance Districts

Tax Incremental Finance (TIF) Districts (TIDs) are designated areas in the city that receive special tax-based incentives to spur development that otherwise would not happen in those areas. As the value of the area rises, the additional tax dollars received from the properties returns directly into the area in the form of infrastructure and/or further development. Each TID has a completion date set for a certain number of years after its creation, after which the tax dollars are collected and distributed as is typical for the rest of the city.

The table below provides a summary of **locally assessed values** within each TID.

TIF #	District	Creation Date – Mandatory Termination	Base	2024	2025
TIF 5	Northside	05/16/2005 – 05/16/2032	$37,940,700	$116,436,600	$116,879,900
TIF 6	Downtown	05/15/2006 – 05/15/2033	$46,305,600	$41,914,900	$42,516,300
TIF 7	AIG TravelGuard	05/01/2008 – 05/01/2028	$10,913,900	$38,601,900	$34,152,200
TIF 8	Spectra Country Club Dr	05/17/2010 – 05/17/2030	$19,785,300	$20,440,100	$21,589,000
TIF 9	East Park Commerce Center	05/20/2013 – 05/20/2033	$58,229,400	$192,846,900	$176,320,600
TIF 10	Downtown Transition	04/15/2019 – 04/15/2047	$49,132,300	$79,992,100	$79,899,100
TIF 11	Northside Overlay	07/20/2020 – 07/20/2047	$24,116,400	$42,426,500	$42,712,300
TIF 12	Southside	08/10/2020 – 08/10/2047	$20,492,300	$18,994,700	$19,196,400
TIF 13	Highway 10 East	07/20/2020 – 07/20/2047	$6,526,900	$13,376,400	$14,704,200
TIF 14	Brilowski Rd/Old Highway 18	09/17/2024 – 09/17/2039	$12,496,200	N/A	$20,729,200

TID totals including equalized manufacturing totals can be found on the Department of Revenue's website, labeled "TID Statement of Changes"

Municipal Mobile Home Permits

All municipal mobile home permits are valued annually at market value, regardless of whether the City is in a revaluation or maintenance year. This valuation process allows the Assessor's Office to provide mobile home parks with an updated fee schedule, which outlines the additional fees to charge mobile homeowners each month, beyond lot rental. This fee is governed by Chapter 12(Section 16) of the City's Code of Ordinances.

Park Name	# of Sites	Average Annual Fees Collected
Eagle Ridge	96	$13,329.38
Holiday North	89	$20,433.13
Holiday South	81	$28,552.69
Thompson II	9	$1,491.63
Wellspring Park	49	$3,355.32
Total	**324**	**$67,162.15**

Summary of Significant Changes

Annexations

This year, approximately 106 acres were annexed, all of which were owned by the City and will remain exempt for 2025. As a result, there will be no payback to the municipalities that lost the acreage, as the acreage was also exempt for 2024. The annexations include:

1. Southeast corner of Brilowski Road and Old Hwy 18: The area was added to TIF #14, which was established for 2025.
2. Forest Creek Subdivision: The area consists of 60 buildable lots, with a projected future extension to the south. The newly created lots and land will become taxable once they are sold.

New Construction

New construction totals are tracked separately to ensure they are accurately categorized in the Municipal Assessment Report (MAR). These figures are then used by the Department of Revenue to compile the Net New Construction Report. This report helps municipalities and counties determine their net new construction numbers, which are critical for calculating levy limits. Net new construction represents the total value of new construction, adjusted for any demolitions or destruction of buildings, and may also include corrections from the previous year. Review the following summary of some of the larger new construction projects for this year:

Parcel	Location	Description	New Construction Value
23-0802200042	5001 Joerns Dr	Commercial Buildings: - 3 Total Business Incubators - 4 Total Storage Buildings	$1,152,800
23-0802400412	3317 John Joanis Dr	Home 2 Suites: - 91 Unit Hotel	$5,262,700
23-0804100233	Minnesota Ave and Patch Street	Duplex Development: - 10 Total Buildings - 20 Total Units	$2,479,000
24-0821310003	601 Michigan Ave N	SentryWorld Addition: - 4.185 sq.ft. Admin Office	$874,500
24-0820440004	1800 North Point Dr	Sentry Headquarters: - 4th Floor Executive Remodel	$3,700,700
24-0827230112	3617 Doolittle Dr	Duplex Development: - 4 Total Buildings - 8 Total Units	$1,343,600
24-0833202516	2501 Main Street	Noble Community Clinic: - Partial Value	$2,593,000

***NOTE: Residential New Construction Total: $4,590,900** **Commercial New Construction Total: $23,544,900**

Properties Razed

The total value lost due to razing, including residential and commercial, was **$1,185,400.**

Exempt Properties

Each year the Assessor is responsible for reviewing all property exemption requests, and either granting or denying the exemption.

There are currently **898** exempt parcels on the roll, of which many are State (67), County (37), or City (618) owned. There are currently **176** exempt parcels owned by a non-government entity.

Significant value changes due to exemptions this year include:

Parcel	Location	Description	Determination	Change
23-0802400019	3109 John Joanis Dr	Children's Discovery Childcare Center	Partial Exemption	The assessed value shifted to exempt was $1,574,000.
24-0828301611	2517 Prais St	Residential Property	Full Exemption (City Purchased)	The assessed value shifted to exempt was $250,500.
23-0802200038	2801 Hoover Rd Unit 1	Inclusa Office Building	Removed Exemption	The assessed value shifted to taxable was $2,086,300.
23-0802200041	2801 Hoover Rd Unit 4	Inclusa Office Building	Removed Exemption	The assessed value shifted to taxable was $418,600.
24-0826400401	5595 Regent St	Residential Property	Removed Exemption (City Sold)	The assessed value shifted to taxable was $357,500.

Property Sales

Our office reviews all property transfer returns recorded during the year. The transfer data is downloaded and imported into our software, allowing us to validate the sale details and update owner information. A key aspect of this process is determining whether each sale is valid ("arms-length") and suitable for inclusion into our ratio studies. To ensure accuracy, we employ a review process that combines online research, phone calls, letters, and on-site visits. Correctly identifying valid versus invalid sales, along with verifying property characteristics at the time of sale, is essential in producing an accurate and reliable ratio study.

The results of these efforts culminate in the calculation of the *Assessment-to-Sale Ratio*, which is calculated by dividing a property's assessed value by the property's sale price. The citywide Assessment-to-Sale Ratio is then determined by averaging (mean) the ratios of all properties and is used by both the Assessor's Office and the Department of Revenue in determining the level of assessment for the year.

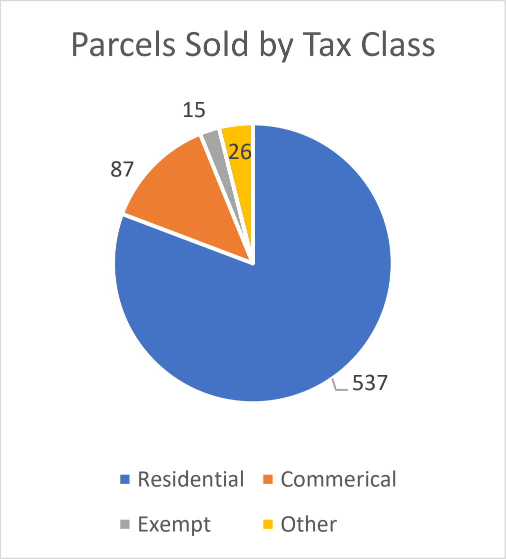
Monthly Parcel Sales Overview

- The highest number of parcels sold occurred in March (62 parcels), while the lowest occurred in February (34 parcels).
- On average, approximately 57 parcels were sold each month.

Month	Parcels Sold & Reviewed
January	56
February	34
March	62
April	68
May	64
June	59
July	57
August	54
September	41
October	55
November	60
December	55
Total	**665**

Parcels Sold by Tax Class

- The majority of parcels sold were residential (537 parcels), followed by commercial (87 parcels).
- A smaller number of parcels were categorized as other (26 parcels) or exempt (15 parcels).



All sales occurring in 2024 have been reviewed, validated, and submitted to DOR online.

Department of Revenue Sale Ratio Study

The Wisconsin Department of Revenue (DOR) sets a standard Assessment-to-Sale Ratio level ***between 90% and 110%.***

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	7	246,800	314,000	78.60	83.05	84.00	24.00	42.9	1.06
	IMPROVED	221	48,704,600	55,682,398	87.47	87.37	87.77	9.67	76.0	1.00
	TOTAL	228	48,951,400	55,996,398	87.42	87.24	87.69	10.11	75.0	1.00
2 - COMMERCIAL	VACANT	2	357,200	607,000	58.85	68.74	68.74	19.11	0.0	1.17
	IMPROVED	15	15,325,500	17,725,000	86.46	90.74	94.84	15.14	53.3	1.05
	TOTAL	17	15,682,700	18,332,000	85.55	88.15	92.34	16.89	41.2	1.03
TOTAL	VACANT	9	604,000	921,000	65.58	79.87	81.87	23.00	44.4	1.22
	IMPROVED	236	64,030,100	73,407,398	87.23	87.59	87.99	10.15	74.6	1.00
	TOTAL	245	64,634,100	74,328,398	86.96	87.30	87.79	10.65	73.1	1.00

FREQUENCY TABLE (IN # OF OCCURRENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	7	1	14.3	1	14.3	0	0.0	1.5	21.4	1.5	21.4	1	14.3	1	14.3	0	0.0
	IMPROVED	221	0	0.0	1	0.5	27	12.2	82.5	37.3	85.5	38.7	25	11.3	0	0.0	0	0.0
	TOTAL	228	1	0.4	2	0.9	27	11.8	84	36.8	87	38.2	26	11.4	1	0.4	0	0.0
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	2	13.3	3	20.0	2.5	16.7	5.5	36.7	2	13.3	0	0.0	0	0.0
	TOTAL	17	0	0.0	2	11.8	4	23.5	2.5	14.7	4.5	26.5	4	23.5	0	0.0	0	0.0
TOTAL	VACANT	9	0	0.0	3	33.3	0	0.0	1.5	16.7	2.5	27.8	0	0.0	1	11.1	1	11.1
	IMPROVED	236	0	0.0	2	0.9	30	12.7	86	36.4	90	38.1	26	11.0	2	0.9	0	0.0
	TOTAL	245	1	0.4	4	1.6	30	12.2	87.5	35.7	91.5	37.4	28	11.4	3	1.2	0	0.0

Based on the sale ratio study, which includes all valid sales from 1/1/2024 – 12/31/2024, the city's overall Assessment-to-Sale Ratio was **86.96%**

The average ratio for residential property was **87.42%** based on **228** usable sales.

The average ratio for commercial property was **85.55%** based on **17** usable sales.

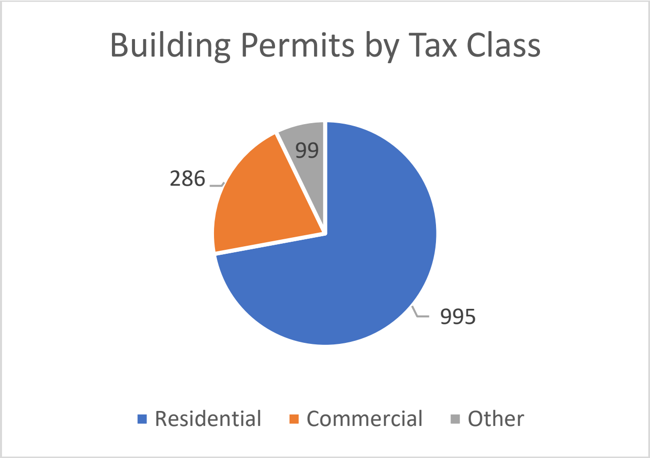
Other statistical metrics, such as the coefficient of dispersion and coefficient of concentration, are within acceptable limits. They are both measures of how well the sales data is grouped around the mean overall ratio.

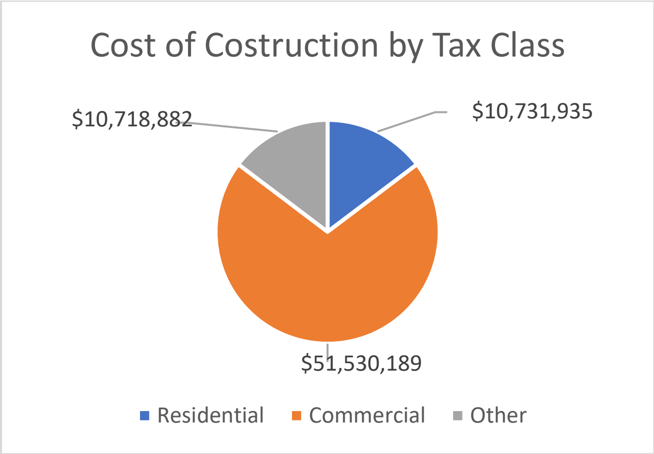
Building Permits

Building permits issued by the Building Inspection Department form the foundation of our permit field work each year. Every month our office electronically imports building permit data from their permitting system, GovPilot, which aids in identifying which properties require field visits for assessment purposes.

Building permits for new construction, additions, alterations and remodeling, HVAC installations, and several other types of permitted improvements may require an on-site visit by our team. These visits allow us to verify the changes made to the property and assess if there has been an impact on its overall value. If the changes affect the property's market value, we adjust the assessment accordingly to ensure it accurately reflects the updated value.

The total number of building permits imported for assessment review: 1,380





Owner Requested Reviews

Throughout the year, property owners have the right to question or discuss their assessment information or value of their property. To initiate a review, owners typically contact our office by phone or email to have a preliminary discussion about their concerns, followed by scheduling an appointment for an on-site property visit.

The first step in our review process is to verify that all physical characteristics we have on file for a property are accurate, hence requiring an on-site inspection. After visiting the property with the homeowner, and updating internal records as needed, we complete the review by comparing the property's updated value with comparable properties, particularly those that have sold recently.

For commercial properties we also evaluate income and expense data supplied by the owner to ensure that the assessment aligns with the financial performance of the property. We would further compare those financials with those of similar properties to confirm consistency.

Upon completion of our review, we notify the property owner of our findings and final determination in assessment. If a change in value is made, the property owner will receive a Notice of Changed Assessment prior to the scheduled Open Book and Board of Review. This notice will be mailed in accordance with State Statutes, giving the property owner sufficient time to contact us if they wish to contest the revised value.

Other Office Work

Certified Survey Maps:	Throughout the year our office receives requests to combine or split parcels. Once these requests are recorded by the County's Register of Deeds office, we promptly process them and update our system accordingly. New assessments are then determined for all affected properties, unless they have been removed from the assessment roll.
Review of agricultural classification:	Each year, we review the status of properties classified for agricultural use, as well as the number of acres actively being used for agriculture. If any acres are no longer in agricultural use, we notify the County so they can calculate the appropriate agricultural-use conversion fee.
Income Surveys:	For applicable commercial properties, we collect and analyze income and expense surveys. This data helps us build a database of typical income and expenses, which is then used when applying the "income approach" when valuing commercial property.
Notice of Changed Assessment:	Whenever there's a change in the assessed value of a property, we mail out a Notice of Changed Assessment to inform the property owner. This provides transparency and ensures that property owners are aware of any updates to their value.
Open Book:	While owners are encouraged to reach out to our office at any point during the Assessment Year, Open Book is a designated time where property owners could discuss their assessments directly with the Assessor. It's a chance to address questions or concerns and better understand the assessment process prior to the Board of Review.
Board of Review:	If a property owner disagrees with the Assessor's value determination after the Open Book session, they can formally object to their assessment at the Board of Review. This provides a more structured process for resolving disagreements between the property owner and/or their designated agents, and the Assessor. The Board of Review ensures that property owners have a fair opportunity to present their case.

Assessment Department Reports

The following section includes a brief synopsis of the reports that the Assessment office sends to the City Clerk and/or the Department of Revenue at various points throughout the year.

Municipal Assessment Report (MAR)

The Municipal Assessment Report is used to summarize the annual assessed values for a taxation district. It provides an overview of all real estate values within the district as of January 1st.

For a detailed look at the data, see ***Attachment 2****: Municipal Assessment Report.*

Statement of Assessment (SOA)

The Statement of Assessment offers a summary of all assessed values for each statutory class of real estate. This includes parcel counts, acreage, land values, and improvement values. The assessment totals are submitted to the County each year by the second Monday in June, or after the completion of the Board of Review. Any discrepancies between the County and Assessor are reconciled before the statement is filed with the Department of Revenue. A more detailed breakdown of much of the data in this report can also be found in the Municipal Assessment Report (MAR).

#	Real Estate Class	Description
1	Residential	This class includes single-family homes, multi-unit dwellings, and other structures used for residential purposes.
2	Commercial	This class encompasses properties used for retail, office, or other business activities.
3	Manufacturing	This includes properties used for manufacturing, assembling, processing, fabricating, or making tangible personal property for profit.
4	Agricultural	This class includes land used for farming, raising crops, or livestock.
5	Undeveloped Land	This class refers to vacant land with no improvements or development.
6	Agricultural Forest	This class includes land used for growing trees and other forest products that also has agricultural potential.
7	Productive Forest Land	This class includes land that is producing, or is capable of producing, commercial forest products, and is not classified elsewhere.
8	Other	This category covers structures and land associated with farms that don't fall under the agricultural classification.

Department of Revenue Reports

The following section includes a brief synopsis of the various reports provided by the Department of Revenue pertaining to assessment.

Manufacturing Notification Rolls

The manufacturing notification roll identifies all real estate in the municipality classified as manufacturing for assessment purposes as of February 15th. The Department of Revenue assesses the properties on this list, and it is typically made available in February each year. Our office uses this report to ensure that properties aren't "double-assessed", meaning they're not being assessed by both the municipality and the State.

Manufacturing Full Value Rolls

The manufacturing full value roll contains the full market value (100%) assessment for all real estate located within the municipality currently classified as manufacturing. It is typically made available in June of each year.

Equated Manufacturing Rolls

The manufacturing equated roll provides the full market (100%) assessment for all real estate within the municipality classified as manufacturing but adjusted to the local level of assessment. We use this report to electronically import values into our system. While we don't directly assess these values, we maintain the assessment history for each property.

The County is responsible for entering the State-assessed values into their system for tax bill purposes. Additionally, they are tasked with filing an Equated Statement of Assessment, which combines locally assessed values with the equated manufacturing values.

Equated Statement of Assessment

This report serves as the final Statement of Assessment, combining the Assessor's locally assessed property values with the equated manufacturing values provided by the Department of Revenue. While amendments to this report can still be submitted after its initial publication, the Department of Revenue will not repost a new Final-Equated Statement of Assessment to their website.

Summary of Aggregate Ratios

This report provides the calculated aggregate ratio for each municipality to be used for property tax bills. The ratio is a comparison of the municipality's total locally assessed value to the Department of Revenue's non-manufacturing base equalized value.

The <u>2023</u> Aggregate Ratio for the City was **98.0498337%**

The <u>2024</u> Aggregate Ratio for the City was **94.5801307%**

Major Class Comparison

This report provides a measurement for the level of assessment and indicates whether the municipality complies with sec. 70.05 Assessment Compliance. Compliance is considered any ratio between 90% and 110% in the same year, at least once within a 5-year period. Additionally, there cannot be more than 10% difference between individual classes.

If a municipality is noncompliant after *four consecutive* years, the DOR will notify the municipality of its non-compliance status. The DOR would issue a second non-compliance notice after *five consecutive* years of non-compliance and then issue an order for a supervised assessment after *six consecutive* years of non-compliance.

The following table from the Department of Revenue's Final Major Class Comparison Report illustrates the results of their analysis.

Year	Property Class	Municipal Assessed Value	DOR Base Value	% of DOR Base Value	Ratio (%)	Major Class Municipal Compliance Status	Type Of Notice Issued
2024	Residential	1,506,727,500	1,602,572,900	57.85	94.02	YES	
	Commercial	1,113,004,200	1,167,286,200	42.13	95.35	YES	
	Agricultural	148,800	156,500	0.01	95.08		
	Sum Of 5, 5M, 6, 7	328,000	342,700	0.01	95.71		
	Personal	0	0	0.00	0.00		
	Total	2,620,208,500	2,770,358,300	100.00	94.58	YES	
2023	Residential	1,502,812,700	1,479,818,200	54.21	101.55	YES	
	Commercial	1,072,033,700	1,156,004,800	42.35	92.74	YES	
	Agricultural	140,200	140,300	0.01	99.93		
	Sum Of 5, 5M, 6, 7	387,800	389,700	0.01	99.51		
	Personal	93,309,400	93,309,400	3.42	100.00		
	Total	2,668,683,800	2,729,662,400	100.00	97.77	YES	

The city's overall level of assessment for **2024** was **94.58%** (as compared to last year's) **97.77%**. This is within the accepted range.

Sales continue to indicate an upward trend in residential values, resulting in a drop in level of assessment for residential from **101.55%** to **94.02%**. Sales declined slightly in commercial values, resulting in an increased level of assessment for commercial from **92.74%** to **95.35%**. Keep in mind that the commercial level can vary widely from year to year since the number of sales is usually only a very small sample size.

Statement of Changes in Equalized Values

This report provides a year-over-year comparison of a municipality's Equalized Values, highlighting how values have changed from the previous year to the current year. It includes adjustments to real property values and outlines any prior-year corrections made under state law (sec. 70.57, Wis. Stats.).

In addition, the report outlines estimated economic changes and new construction figures based on sales studies and other analyses conducted by the Department of Revenue. The final equalized value presented in this report plays a critical role in determining the City's share of County apportionment.

Statement of Changes in Equalized Value

REAL ESTATE	2023 RE Equalized Value	Removal of Prior Year Compensation	% Change	$ Amount of Economic Change	% Change	$ Amount of New Constr	% Change	Correction & Compensation	% Change	$ Amount of All Other Changes	% Change	2024 RE Equalized Value	Total $ Change in R.E. Value	% Change
Residential														
Land	250,024,400	0	0%	19,988,800	8%	9,300	0%	-328,400	0%	-352,800	0%	269,341,300	19,316,900	8%
Imp	1,229,393,700	0	0%	98,396,600	8%	5,850,500	0%	2,460,300*	0%	-1,137,700	0%	1,334,963,400	105,569,700	9%
Total	1,479,418,100	0	0%	118,385,400	8%	5,859,800	0%	2,131,900	0%	-1,490,500	0%	1,604,304,700	124,886,600	8%
Commercial														
Land	148,169,200	0	0%	-4,046,700	-3%	211,600	0%	-3,098,000	-2%	-1,184,900	-1%	140,051,200	-8,118,000	-5%
Imp	1,001,667,000	0	0%	-27,859,000	-3%	40,850,500	4%	15,435,200	2%	3,309,900	0%	1,033,403,600	31,736,600	3%
Total	1,149,836,200	0	0%	-31,905,700	-3%	41,062,100	4%	12,337,200	1%	2,125,000	0%	1,173,454,800	23,618,600	2%

The following determinations were made upon the conclusion of their studies:

Residential Economic Change	8%	Residential New Construction	0%
Commercial Economic Change	-3%	Commercial New Construction	4%

The Department of Revenue's estimates are also used to calculate what's known as the Base Value. This Base Value is then compared to the local assessed value to determine the City's level of assessment, a figure that is reflected in the Major Class Comparison Report.

- End of Report -

2025 Statement of Real Estate Assessments

Assessments by Tax Classification

Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Residential	7,317	6,961	3,141.284	$204,183,200	$1,306,963,700	$1,511,146,900	$204,183,200	$1,306,963,700	$1,511,146,900
Commercial	926	841	1,945.809	$146,070,100	$984,955,751	$1,131,025,851	$146,070,100	$984,955,800	$1,131,025,900
Manufacturing	30	1	254.357	$0	$0	$0	$0	$0	$0
Agricultural	18	0	457.761	$11,974,300	$0	$11,974,300	$122,600	$0	$122,600
1st grade tillable	15	0	417.780	$11,558,600	$0	$11,558,600	$113,700	$0	$113,700
2nd grade tillable	3	0	39.981	$415,700	$0	$415,700	$8,900	$0	$8,900
Undeveloped	11	0	66.707	$251,000	$0	$251,000	$125,700	$0	$125,700
Swamp	4	0	50.187	$231,700	$0	$231,700	$115,900	$0	$115,900
Road ROW	3	0	1.020	$400	$0	$400	$300	$0	$300
Pond	2	0	11.500	$17,300	$0	$17,300	$8,700	$0	$8,700
Swamp 2	4	0	4.000	$1,600	$0	$1,600	$800	$0	$800
Agricultural use forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Secondary forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Agricultural homesite	4	4	4.000	$2,400	$20,000	$22,400	$2,400	$20,000	$22,400
Exempt	898	166	4,095.379	$73,467,000	$68,525,800	$141,992,800	$0	$0	$0
Exempt state	67	25	438.430	$2,528,200	$1,129,200	$3,657,400	$0	$0	$0
Exempt county	37	13	48.552	$2,240,500	$16,565,800	$18,806,300	$0	$0	$0
Exempt local	618	75	3,020.236	$50,997,300	$25,734,700	$76,732,000	$0	$0	$0
Exempt other	176	53	588.161	$17,701,000	$25,096,100	$42,797,100	$0	$0	$0
Total for all tax classes*	**9,190**	**7,970**	**10,025.127**	**$436,307,100**	**$2,360,465,251**	**$2,796,772,351**	**$350,683,700**	**$2,291,939,500**	**$2,642,623,200**

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Assessments by Aldermanic District

District / Category / Class or Use	Parcel Counts* Land	Parcel Counts* Impts	Acres	Market Values Land	Market Values Improvements	Market Values Total	Assessed Values Land	Assessed Values Improvements	Assessed Values Total
Aldermanic 1	**890**	**816**	**262.717**	**$35,884,100**	**$222,781,600**	**$258,665,700**	**$29,934,500**	**$216,190,200**	**$246,124,700**
Residential	652	635	135.345	$13,367,600	$97,121,000	$110,488,600	$13,367,600	$97,121,000	$110,488,600
Commercial	178	163	65.322	$16,566,900	$119,069,200	$135,636,100	$16,566,900	$119,069,200	$135,636,100
Manufacturing	1	0	0.323	$0	$0	$0	$0	$0	$0
Exempt	59	18	61.727	$5,949,600	$6,591,400	$12,541,000	$0	$0	$0
Exempt state	2	3	4.208	$0	$254,400	$254,400	$0	$0	$0
Exempt local	41	7	26.123	$3,632,400	$6,128,400	$9,760,800	$0	$0	$0
Exempt other	16	8	31.396	$2,317,200	$208,600	$2,525,800	$0	$0	$0
Aldermanic 10	**803**	**699**	**686.630**	**$37,835,100**	**$170,299,800**	**$208,134,900**	**$31,207,200**	**$170,274,700**	**$201,481,900**
Residential	630	594	224.649	$20,186,200	$119,153,100	$139,339,300	$20,186,200	$119,153,100	$139,339,300
Commercial	108	102	158.060	$11,021,000	$51,121,600	$62,142,600	$11,021,000	$51,121,600	$62,142,600
Manufacturing	4	0	44.598	$0	$0	$0	$0	$0	$0
Exempt	62	4	259.323	$6,627,900	$25,100	$6,653,000	$0	$0	$0
Exempt state	2	0	10.718	$176,600	$0	$176,600	$0	$0	$0
Exempt county	3	1	20.539	$313,400	$0	$313,400	$0	$0	$0
Exempt local	52	2	140.874	$5,174,900	$18,400	$5,193,300	$0	$0	$0
Exempt other	5	1	87.192	$963,000	$6,700	$969,700	$0	$0	$0
Aldermanic 11	**419**	**310**	**1,143.138**	**$31,146,900**	**$193,273,800**	**$224,420,700**	**$26,842,300**	**$193,040,300**	**$219,882,600**
Residential	283	246	212.256	$10,048,100	$53,517,800	$63,565,900	$10,048,100	$53,517,800	$63,565,900
Commercial	64	53	514.581	$16,794,200	$139,522,500	$156,316,700	$16,794,200	$139,522,500	$156,316,700
Exempt	72	11	416.301	$4,304,600	$233,500	$4,538,100	$0	$0	$0
Exempt state	20	2	286.812	$1,358,600	$0	$1,358,600	$0	$0	$0
Exempt local	39	5	106.503	$2,050,100	$233,500	$2,283,600	$0	$0	$0
Exempt other	13	4	22.986	$895,900	$0	$895,900	$0	$0	$0
Aldermanic 2	**659**	**635**	**210.276**	**$19,794,500**	**$115,039,900**	**$134,834,400**	**$16,633,300**	**$107,676,500**	**$124,309,800**
Residential	613	605	122.472	$14,875,200	$98,823,900	$113,699,100	$14,875,200	$98,823,900	$113,699,100
Commercial	18	18	11.348	$1,758,100	$8,852,600	$10,610,700	$1,758,100	$8,852,600	$10,610,700
Exempt	28	12	76.456	$3,161,200	$7,363,400	$10,524,600	$0	$0	$0
Exempt state	6	3	40.040	$9,300	$0	$9,300	$0	$0	$0
Exempt local	12	4	35.070	$2,771,600	$7,271,200	$10,042,800	$0	$0	$0
Exempt other	10	5	1.346	$380,300	$92,200	$472,500	$0	$0	$0

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District / Category / Class or Use	Parcel Counts* Land	Parcel Counts* Impts	Acres	Market Values Land	Market Values Improvements	Market Values Total	Assessed Values Land	Assessed Values Improvements	Assessed Values Total
Aldermanic 3	**536**	**515**	**133.701**	**$12,543,600**	**$102,830,300**	**$115,373,900**	**$11,200,500**	**$101,772,400**	**$112,972,900**
Residential	483	481	87.377	$10,223,600	$81,194,200	$91,417,800	$10,223,600	$81,194,200	$91,417,800
Commercial	14	14	4.807	$976,900	$20,578,200	$21,555,100	$976,900	$20,578,200	$21,555,100
Exempt	40	20	41.517	$1,343,100	$1,057,900	$2,401,000	$0	$0	$0
Exempt state	29	16	25.065	$558,600	$874,800	$1,433,400	$0	$0	$0
Exempt local	6	1	3.557	$97,200	$0	$97,200	$0	$0	$0
Exempt other	5	3	12.895	$687,300	$183,100	$870,400	$0	$0	$0
Aldermanic 4	**875**	**744**	**594.098**	**$35,258,100**	**$195,514,300**	**$230,772,400**	**$26,770,500**	**$195,516,000**	**$222,286,500**
Residential	725	678	333.123	$17,036,600	$96,837,800	$113,874,400	$17,036,600	$96,837,800	$113,874,400
Commercial	58	52	73.164	$9,733,900	$98,678,200	$108,412,100	$9,733,900	$98,678,200	$108,412,100
Manufacturing	1	1	0.537	$0	$0	$0	$0	$0	$0
Exempt	91	13	187.274	$8,487,600	($1,700)	$8,485,900	$0	$0	$0
Exempt local	78	8	173.665	$8,030,100	($135,900)	$7,894,200	$0	$0	$0
Exempt other	13	5	13.609	$457,500	$134,200	$591,700	$0	$0	$0
Aldermanic 5	**1,076**	**992**	**293.101**	**$26,739,300**	**$155,583,400**	**$182,322,700**	**$24,886,700**	**$153,642,900**	**$178,529,600**
Residential	913	899	187.601	$20,612,800	$134,327,200	$154,940,000	$20,612,800	$134,327,200	$154,940,000
Commercial	88	78	56.216	$4,273,900	$19,315,700	$23,589,600	$4,273,900	$19,315,700	$23,589,600
Manufacturing	3	0	6.445	$0	$0	$0	$0	$0	$0
Exempt	72	15	42.839	$1,852,600	$1,940,500	$3,793,100	$0	$0	$0
Exempt county	2	1	0.627	$17,500	$221,300	$238,800	$0	$0	$0
Exempt local	46	10	30.950	$1,089,500	$210,000	$1,299,500	$0	$0	$0
Exempt other	24	4	11.262	$745,600	$1,509,200	$2,254,800	$0	$0	$0

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District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Aldermanic 6	**1,105**	**928**	**2,148.294**	**$92,781,000**	**$503,684,400**	**$596,465,400**	**$71,039,200**	**$501,095,600**	**$572,134,800**
Residential	864	823	532.633	$36,990,800	$231,770,000	$268,760,800	$36,990,800	$231,770,000	$268,760,800
Commercial	126	99	516.534	$33,751,500	$269,305,600	$303,057,100	$33,751,500	$269,305,600	$303,057,100
Manufacturing	13	0	156.496	$0	$0	$0	$0	$0	$0
Agricultural	15	0	417.780	$11,558,600	$0	$11,558,600	$113,700	$0	$113,700
1st grade tillable	15	0	417.780	$11,558,600	$0	$11,558,600	$113,700	$0	$113,700
Undeveloped	7	0	5.020	$2,000	$0	$2,000	$1,100	$0	$1,100
Road ROW	3	0	1.020	$400	$0	$400	$300	$0	$300
Swamp 2	4	0	4.000	$1,600	$0	$1,600	$800	$0	$800
Agricultural use forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Secondary forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Agricultural homesite	4	4	4.000	$2,400	$20,000	$22,400	$2,400	$20,000	$22,400
Exempt	83	3	456.001	$10,116,600	$2,588,800	$12,705,400	$0	$0	$0
Exempt state	2	0	13.007	$367,200	$0	$367,200	$0	$0	$0
Exempt county	8	0	17.944	$307,500	$0	$307,500	$0	$0	$0
Exempt local	65	0	406.285	$8,398,500	$0	$8,398,500	$0	$0	$0
Exempt other	8	3	18.765	$1,043,400	$2,588,800	$3,632,200	$0	$0	$0
Aldermanic 7	**798**	**634**	**848.352**	**$65,947,700**	**$258,136,400**	**$324,084,100**	**$53,157,400**	**$256,807,100**	**$309,964,500**
Residential	526	510	185.190	$15,572,900	$102,751,400	$118,324,300	$15,572,900	$102,751,400	$118,324,300
Commercial	130	115	290.593	$37,497,700	$154,055,700	$191,553,400	$37,497,700	$154,055,700	$191,553,400
Manufacturing	2	0	11.970	$0	$0	$0	$0	$0	$0
Undeveloped	1	0	11.437	$173,600	$0	$173,600	$86,800	$0	$86,800
Swamp	1	0	11.437	$173,600	$0	$173,600	$86,800	$0	$86,800
Exempt	140	9	349.162	$12,703,500	$1,329,300	$14,032,800	$0	$0	$0
Exempt state	3	1	4.108	$0	$0	$0	$0	$0	$0
Exempt local	110	4	287.620	$10,397,600	$0	$10,397,600	$0	$0	$0
Exempt other	27	4	57.434	$2,305,900	$1,329,300	$3,635,200	$0	$0	$0
Aldermanic 8	**925**	**816**	**2,344.720**	**$45,914,900**	**$263,025,500**	**$308,940,400**	**$37,669,800**	**$244,552,900**	**$282,222,700**
Residential	766	729	639.222	$29,070,800	$178,233,400	$207,304,200	$29,070,800	$178,233,400	$207,304,200
Commercial	62	76	141.563	$8,590,100	$66,319,500	$74,909,600	$8,590,100	$66,319,500	$74,909,600
Agricultural	3	0	39.981	$415,700	$0	$415,700	$8,900	$0	$8,900
2nd grade tillable	3	0	39.981	$415,700	$0	$415,700	$8,900	$0	$8,900
Exempt	95	11	1,523.954	$7,838,300	$18,472,600	$26,310,900	$0	$0	$0
Exempt local	84	7	1,439.561	$4,531,800	$207,600	$4,739,400	$0	$0	$0
Exempt other	11	4	84.393	$3,306,500	$18,265,000	$21,571,500	$0	$0	$0

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District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Aldermanic 9	**1,100**	**881**	**1,359.290**	**$32,461,900**	**$180,295,851**	**$212,757,751**	**$21,342,300**	**$151,370,900**	**$172,713,200**
Residential	862	761	481.416	$16,198,600	$113,233,900	$129,432,500	$16,198,600	$113,233,900	$129,432,500
Commercial	80	71	113.621	$5,105,900	$38,136,951	$43,242,851	$5,105,900	$38,137,000	$43,242,900
Manufacturing	6	0	33.988	$0	$0	$0	$0	$0	$0
Undeveloped	3	0	50.250	$75,400	$0	$75,400	$37,800	$0	$37,800
Swamp	3	0	38.750	$58,100	$0	$58,100	$29,100	$0	$29,100
Pond	2	0	11.500	$17,300	$0	$17,300	$8,700	$0	$8,700
Exempt	152	50	680.015	$11,082,000	$28,925,000	$40,007,000	$0	$0	$0
Exempt state	2	0	54.472	$57,900	$0	$57,900	$0	$0	$0
Exempt county	23	11	9.442	$1,602,100	$16,344,500	$17,946,600	$0	$0	$0
Exempt local	84	27	370.028	$4,823,600	$11,801,500	$16,625,100	$0	$0	$0
Exempt other	43	12	246.073	$4,598,400	$779,000	$5,377,400	$0	$0	$0
Total for all aldermanic districts*	**9,186**	**7,970**	**10,024.317**	**$436,307,100**	**$2,360,465,251**	**$2,796,772,351**	**$350,683,700**	**$2,291,939,500**	**$2,642,623,200**

Assessments by BID District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
BID Business Park	**71**	**39**	**549.219**	**$26,005,500**	**$207,827,100**	**$233,832,600**	**$23,058,000**	**$207,827,100**	**$230,885,100**
Commercial	57	39	328.989	$23,058,000	$207,827,100	$230,885,100	$23,058,000	$207,827,100	$230,885,100
Manufacturing	4	0	95.869	$0	$0	$0	$0	$0	$0
Exempt	10	0	124.361	$2,947,500	$0	$2,947,500	$0	$0	$0
Exempt state	1	0	4.302	$0	$0	$0	$0	$0	$0
Exempt local	8	0	117.050	$2,757,000	$0	$2,757,000	$0	$0	$0
Exempt other	1	0	3.009	$190,500	$0	$190,500	$0	$0	$0
BID Downtown	**134**	**121**	**42.090**	**$8,836,700**	**$85,369,900**	**$94,206,600**	**$8,384,500**	**$85,369,900**	**$93,754,400**
Commercial	132	120	39.143	$8,384,500	$85,369,900	$93,754,400	$8,384,500	$85,369,900	$93,754,400
Manufacturing	1	1	0.537	$0	$0	$0	$0	$0	$0
Exempt	1	0	2.410	$452,200	$0	$452,200	$0	$0	$0
Exempt local	1	0	2.410	$452,200	$0	$452,200	$0	$0	$0
Total for all bid districts*	**205**	**160**	**591.309**	**$34,842,200**	**$293,197,000**	**$328,039,200**	**$31,442,500**	**$293,197,000**	**$324,639,500**

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Assessments by Lake Mgmt District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
McDill Lake District	**154**	**145**	**129.689**	**$12,936,100**	**$44,713,900**	**$57,650,000**	**$12,767,300**	**$44,713,900**	**$57,481,200**
Residential	151	144	124.957	$12,638,200	$43,769,000	$56,407,200	$12,638,200	$43,769,000	$56,407,200
Commercial	1	1	1.226	$129,100	$944,900	$1,074,000	$129,100	$944,900	$1,074,000
Exempt	2	0	3.506	$168,800	$0	$168,800	$0	$0	$0
Exempt local	2	0	3.506	$168,800	$0	$168,800	$0	$0	$0
Total for all lake mgmt districts*	**154**	**145**	**129.689**	**$12,936,100**	**$44,713,900**	**$57,650,000**	**$12,767,300**	**$44,713,900**	**$57,481,200**

Assessments by School District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
School 5607	**9,190**	**7,970**	**10,025.127**	**$436,307,100**	**$2,360,465,251**	**$2,796,772,351**	**$350,683,700**	**$2,291,939,500**	**$2,642,623,200**
Residential	7,317	6,961	3,141.284	$204,183,200	$1,306,963,700	$1,511,146,900	$204,183,200	$1,306,963,700	$1,511,146,900
Commercial	926	841	1,945.809	$146,070,100	$984,955,751	$1,131,025,851	$146,070,100	$984,955,800	$1,131,025,900
Manufacturing	30	1	254.357	$0	$0	$0	$0	$0	$0
Agricultural	18	0	457.761	$11,974,300	$0	$11,974,300	$122,600	$0	$122,600
1st grade tillable	15	0	417.780	$11,558,600	$0	$11,558,600	$113,700	$0	$113,700
2nd grade tillable	3	0	39.981	$415,700	$0	$415,700	$8,900	$0	$8,900
Undeveloped	11	0	66.707	$251,000	$0	$251,000	$125,700	$0	$125,700
Swamp	4	0	50.187	$231,700	$0	$231,700	$115,900	$0	$115,900
Road ROW	3	0	1.020	$400	$0	$400	$300	$0	$300
Pond	2	0	11.500	$17,300	$0	$17,300	$8,700	$0	$8,700
Swamp 2	4	0	4.000	$1,600	$0	$1,600	$800	$0	$800
Agricultural use forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Secondary forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Agricultural homesite	4	4	4.000	$2,400	$20,000	$22,400	$2,400	$20,000	$22,400
Exempt	898	166	4,095.379	$73,467,000	$68,525,800	$141,992,800	$0	$0	$0
Exempt state	67	25	438.430	$2,528,200	$1,129,200	$3,657,400	$0	$0	$0
Exempt county	37	13	48.552	$2,240,500	$16,565,800	$18,806,300	$0	$0	$0
Exempt local	618	75	3,020.236	$50,997,300	$25,734,700	$76,732,000	$0	$0	$0
Exempt other	176	53	588.161	$17,701,000	$25,096,100	$42,797,100	$0	$0	$0
Total for all school districts*	**9,190**	**7,970**	**10,025.127**	**$436,307,100**	**$2,360,465,251**	**$2,796,772,351**	**$350,683,700**	**$2,291,939,500**	**$2,642,623,200**

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Assessments by TIF District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
TIF 05	**33**	**27**	**74.317**	**$13,879,000**	**$103,022,000**	**$116,901,000**	**$13,857,900**	**$103,022,000**	**$116,879,900**
Residential	2	2	1.994	$77,400	$404,300	$481,700	$77,400	$404,300	$481,700
Commercial	29	25	72.081	$13,780,500	$102,617,700	$116,398,200	$13,780,500	$102,617,700	$116,398,200
Exempt	2	0	0.242	$21,100	$0	$21,100	$0	$0	$0
Exempt local	2	0	0.242	$21,100	$0	$21,100	$0	$0	$0
TIF 06	**97**	**83**	**25.315**	**$5,553,500**	**$44,819,400**	**$50,372,900**	**$3,795,900**	**$38,720,400**	**$42,516,300**
Residential	1	1	0.285	$32,400	$327,100	$359,500	$32,400	$327,100	$359,500
Commercial	84	77	14.084	$3,763,500	$38,393,300	$42,156,800	$3,763,500	$38,393,300	$42,156,800
Exempt	12	5	10.946	$1,757,600	$6,099,000	$7,856,600	$0	$0	$0
Exempt state	0	1	0.000	$0	$0	$0	$0	$0	$0
Exempt local	10	4	7.176	$1,208,000	$6,099,000	$7,307,000	$0	$0	$0
Exempt other	2	0	3.770	$549,600	$0	$549,600	$0	$0	$0
TIF 07	**7**	**2**	**55.954**	**$3,063,300**	**$31,088,900**	**$34,152,200**	**$3,063,300**	**$31,088,900**	**$34,152,200**
Commercial	4	2	45.997	$3,063,300	$31,088,900	$34,152,200	$3,063,300	$31,088,900	$34,152,200
Exempt	3	0	9.957	$0	$0	$0	$0	$0	$0
Exempt local	3	0	9.957	$0	$0	$0	$0	$0	$0
TIF 08	**43**	**24**	**132.572**	**$4,099,200**	**$18,087,100**	**$22,186,300**	**$3,501,900**	**$18,087,100**	**$21,589,000**
Residential	20	14	5.109	$441,800	$3,861,400	$4,303,200	$441,800	$3,861,400	$4,303,200
Commercial	14	10	61.520	$3,060,100	$14,225,700	$17,285,800	$3,060,100	$14,225,700	$17,285,800
Manufacturing	4	0	37.307	$0	$0	$0	$0	$0	$0
Exempt	5	0	28.636	$597,300	$0	$597,300	$0	$0	$0
Exempt state	1	0	8.705	$367,200	$0	$367,200	$0	$0	$0
Exempt local	4	0	19.931	$230,100	$0	$230,100	$0	$0	$0
TIF 09	**53**	**29**	**330.972**	**$13,038,100**	**$163,483,200**	**$176,521,300**	**$12,837,400**	**$163,483,200**	**$176,320,600**
Commercial	35	29	211.310	$12,837,400	$163,483,200	$176,320,600	$12,837,400	$163,483,200	$176,320,600
Manufacturing	3	0	84.364	$0	$0	$0	$0	$0	$0
Exempt	15	0	35.298	$200,700	$0	$200,700	$0	$0	$0
Exempt state	1	0	4.302	$0	$0	$0	$0	$0	$0
Exempt county	1	0	7.500	$0	$0	$0	$0	$0	$0
Exempt local	11	0	20.487	$10,200	$0	$10,200	$0	$0	$0
Exempt other	2	0	3.009	$190,500	$0	$190,500	$0	$0	$0

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
TIF 10	**274**	**195**	**111.643**	**$13,577,700**	**$93,171,400**	**$106,749,100**	**$8,048,800**	**$71,850,300**	**$79,899,100**
Residential	122	111	21.883	$1,942,000	$17,471,200	$19,413,200	$1,942,000	$17,471,200	$19,413,200
Commercial	66	57	47.802	$6,106,800	$54,379,100	$60,485,900	$6,106,800	$54,379,100	$60,485,900
Manufacturing	4	1	10.642	$0	$0	$0	$0	$0	$0
Exempt	82	26	31.316	$5,528,900	$21,321,100	$26,850,000	$0	$0	$0
Exempt county	22	11	9.442	$1,602,100	$16,344,500	$17,946,600	$0	$0	$0
Exempt local	50	11	19.160	$3,420,200	$4,737,100	$8,157,300	$0	$0	$0
Exempt other	10	4	2.714	$506,600	$239,500	$746,100	$0	$0	$0
TIF 11 Division	**81**	**57**	**93.407**	**$10,841,200**	**$34,326,500**	**$45,167,700**	**$8,640,200**	**$34,072,100**	**$42,712,300**
Residential	21	20	5.640	$622,000	$2,717,100	$3,339,100	$622,000	$2,717,100	$3,339,100
Commercial	38	35	34.081	$8,018,200	$31,355,000	$39,373,200	$8,018,200	$31,355,000	$39,373,200
Manufacturing	1	0	0.323	$0	$0	$0	$0	$0	$0
Exempt	21	2	53.363	$2,201,000	$254,400	$2,455,400	$0	$0	$0
Exempt state	4	2	4.518	$0	$254,400	$254,400	$0	$0	$0
Exempt local	15	0	44.500	$2,012,900	$0	$2,012,900	$0	$0	$0
Exempt other	2	0	4.345	$188,100	$0	$188,100	$0	$0	$0
TIF 12 Church	**56**	**50**	**55.122**	**$4,518,200**	**$14,930,000**	**$19,448,200**	**$4,273,100**	**$14,923,300**	**$19,196,400**
Residential	14	14	3.822	$393,000	$2,400,000	$2,793,000	$393,000	$2,400,000	$2,793,000
Commercial	36	36	43.169	$3,880,100	$12,523,300	$16,403,400	$3,880,100	$12,523,300	$16,403,400
Manufacturing	2	0	4.873	$0	$0	$0	$0	$0	$0
Exempt	5	1	3.258	$245,100	$6,700	$251,800	$0	$0	$0
Exempt local	4	0	2.133	$156,600	$0	$156,600	$0	$0	$0
Exempt other	1	1	1.125	$88,500	$6,700	$95,200	$0	$0	$0
TIF 13 Hwy 10 E	**10**	**7**	**35.991**	**$3,980,400**	**$10,891,500**	**$14,871,900**	**$3,812,700**	**$10,891,500**	**$14,704,200**
Commercial	9	7	35.469	$3,812,700	$10,891,500	$14,704,200	$3,812,700	$10,891,500	$14,704,200
Exempt	1	0	0.522	$167,700	$0	$167,700	$0	$0	$0
Exempt local	1	0	0.522	$167,700	$0	$167,700	$0	$0	$0

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
TIF 14	**60**	**12**	**874.176**	**$25,414,500**	**$13,275,000**	**$38,689,500**	**$7,454,200**	**$13,275,000**	**$20,729,200**
Commercial	18	8	71.682	$7,157,300	$13,255,000	$20,412,300	$7,157,300	$13,255,000	$20,412,300
Manufacturing	1	0	11.505	$0	$0	$0	$0	$0	$0
Agricultural	15	0	417.780	$11,558,600	$0	$11,558,600	$113,700	$0	$113,700
1st grade tillable	15	0	417.780	$11,558,600	$0	$11,558,600	$113,700	$0	$113,700
Undeveloped	7	0	5.020	$2,000	$0	$2,000	$1,100	$0	$1,100
Road ROW	3	0	1.020	$400	$0	$400	$300	$0	$300
Swamp 2	4	0	4.000	$1,600	$0	$1,600	$800	$0	$800
Agricultural use forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Secondary forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Agricultural homesite	4	4	4.000	$2,400	$20,000	$22,400	$2,400	$20,000	$22,400
Exempt	21	0	304.359	$6,335,100	$0	$6,335,100	$0	$0	$0
Exempt county	3	0	3.934	$800	$0	$800	$0	$0	$0
Exempt local	18	0	300.425	$6,334,300	$0	$6,334,300	$0	$0	$0
Total for all tif districts*	**714**	**486**	**1,789.469**	**$97,965,100**	**$527,095,000**	**$625,060,100**	**$69,285,400**	**$499,413,800**	**$568,699,200**

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Assessments by Vtech School District

District / Category / Class or Use	Parcel Counts*		Acres	Market Values			Assessed Values		
	Land	Impts		Land	Improvements	Total	Land	Improvements	Total
Vtech School 0014	**9,190**	**7,970**	**10,025.127**	**$436,307,100**	**$2,360,465,251**	**$2,796,772,351**	**$350,683,700**	**$2,291,939,500**	**$2,642,623,200**
Residential	7,317	6,961	3,141.284	$204,183,200	$1,306,963,700	$1,511,146,900	$204,183,200	$1,306,963,700	$1,511,146,900
Commercial	926	841	1,945.809	$146,070,100	$984,955,751	$1,131,025,851	$146,070,100	$984,955,800	$1,131,025,900
Manufacturing	30	1	254.357	$0	$0	$0	$0	$0	$0
Agricultural	18	0	457.761	$11,974,300	$0	$11,974,300	$122,600	$0	$122,600
1st grade tillable	15	0	417.780	$11,558,600	$0	$11,558,600	$113,700	$0	$113,700
2nd grade tillable	3	0	39.981	$415,700	$0	$415,700	$8,900	$0	$8,900
Undeveloped	11	0	66.707	$251,000	$0	$251,000	$125,700	$0	$125,700
Swamp	4	0	50.187	$231,700	$0	$231,700	$115,900	$0	$115,900
Road ROW	3	0	1.020	$400	$0	$400	$300	$0	$300
Pond	2	0	11.500	$17,300	$0	$17,300	$8,700	$0	$8,700
Swamp 2	4	0	4.000	$1,600	$0	$1,600	$800	$0	$800
Agricultural use forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Secondary forest	5	0	59.830	$359,100	$0	$359,100	$179,700	$0	$179,700
Agricultural homesite	4	4	4.000	$2,400	$20,000	$22,400	$2,400	$20,000	$22,400
Exempt	898	166	4,095.379	$73,467,000	$68,525,800	$141,992,800	$0	$0	$0
Exempt state	67	25	438.430	$2,528,200	$1,129,200	$3,657,400	$0	$0	$0
Exempt county	37	13	48.552	$2,240,500	$16,565,800	$18,806,300	$0	$0	$0
Exempt local	618	75	3,020.236	$50,997,300	$25,734,700	$76,732,000	$0	$0	$0
Exempt other	176	53	588.161	$17,701,000	$25,096,100	$42,797,100	$0	$0	$0
Total for all vtech school districts*	**9,190**	**7,970**	**10,025.127**	**$436,307,100**	**$2,360,465,251**	**$2,796,772,351**	**$350,683,700**	**$2,291,939,500**	**$2,642,623,200**

* Total parcel counts and parcel counts for a single category or district may not equal the breakdown because a single tax key number can have land or improvements in more than one class or use .

Form MAR	MUNICIPAL ASSESSMENT REPORT	WI Dept of Revenue

Assessment Year	Report Type	Comu Code	Auth Code		
2025	FINAL	49281	1330	- OR -	PORTAGE CITY CITY OF STEVENS POINT

This report is required by the Wisconsin Department of Revenue under sec. 73.03(5), Wis. Stats., and assists in determining the Equalized Value of each taxation district. Reports may be filed electronically from the fourth Monday of April through January 31, 2026.

File this report as early as possible, but no later than the second Monday in June.

- File a "Final" report by the second Monday in June if the Board of Review has adjourned.
- File an "Estimated" report by the second Monday in June if the Board of Review has not adjourned and then file a "Final" report within 10 days after the final adjournment.
- File an "Amended" report only to make corrections to your "Final" report. "Amended" reports must be filed by January 31, 2026 .
- You are responsible to file the Municipal Assessment Report (MAR) timely and with correct information.

Assessor Information

Name of assessor or assessment firm	Employment type
Steven J Shepro	CONTRACT ASSESSOR
Name of person signing assessment roll affidavit	**Certification level of person signing assessment roll affidavit**
Steven J Shepro	ASSESSOR 2
Assessor comments:	

Assessment Information

Report type	Assessment type	CAMA software name
FINAL	MAINTENANCE	MARKET DRIVE
Open Book - anticipated date	**Open Book - final date**	**Municipal estimated level of assessment %**
	04/21/2025	87
Board of Review - anticipated date	**Board of Review - final date**	**TID estimated level of assessment %**
	04/28/2025	87

CLASS 1 RESIDENTIAL		Prior Year SOA	Current Year Assessment
	Land parcel count	7,324	7,317
	Improvement parcel count	6,960	6,961
	# Acres (whole acres)	3,141	3,141
	Land assessed value	204,157,100	204,183,200
	Improvement assessed value	1,302,570,400	1,306,963,700
	Total Assessed Value	1,506,727,500	1,511,146,900

Increases			Decreases		
Gains in Territory by Annexation or Boundary Adjustment.	Land	0	Losses in Territory by Annexation or Boundary Adjustment.	Land	0
	Improvement	0		Improvement	0
	Total			Total	
Comments - all municipalities losing territory T-Hull - approx. 106 acres, all exempt			Comments - all municipalities gaining territory City of Stevens Point. 67+ acres to TID 14, 37+ New City subdivision, all exempt		
Higher land use New plats New Land improvements New construction	Land	11,800	Property physically destroyed or removed	Land	0
	Improvement	4,579,100		Improvement	485,500
	Total	4,590,900		Total	485,500
Comments Christopher Nuenthel: New construction complete = +$469,400.			Comments Ibex 1641 Main Street, LLC: Raze home at 1649 Main, New Parcel = -$157,300.		
Property revalued due to removal of extreme economic obsolescence or removal of contamination	Land	0	Property revalued due to extreme economic obsolescence or contamination	Land	0
	Improvement	0		Improvement	0
	Total			Total	
Comments			Comments		
Property formerly exempt and now assessed as Real Estate, and/or Personal Property now assessed as Real Estate	Land	120,800	Property formerly assessed as Real Estate and now exempt, and/or Real Estate now assessed as Personal Property	Land	162,100
	Improvement	295,900		Improvement	537,300
	Total	416,700		Total	699,400
Comments			Comments		
Increase due to Revaluation	Land	50,800	Decrease due to Revaluation	Land	15,600
	Improvement	683,300		Improvement	318,500
	Total	734,100		Total	334,100
Comments			Comments		
Shift FROM Manufacturing to Residential	Land	0	Shift TO Manufacturing from Residential	Land	0
	Improvement	0		Improvement	0
	Total			Total	
Total # of parcels shifting FROM Manufacturing		0	Total # of parcels shifting TO Manufacturing		0
Comments			Comments		

Net Value of shifts to or from Residential (exclude manufacturing)		(+/-)	Net Value of Shift	Comments - Net Value of shifts to or from Residential
	Land	+	20,400	
	Improvement	+	176,300	
	Total		196,700	

CLASS 2 COMMERCIAL		Prior Year SOA	Current Year Assessment
	Land parcel count	941	926
	Improvement parcel count	833	841
	# Acres (whole acres)	1,909	1,946
	Land assessed value	145,301,500	146,070,100
	Improvement assessed value	967,702,700	984,955,800
	Total Assessed Value	1,113,004,200	1,131,025,900

Increases			Decreases		
Gains in Territory by Annexation or Boundary Adjustment.	Land	0	Losses in Territory by Annexation or Boundary Adjustment.	Land	0
	Improvement	0		Improvement	0
	Total			Total	
Comments - all municipalities losing territory			Comments - all municipalities gaining territory		
Higher land use New plats New Land improvements New construction	Land	500,000	Property physically destroyed or removed	Land	0
	Improvement	23,044,900		Improvement	699,900
	Total	23,544,900		Total	699,900
Comments Growth Hotels, LLC: New hotel, 100% complete = +$5,262,700.			Comments La Clinica De Los Campesinos, Inc: Razed all improvements = -$664,000.		
Property revalued due to removal of extreme economic obsolescence or removal of contamination	Land	0	Property revalued due to extreme economic obsolescence or contamination	Land	0
	Improvement	0		Improvement	0
	Total			Total	
Comments			Comments		
Property formerly exempt and now assessed as Real Estate, and/or Personal Property now assessed as Real Estate	Land	659,000	Property formerly assessed as Real Estate and now exempt, and/or Real Estate now assessed as Personal Property	Land	142,700
	Improvement	2,215,000		Improvement	1,454,100
	Total	2,874,000		Total	1,596,800
Comments			Comments		
Increase due to Revaluation	Land	87,800	Decrease due to Revaluation	Land	315,100
	Improvement	1,094,900		Improvement	5,812,200
	Total	1,182,700		Total	6,127,300
Comments			Comments		
Shift FROM Manufacturing to Commercial	Land	0	Shift TO Manufacturing from Commercial	Land	0
	Improvement	0		Improvement	959,200
	Total			Total	959,200
Total # of parcels shifting FROM Manufacturing		0	Total # of parcels shifting TO Manufacturing		1
Comments			Comments 24-0833402318, Big Chief Properties, former Building on Leased Land/BFI		

Net Value of shifts to or from Commercial (exclude manufacturing)		(+/-)	Net Value of Shift	Comments - Net Value of shifts to or from Commercial
	Land	-	-20,400	
	Improvement	-	-176,300	
	Total		-196,700	

CLASS 4 AGRICULTURAL

	Prior Year SOA	Current Year Assessment
Parcel count	20	18
# Acres (whole acres)	536	458
Total Assessed Value	148,800	122,600

	Acres	Total Assessed Value
1st grade tillable	418	113,700
2nd grade tillable	40	8,900
3rd grade tillable	0	0
Pasture	0	0
Cranberry bed	0	0
Total Class 4 Acres	458	122,600

OPTIONAL Information (Optional acres listed below must also be included in the required Class 4 Acres)

	Acres	Total Assessed Value
Orchard	0	0
Christmas tree	0	0
Irrigated / muck	0	0
Aquaculture ponds	0	0
Frac sand agriculture	0	0
All other specialty	0	0
Specialty type(s) description:	Acreage change due to City purchase of ag land, now exempt	

CLASS 5 UNDEVELOPED

	Prior Year SOA	Current Year Assessment
Parcel count	13	11
# Acres (whole acres)	68	67
Total Assessed Value	125,900	125,700

	Acres	Total Assessed Value
Fallow	0	0
Swamp	54	116,700
Waste	0	0
Road right-of-way	1	300
Conservation easement	0	0
Frac sand	0	0

	Acres	Total Assessed Value
Ponds	12	8,700
Lake bed / river bottom	0	0
Water frontage	0	0
All other specialty	0	0
Total Class 5 Acres	67	125,700
Specialty type(s) description:		

CLASS 5m AGRICULTURAL FOREST

	Prior Year SOA	Current Year Assessment
Parcel count	5	5
# Acres (whole acres)	60	60
Total Assessed Value	179,700	179,700

	Acres	Total Assessed Value
Primary agricultural forest	0	0
Secondary agricultural forest	60	179,700
Residual agricultural forest	0	0
Conservation easement	0	0
Frac sand agricultural forest	0	0

	Acres	Total Assessed Value
Water frontage	0	0
All other specialty	0	0
Total Class 5m Acres	60	179,700
Specialty type(s) description:		

CLASS 6 FOREST

	Prior Year SOA	Current Year Assessment
Parcel count	0	0
# Acres (whole acres)	0	0
Total Assessed Value	0	0

	Acres	Total Assessed Value
Primary forest	0	0
Secondary forest	0	0
Residual forest	0	0
Conservation easement	0	0
Frac sand forest	0	0

	Acres	Total Assessed Value
Water frontage	0	0
All other specialty	0	0
Total Class 6 Acres		
Specialty type(s) description:		

CLASS 7 **OTHER**		Prior Year SOA	Current Year Assessment
	Land parcel count	4	4
	Improvement parcel count	4	4
	# Acres (whole acres)	4	4
	Land assessed value	2,400	2,400
	Improvement assessed value	20,000	20,000
	Total Assessed Value	22,400	22,400

Increases			Decreases		
Gains in Territory by Annexation or Boundary Adjustment.	Improvement	0	Losses in Territory by Annexation or Boundary Adjustment.	Improvement	0
Comments - all municipalities losing territory			Comments - all municipalities gaining territory		
Higher land use New plats New Land improvements New construction	Improvement	0	Property physically destroyed or removed	Improvement	0
Comments			Comments		
Property revalued due to removal of extreme economic obsolescence or removal of contamination	Improvement	0	Property revalued due to extreme economic obsolescence or contamination	Improvement	0
Comments			Comments		
Property formerly exempt and now assessed as Real Estate, and/or Personal Property now assessed as Real Estate	Improvement	0	Property formerly assessed as Real Estate and now exempt, and/or Real Estate now assessed as Personal Property	Improvement	0
Comments			Comments		
Increase due to Revaluation	Improvement	0	Decrease due to Revaluation	Improvement	0
Comments			Comments		
Shift FROM Manufacturing to Other	Improvement	0	Shift TO Manufacturing from Other	Improvement	0
Total # of parcels shifting FROM Manufacturing		0	Total # of parcels shifting TO Manufacturing		0
Comments			Comments		

Net Value of shifts to or from Other (exclude manufacturing)		(+/-)	Net Value of Shift	Comments - Net Value of shifts to or from Other
	Improvement		0	

Class 7 Acre Information

	Acres	Total Assessed Value	Comments:
General agricultural site acres	4		
Mega dairy farm site acres	0	0	
Cranberry land improvement site acres	0	0	
Total Class 7 Acres	4		

Class 7 Cranberry Improvement Information

		Comments:
Prior year cranberry improvement assessed value	0	
Current year cranberry improvement assessed value	0	
Difference (prior year to current year)	0	

Additional Acre Information

	Prior Year SOA Acres	Current Year Acres
Managed forest land (MFL)	0	0
Private forest crop (PFC)	0	0
All other exempt	3,948	4,095

Total Acres in Taxation District (assessed plus exempt)

Prior Year SOA Total # of Acres in Taxation Distict	Current Year Total # of Acres in Taxation District	Difference
9,666	9,771	105

TID # 005 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	1503	116,436,600	116,879,900
Total for Regular School Districts			**116,436,600**	**116,879,900**
Total TID Value # 005			**116,436,600**	**116,879,900**

TID comments

2 tax key numbers added: 24-0829140026, 24-0829140027 due to parcel split

TID # 005 - New Construction / Demolition		
	Increase	**Decrease**
Land	100,800	0
Improvements	114,600	0
Total	**215,400**	**0**

New Construction / Demolition comments

John Parker Development, LLC: Interior alterations = +$114,600. The Oaks on Maria, LLC: New parcel due to split - CSM #011963 = +$100,800.

TID # 006 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	1611	41,914,900	42,516,300
Total for Regular School Districts			**41,914,900**	**42,516,300**
Total TID Value # 006			**41,914,900**	**42,516,300**

TID comments

H13, LLC: Revalue = +$601,400. The Opera House, LLC: Interior/exterior renovations = +$274,600.

TID # 006 - New Construction / Demolition

	Increase	Decrease
Land	0	0
Improvements	876,000	0
Total	**876,000**	**0**

New Construction / Demolition comments

H13, LLC: Revalue = +$601,400. The Opera House, LLC: Interior/exterior renovations = +$274,600.

TID # 007 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	1789	38,601,900	34,152,200
Total for Regular School Districts			**38,601,900**	**34,152,200**
Total TID Value # 007			**38,601,900**	**34,152,200**

TID comments

Portage County Business Park Owners Assn Inc: Shift from exempt to taxable. = +$256,700.

TID # 007 - New Construction / Demolition

	Increase	Decrease
Land	0	0
Improvements	0	0
Total	**0**	**0**

New Construction / Demolition comments

TID # 008 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	1884	20,440,100	21,589,000
Total for Regular School Districts			**20,440,100**	**21,589,000**
Total TID Value # 008			**20,440,100**	**21,589,000**

TID comments

Sunrise Pointe Ventures, LLC: New incubator and storage buildings = +$1,152,800.

TID # 008 - New Construction / Demolition

	Increase	Decrease
Land	0	0
Improvements	1,152,800	3,900
Total	**1,152,800**	**3,900**

New Construction / Demolition comments

Sunrise Pointe Ventures, LLC: New incubator and storage buildings = +$1,152,800. Sunrise Pointe Ventures, LLC: Remove storage building = -$3,900.

TID # 009 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	2015	192,846,900	176,320,600
Total for Regular School Districts			**192,846,900**	**176,320,600**
Total TID Value # 009			**192,846,900**	**176,320,600**

TID comments

1 tax key number added: 23-0801210011 (combination of parcels - Lineage). TID #9 amended for 2025 and created TID #14

TID # 009 - New Construction / Demolition

	Increase	Decrease
Land	59,100	0
Improvements	5,528,500	0
Total	**5,587,600**	**0**

New Construction / Demolition comments

Growth Hotels, LLC: New hotel, 100% complete = +$5,262,700. ENT Holdings, LLC: New medical clinic, partial for 2025 = +$265,800.

TID # 010 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	2436	79,992,100	79,899,100
Total for Regular School Districts			**79,992,100**	**79,899,100**
Total TID Value # 010			**79,992,100**	**79,899,100**

TID comments

2 tax key numbers added: 24-0832102016, 24-0832102017 due to parcel split

TID # 010 - New Construction / Demolition	Increase	Decrease
Land	0	0
Improvements	253,600	309,700
Total	**253,600**	**309,700**

New Construction / Demolition comments

Stevens Point Rentals, LLC: Fire renovations = +$220,100. Ibex 1641 Main Street, LLC: Raze home at 1649 Main, New Parcel = -$157,300. Wes Properties, LLC: Raze home = -$152,400.

TID # 011 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	2545	42,426,500	42,712,300
Total for Regular School Districts			**42,426,500**	**42,712,300**
Total TID Value # 011			**42,426,500**	**42,712,300**

TID comments

4 tax key numbers added: 24-0829245001, 24-0829245002, 24-0829401043, 24-0829401044 as a result of parcel splits

TID # 011 - New Construction / Demolition

	Increase	Decrease
Land	340,100	0
Improvements	131,000	0
Total	**471,100**	**0**

New Construction / Demolition comments

Gencap Danna Stevens Point 102, LLC: = +$243,100. Gencap Danna Stevens Point 102, LLC: New parcel from split of 24-0829240045, project complete except chapel area = +$228,000.

TID # 012 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	2550	18,994,700	19,196,400
Total for Regular School Districts			**18,994,700**	**19,196,400**
Total TID Value # 012			**18,994,700**	**19,196,400**

TID comments

3 tax key numbers added: 23-0804301215, 23-0804301425, 23-0804301426 as a result of parcel splits

TID # 012 - New Construction / Demolition

	Increase	Decrease
Land	0	0
Improvements	166,200	0
Total	**166,200**	**0**

New Construction / Demolition comments

Jason J. Davis: Building renovations = +$166,200.

TID # 013 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	2549	13,376,400	14,704,200
Total for Regular School Districts			**13,376,400**	**14,704,200**
Total TID Value # 013			**13,376,400**	**14,704,200**

TID comments

Store Master Funding XXV, LLC: New Tsunami Express Car Wash, partial = +$890,600. Agree Limited Partnership: Hobby Lobby building 100% complete = +$437,200.

TID # 013 - New Construction / Demolition

	Increase	Decrease
Land	0	0
Improvements	1,327,800	0
Total	**1,327,800**	**0**

New Construction / Demolition comments

Store Master Funding XXV, LLC: New Tsunami Express Car Wash, partial = +$890,600. Agree Limited Partnership: Hobby Lobby building 100% complete = +$437,200.

TID # 014 PORTAGE COUNTY, CITY OF STEVENS POINT SPLIT WITH 0 COUNTY	District Code	TID Account Number	Prior Year Assessed Value	Current Year Assessed Values
School Districts				
SCH D OF STEVENS POINT AREA	495607	2913	0	20,729,200
Total for Regular School Districts			**0**	**20,729,200**
Total TID Value # 014			**0**	**20,729,200**

TID comments

TIF 14 is new for 2025, which amended TIF 9

TID # 014 - New Construction / Demolition

	Increase	Decrease
Land	0	0
Improvements	317,800	0
Total	**317,800**	**0**

New Construction / Demolition comments

Russell Gymnastics, LLC: New 2400 sf addition = +$317,800.

Preparer Information

Name	Title
SANDRA KRATZKE	APPRAISER
Email	**Phone**
SKRATZKE@STEVENSPOINT.COM	715-346-1553

Signature Statement

Under penalties of law, I declare this form and all attachments are true, correct and complete to the best of my knowledge and belief.

Do you agree with the statement above?

[X] **YES** [ ] **NO**

Submission Information

You successfully submitted your form. Save and/or print a copy for your records.

Co-muni code: 49281

Submission date: 05-01-2025 09:43 AM

Confirmation: MAR20251330O1745868491747

Submission type: ORIGINAL

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Jarod Kivela, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To: Common Council

From: Jarod Kivela, Director of Community Development

Date: September 10, 2025

RE: Memorandum of Understanding with Burlington Junction Railway

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Background
Staff has been in discussions with Burlington Junction Railway (BJRY), a short-line railroad company, regarding opportunities to enhance rail access within the City's new industrial park (TID #14). To formalize this relationship, staff and BJRY have drafted a Memorandum of Understanding (MOU) that establishes a cooperative framework for advancing rail-served industrial development in Stevens Point.

Summary of MOU
The MOU outlines the following elements:

- **City of Stevens Point** will provide BJRY with relevant data on property ownership, zoning, utilities, road plans, rail access planning, and potential users.
- **Burlington Junction Railway** will provide technical advice on rail engineering plans, assist in business development and recruitment of rail users, coordinate with Canadian National Railway, and research potential grant and loan opportunities.
- The MOU is effective September 15, 2025, through September 15, 2028, with an option for renewal.
- Both parties will provide staff and informational resources, with confidentiality and dispute resolution provisions included.

Analysis
Staff believes this MOU represents a strategic partnership that could significantly accelerate development within the industrial park, provide critical expertise in rail infrastructure planning, and strengthen the City's ability to financially justify potential investments in a side track and spurs. Importantly, this MOU comes at no cost to the City and has been reviewed by the City Attorney.

Recommendation
Staff recommends approval of the Memorandum of Understanding between the City of Stevens Point and Burlington Junction Railway.

Memorandum of Understanding between City of Stevens Point, Wisconsin, and Burlington Junction Railway

1. Parties Involved

This Memorandum of Understanding (MoU) is made between:

City of Stevens Point, WI (CITY)
Address: 123 Charity Lane, City, State, Zip
Contact: Jared Kivela, Community Development Director
Email: jkivela@stevenspoint.com
Phone: (715) 346-1567

Burlington Junction Railway (BJRY)
Address: 1510 Bluff Rd., Burlington, IA 52601
Contact: A.J. Martin, General Manager
Email: ajmartin@bjryrail.com
Phone: (319)753-6157

2. Purpose

The purpose of this MoU is to establish a collaborative partnership between City of Stevens Point, WI, and Burlington Junction Railway to determine the feasibility of developing a rail-served industrial park (The Park) within the boundaries of the tax increment financing district TID #14, Stevens Point, WI (see below).

TID 14 Full Map.pdf

This effort aims to enhance economic growth in the Stevens Point area by providing new industrial and transportation infrastructure to expanding companies.

3. Scope of Work

The City of Stevens Point agrees to provide data on relevant properties including:

- Ownership
- Applicable building and zoning regulations
- Public utility, road plans
- Rail access plans
- Potential users of industrial park

Burlington Junction Railway agrees to provide the following regarding The Park:

- Advice regarding rail engineering plans and drawings provided by firms contracted by CITY
- Business development assistance in the form of contacting and recruiting potential new rail users
- Coordination with Canadian National Railway
- Research grant and loan opportunities to support development of The Park

4. Duration

This MoU shall commence on September 15, 2025, and will remain in effect until September 15, 2028. The MoU may be renewed upon mutual agreement of both parties.

5. Resources

Both parties will provide staff and information resources.

6. Confidentiality

Both parties agree to maintain confidentiality regarding any sensitive information shared during the collaboration and will not disclose such information to third parties without prior consent.

7. Dispute Resolution

In the event of a disagreement arising from this MoU, both parties will attempt to resolve the issue through negotiation. If a resolution cannot be reached, the dispute will be referred to mediation before pursuing any legal remedies.

8. Other

Nothing contained herein shall condition or constrain the City's ability to comply with its obligations under the Wisconsin Open Records law, Wis. Stats. ss. 19.30 et. seq., or any other law or regulation requiring the City to provide access to records.

In Witness Whereof, the parties have executed this Agreement on this __ day of September 2025.

Burlington Shortline Railroad, Inc. d/b/a Burlington Junction Railway	City of Stevens Point, WI
By: ______________________ A.J. Martin General Manager	By: ______________________ ______________________

RESOLUTION

[CONDITIONAL USE PERMIT – 301 GEORGIA STREET NORTH – CONSTRUCT AN ACCESSORY DWELLING UNIT]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at 301 Georgia Street North (Parcel ID 281240830100126) and described as LOT 3 CSM#2453-9-11 BNG PRT NE NE S30 T24 R8 688336, City of Stevens Point, Portage County, Wisconsin, is hereby granted a conditional use permit to construct an accessory dwelling unit on the subject property, subject to the following conditions:

1. Separate utility connections shall be installed to accommodate the accessory dwelling unit.
2. A restrictive agreement between the property owner and the City, as required in Ch. 23.01(15)(g), shall be recorded with the Portage County Register of Deeds Office prior to occupancy of the accessory dwelling unit being granted.
3. Staff shall have the ability to approve minor amendments to the proposed plan.

Approved: ________________________________
Mike Wiza, Mayor

Attest: ________________________________
Susan Pagel, City Clerk

Dated: September 2, 2025
Adopted: September 15, 2025

Committee: Plan Commission
Drafted by: Adam Kuhn
Return to: City Clerk

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

[Chapter 20 of the Revised Municipal Code – Subdivision Control Ordinance – Minimum Diameter of Cul-de-Sacs for Dead-End Streets]

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

SECTION I: That Section 20.06(2)(e), Subdivision Control Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be amended as follows:

e) Dead-end Streets. Cul de sacs, or streets designed to have one end permanently closed, shall not exceed 500 feet in length unless approved by the Plan Commission and Common Council and shall terminate with a turn-around of not less than ~~110~~ **124** feet in diameter.

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

Approved: ______________________________
Mike Wiza, Mayor

Attest: ______________________________
Susan Pagel, City Clerk

Dated: September 2, 2025
Adopted: September 15, 2025

Committee: Plan Commission
Drafted by: Adam Kuhn
Return to: City Clerk

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Jarod Kivela, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

MEMORANDUM

To:	City of Stevens Point Common Council
From:	Jarod Kivela, Director of Community Development
Date:	August 14, 2025
RE:	**Funding Request – Phase II Environmental Site Assessment for Portage County Parcels at and adjoining 1039 Ellis Street**

Background

The City has been actively working to encourage residential construction within the Forest Creek Subdivision. Through conversations with both potential buyers and developers, staff has identified two primary barriers to increased building activity:

1. **Buyer Perspective:** Many prospective buyers are not interested in designing their own home (would prefer turnkey ready) or navigating the complexities of a construction loan.
2. **Developer Perspective:** Developers are reluctant to purchase lots upfront when they already have other active projects tying up their capital.

To address these challenges, staff has developed a Letter of Intent (LOI) program for lot reservation and marketing. This program is intended to create a lower-risk, more accessible pathway for developers to initiate builds, while also making the process simpler for prospective buyers.

Proposed LOI Concept

Under the LOI program, the City would reserve selected lots for a developer at no cost for an initial 180-day Reservation Period (with limits on the number of lots per entity). During that period, the developer would:

- Design a proposed home (preferably with multiple design options).
- Actively market the lot and home for sale within one month of execution.
- Gauge and secure buyer interest.

Key features of the LOI include:

- Lot Limits: Up to three lots may be reserved at one time at no cost; additional lots require a holding fee.
- Right of First Refusal: Developers may match any third-party offers received during the reservation period.
- Extension Option: A one-time extension of up to 90 days may be granted under certain conditions.
- Agreed Purchase Price: Set in advance, with closing occurring prior to construction or permit issuance.
- Non-Binding Nature: The LOI is a preliminary agreement; formal purchase requires a separate binding contract.

Objective & Potential Impact
The objective of this initiative is to stimulate new home construction by:

- Reducing upfront costs and risk for developers.
- Providing ready-to-market home options for buyers without the need for construction loans.
- Increasing overall build activity in Forest Creek Subdivision.

If successful, this approach could be adapted for other residential lots owned by the City, serving as a scalable model to encourage development in targeted areas. If it is not successful, the program can be ended or no longer offered at any time (of course finishing out the agreements that were already approved).

Recommendation
Staff recommends the Common Council review and approve the LOI program for implementation in the Forest Creek Subdivision. Staff further recommends monitoring results over the initial trial period to assess its effectiveness and determine whether the program should be expanded to other City-owned lots or ended/reformatted.

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Department of Community Development
Redevelopment Authority
Jarod Kivela, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

RE: Letter of Intent to Reserve and Market Lot(s) within Forest Creek Subdivision

To: [Builder/Developer Name]
[Builder/Developer Address]
[City, State, ZIP Code]

Dear [Builder/Developer Name]:

This Letter of Intent ("LOI") sets forth the general terms and conditions under which the City of Stevens Point ("Seller") will reserve and grant you, [Builder/Developer Name] ("Developer"), a limited, no-cost right to market and potentially purchase [insert lot(s)] within the Forest Creek Subdivision (the "Property") as described below.

1. Purpose - The intent of this LOI is to provide Developer with the opportunity to design, market, and solicit interest in a residential home to be constructed on a specific lot(s) within the Forest Creek Subdivision, without financial commitment or obligation during the initial period defined below.

2. Lot Reservation and Term - Upon execution of this LOI, Seller shall list the designated lot(s) as "Pending - Reserved for Developer" for an initial period of 180 days ("Reservation Period").

   A maximum of three (3) lots may be obtained by any one entity, or a subsidiary of, at any given time, at no cost. If additional lots are desired, a holding fee of $500 per lot for the 6 months will be required to be paid to the City. At no time shall the number of lots under an LOI, for one entity, subsidiary of, or other relation, exceed 8 total.

   During the Reservation Period, Developer shall:
   - Design a proposed home for the lot (multiple design options are preferred);
   - Actively advertise or otherwise market the lot and home for sale (within 1 month of LOI execution); and
   - Gauge buyer interest and work to secure a buyer for the proposed development.

There shall be no cost or fee from the City for this Reservation Period unless additional lots above the standard quantity are desired

3. Non-Marketing Provision – The Seller agrees not to actively market any lots subject to this Agreement during the term of this Agreement. This does not prevent the Seller from accepting unsolicited offers to purchase during this time period. They would be accepted in a secondary position and would only become active and put into the primary position after expiration of the LOI. The Developer would be notified of any such offers upon receipt by the Seller, and would have the ability to exercise a right of first refusal as outlined below.

4. Extension Option - If Developer is unable to secure interest within the initial 180-day Reservation Period and no secondary offers are received during said time period, Developer may:
    - Request from the Seller a one-time extension of up to 90 days, at no cost, unless it is an additional lot over the allotted 5, in which case the cost would be $50 per month; or allow the LOI to expire without obligation or penalty.

5. Right of First Refusal - If, during the Reservation Period, Seller receives a bona fide written offer from another party to purchase the reserved lot, Seller agrees to:
    - Notify Developer in writing within 5 business days of receiving such offer, including terms; and hold that offer in a secondary position until the expiration of the LOI.

    - Developer at any time prior to the expiration of the current Reservation Period, may choose to exercise its right of first refusal and enter into a purchase agreement on the same terms offered by the third party, excluding the Agreed Purchase Price outlined below.
    - If the Developer declines or fails to respond prior to the expiration of this Agreement, the Seller may proceed with the sale to the other party.

6. Agreed Purchase Price - If Developer chooses to proceed with purchasing the lot during or following the Reservation Period, the lot shall be sold at the pre-agreed price outlined in Exhibit A, subject to the terms and conditions of a formal purchase agreement to be mutually executed.

7. Exclusivity & Marketing Limitations - During the Reservation Period, the Developer shall market the lot and proposed house under its own name or branding, provided all marketing clearly notes that the Developer does not currently own the lot, and purchase is subject to Seller's final approval.

8. Non-Binding Nature - This LOI is intended as a preliminary expression of mutual intent and shall not be binding with respect to the sale of any lot, except for the following provisions, which shall be binding and enforceable:
    - Section 2 (Reservation Period)
    - Section 5 (Right of First Refusal)
    - Section 7 (Exclusivity & Limitations)
    - Section 9 (General Provisions)

9. General Provisions
    - This LOI may be terminated by both parties in writing, except where stated otherwise.

- Any notices required under this LOI shall be delivered to the contact information provided below (Developer) and in the letterhead (Seller). Electronic notification is hereby agreed to by all parties.
- This LOI shall be governed by the laws of the State of Wisconsin.
- Any future purchase of the lot shall be subject to a formal, binding purchase agreement.
- Closing shall occur prior to the start of construction or permit issuance.
- All Deed Restrictions approved by the Council shall apply.
- The City of Stevens Point reserves the right to deny a request for any reason.

If the terms outlined above are acceptable, please sign below to acknowledge agreement and return a signed copy to Jarod Kivela at jkivela@stevenspoint.com or mailed to City of Stevens Point, ATTN: Jarod Kivela, 1515 Strongs Ave, Stevens Point, WI 54481. All paperwork will be filed with the City of Stevens Point Clerk's Office.

Sincerely,
Jarod Kivela, Community Development Director
City of Stevens Point.

ACCEPTED AND AGREED TO:

City of Stevens Point	[Builder/Developer Name]
By: ______________________	By: ______________________
Name: ______________________	Name: ______________________
Title: ______________________	Title: ______________________
Date: ______________________	Date: ______________________

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Corey D. Ladick
Comptroller-Treasurer

Phone: 715-346-1574
Fax: 715-346-1683

September 4, 2025

To: Finance Committee, City Council

Subject: Claim-Hanah Ligman

We received the attached liability claim. Usually we send liability claims to our insurance company for a recommendation, however this one was on a private drive and not on City property or a City road. Therefore, this claim is not really connected to the City in any way, so the recommendation to deny is fairly straightforward.

CITY OF
STEVENS POINT
NOTICE OF CLAIM

Name: Hanah Ligman

Address: 2341 Court St.
Plover, WI 54467

Phone: 715-321-4610

Incident/Accident Information

Date: June 30th 2025
Time: ~5pm

Location: 101 Division St.
(Road behind Tommy's Express)

CIRCUMSTANCES OF CLAIM

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

Around 5pm, I got a car wash at Tommy's Express and was leaving Southbound on the unnamed roadway behind the car wash when I hit an unavoidable pothole in the road that popped my front passenger side tire. Haley Ligman witnessed this incident. A diagram of where it occurred is attached.

Signed: [signature]

Date: 7/18/25

CLAIM

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

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of $ 178.31 .

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

Signed: [signature]

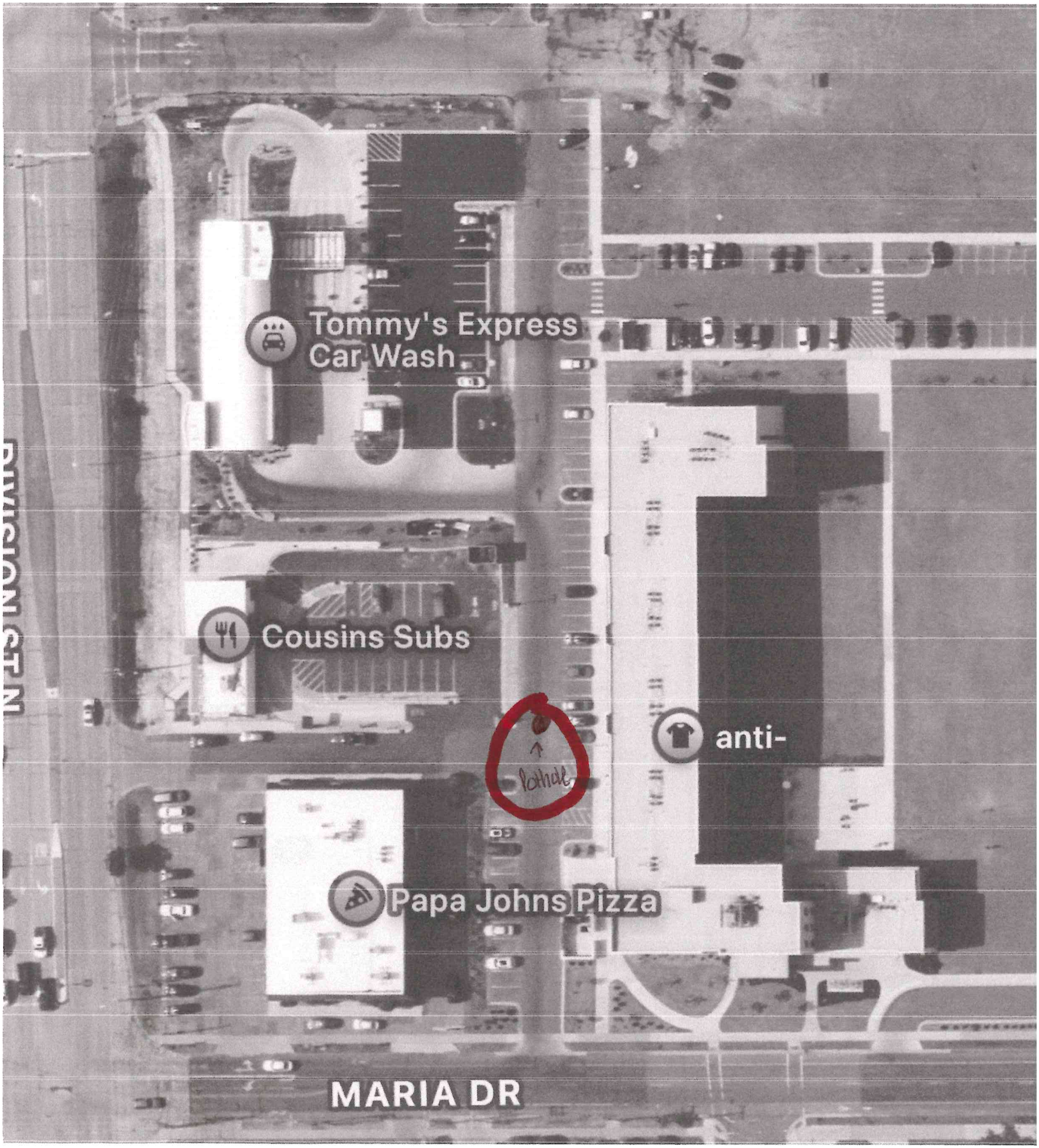
Date: 7/18/25

Address: 2341 Court St.
Plover WI, 54467

RECEIVED
JUL 22 2025
CITY CLERK'S OFFICE

Return Completed Claim Form to:
The City Clerk's Office
1515 Strongs Avenue
Stevens Point, WI 54481

N


DIVISION ST N
Tommy's Express Car Wash
Cousins Subs
anti-
pothole
Papa Johns Pizza
MARIA DR

S

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

Corey D. Ladick
Comptroller-Treasurer

Phone: 715-346-1574
Fax: 715-346-1683

September 5, 2025

To: Finance Committee, City Council

Subject: Claim-Fatema Khan

We received the attached liability claim. Usually we send liability claims to our insurance company for a recommendation, however this one was on a private drive and not on City property or a City road. Therefore, this claim is not really connected to the City in any way, so the recommendation to deny is fairly straightforward.

CITY OF
STEVENS POINT
NOTICE OF CLAIM

Name: FATEMA KHAN

Address: 850 COMMONS CIR
APT #2
PLOVER, WI 54467

Phone: (847) 858-1746

Incident/Accident Information

Date: MAY 27, 2025

Time: 9:00 AM

Location: BEHIND PAPA JOHNS & THE UNIVERSITY DORM PARKING LOT

CIRCUMSTANCES OF CLAIM

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

CLOSEST INTERSECTION MARIA DR. | DIVISION ST.

BLEW 2 PASSENGER SIDE TIRES. BECAUSE POT HOLE IS NOT AVOIDABLE AT THAT TIME.

Signed: [signature]

Date: 06/05/24

CLAIM

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

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of $ 888.93.

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

Signed: [signature]

Date: 06/05/25

Address: 850 COMMONS CIR. APT #2
PLOVER, WI 54467

RECEIVED
JUN 05 2025
CITY CLERK'S OFFICE

STEVENS POINT AUTO CENTER

3733 Stanley Street Stevens Point WI US 54481
https://www.stevenspointautocenter.com/
+1(715) 344 - 4100

Customer Pay Invoice
$735.27

RO# : 27426 Tag# : Sm061171

Check-in: Tue May 27, 2025 | 11:22 AM
Ready for Pickup: Thu May 29, 2025 | 1:57 PM
Promise Time: Wed May 28, 2025 | 9:42 AM

Customer
Us an Kahn
266778
+1 - (630) 309 - 1950
Usan.kh798010@gmail.com
850 Commons Circle Unit 2
Plover, WI 54467

Pickup-Customer
Same as Customer

Billing-Customer
Same as Customer

Vehicle
2025 Volkswagen Jetta-Blue
3VW7X7BU0*SM061171*
License: 009243A06
3,135 Mi In / 3,135 Mi Out

Service Advisor
Makala Mackie
1389

Transportation Type
SELF

A.	**MPVI**	**PERFORM CERTIFIED MULTI-POINT VEHICLE INSPECTION**	**Customer Pay**	**$0.00**

Job added by Gregory Cornelson on Tue May 27, 2025 | 11:22 AM

Op.1 MPVI -PERFORM CERTIFIED MULTI-POINT VEHICLE INSPECTION

Labor: $0.00

Technician
1087

1. PERFORMED CERTIFIED MULTI POINT VEHICLE INSPECTION. SUBMITTED INSPECTION FORM WITH VEHICLE STATUS.

B.	**CEL, TIRE2**	**Customer States: DIAGNOSE- hit a pothole, both passenger tire are flat, clunking when turning REPLACE TWO TIRES**	**Customer Pay**	**$633.00**

Job added by Gregory Cornelson on Tue May 27, 2025 | 11:22 AM

Op.1 CEL -DIAGNOSE

Labor: $105.00

Technician
1087
1408

1. front and rear passenger tire's outer side walls both have cuts; reason for tires being flat and is none reparable; same brand tires recommanded; pictures taken of damaged sidewalls

STEVENS POINT AUTO CENTER

3733 Stanley Street Stevens Point WI US 54481
https://www.stevenspointautocenter.com/
+1(715) 344 - 4100

Customer Pay Invoice
$735.27

RO# : 27426 Tag# : Sm061171
Check-in: Tue May 27, 2025 | 11:22 AM
Ready for Pickup: Thu May 29, 2025 | 1:57 PM
Promise Time: Wed May 28, 2025 | 9:42 AM

Customer	Billing-Customer	Vehicle	Service Advisor
Us an Kahn 266778 +1 - (630) 309 - 1950	Same as Customer	**2025 Volkswagen Jetta-Blue** **3VW7X7BU0*SM061171***	**Makala Mackie** 1389 **Transportation Type** SELF

B.	**CEL, TIRE2**	**Customer States: DIAGNOSE- hit a pothole, both passenger tire are flat, clunking when turning REPLACE TWO TIRES**	**Customer Pay**	**$633.00**

Op.2 TIRE2 -REPLACE TWO TIRES

Labor: $50.00

Technician

1087

1408

1. Replaced two tires

Parts $478.00

DT1-020-213 - KINERGY GT 2 - $478.00

DT1-020-213 - KINERGY GT 1 - $0.00 SOR

C.	**S6**	**ALIGNMENT**	**Customer Pay**	**$119.99**

Tags: Add-on

Job added by Makala Mackie on Thu May 29, 2025 | 1:23 PM

Op.1 S6 -ALIGNMENT

Labor: $119.99

Technician

1332

1. performed ALIGNMENT

STEVENS POINT
AUTO CENTER

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Customer
Us an Kahn
266778
+1 - (630) 309 - 1950

Billing-Customer
Same as Customer

Vehicle
2025 Volkswagen Jetta-Blue
3VW7X7BU0*SM061171*

Service Advisor
Makala Mackie
1389

Transportation Type
SELF

Additional Fees	Sale Amount
SSC - Shop Supply Charges	$19.24

Additional Discount	Discount Amount
SENIOR	$75.29

Labor	$274.99
Parts	$478.00
Sublet	$0.00
Sublet Labor	$0.00
Sublet Parts	$0.00
Fees	$19.24
Discounts	-$75.29
Tax	$38.33
Deductible	$0.00
Invoice Total	**$735.27**

Original Repair Order
Tue May 27, 2025 | 11:22 AM $197.54

Recommendation Approval Details

Jacob Zellner approved recommendations on behalf of Us an Kahn.

Mode Of Communication	Approver Phone Number	Previous Repair Order
Call	+1 (630) 309 - 1950	$197.54

Revised Repair Order	Date and Time	Note
$758.28	Tue May 27, 2025 at 01:46 PM	cust autho

STEVENS POINT
AUTO CENTER

HYUNDAI

Customer Pay Invoice
$735.27

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Customer
Us an Kahn
266778
+1 - (630) 309 - 1950

Billing-Customer
Same as Customer

Vehicle
2025 Volkswagen Jetta-Blue
3VW7X7BU0*SM061171*

Service Advisor
Makala Mackie
1389

Transportation Type
SELF

WARRANTY INFORMATION
No Dealer Warranty on Parts and Materials. The parts or materials that are marked as warranted on the face side of this repair order are covered by manufacturer warranty, copies of which are available through us. We are not a party to any manufacturer warranty. We do not ourselves warrant any of the parts and materials used in this repair.

Limited Labor Warranty.We do no warrant that the labor for which you were charged in this repair ("the Warranted Labor"), except sublet repairs performed by someone else, has been performed in a workmanlike manner according to standard practices. This warranty is effective for a period that ends 180 days after the date this repair is completed ("the Warranty Term"). We agree that, if you notify us of the problem during the Warranty Term because of our failure to properly diagnose it, we will credit the amount that you paid us on this repair order for any unnecessary repairs that resulted from our failure to properly diagnose, against your bill from us for subsequent repairs of the same problem.
[NOTE: In many cases, the fact that additional repairs are subsequently required to correct a problem doesn't mean that the original repairs were unnecessary.]

THE FOREGOING SETS FORTH THE ONLY RESPONSIBILITIES OR REMEDIES WE ACCEPT OR AGREE TO PROVIDE IN CONNECTION WITH THIS REPAIR. IN PARTICULAR, WE DO NOT ACCEPT LIABILITY OR RESPONSIBILITY FOR ANY CONSEQUENTIAL OR INCIDENTAL DAMAGES RESULTING FROM THIS REPAIR INCLUDING, BUT NOT LIMITED TO, PROPERTY DAMAGE, TOWING, LOSS OF VEHICLE USE, LOSS OF TIME, INCONVENIENCE OR COMMERCIAL LOSS.

EXCEPT AS EXPRESSLY OTHERWISE PROVIDED ABOVE, WE DISCLAIM ALL WARRANTIES IN CONNECTION WITH THIS REPAIR, WHETHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

STATEMENT OF DISCLAIMER
The factory warranty constitutes all of the warranties with respect to the sale of this Item\items. The Seller hereby expressly disclaims all warranties either express Or implied, including any implied warranty of morchantability or fitness for a particular purpose. Seller neither assumes nor authorizes any other person to assume for it any liability In connection with the sale of this Item/items.

X
Customer Signature

Date

Motor vehicle repair practices are regulated by Chapter ATCP 132, Wis. Adm. Code, administered by the Bureau of Consumer Protection, Wisconsin Dept. of Agriculture, Trade and Consumer Protection, P.O. Box 8911, Madison, Wisconsin 53708-8911.

STEVENS POINT AUTO CENTER

3733 Stanley Street Stevens Point
WI US 54481
https://www.stevenspointautocenter.com/

Customer
Us an Kahn
+1 - (630) 309 - 1950
Usan.kh798010@gmail.com

Vehicle
2025 Volkswagen Jetta - Blue
VIN
3VW7X7BU0*SM061171*
License: 009243A06
SE: Car 1.5L L4 4DR Turbocharged Gas Fi: FWD: AT: Car
3,135 Mi In / 3,135 Mi Out

RO# : 27426
Tag# : Sm061171
Technician
1087

Multi-Point Inspection

A. MPVI Pass: 32 Caution Fail: 2 Not Applicable: 1 Refer Notes

Interior & Exterior

Lights
- Bulbs and Lights

Wipers & Horn
- Windshield Washer Spray / Wiper Operation / Wiper Blades / Including Rear (if applicable)
- Windshield / Window Condition
- Horn

Other Services
- Upholstery / Carpet / Floor Mats / Mirrors / Trim
- Emergency Brake Adjustment
- Fuel Tank Cap Gasket
- Clutch Operation (if equipped)

Under Hood

Fluid Levels
- Fluids: Oil / Coolant / Power Steering / Brake Fluid / Washer

Filters & Cooling Systems
- Passenger Compartment Air Filter
- Engine Air Filter

Belts/Hoses/Spark Plugs
- Belts / Tensioners (condition and adjustment)
- Cooling System Hoses / Heater Hoses / Air Conditioning Hoses and Connections
- Radiator Core / Air Conditioning Condenser (if equipped)

Battery Performance
- Battery Terminals / Cables / Mountings
- Check Condition of Battery (Storage Capacity Test if Applicable)

Under Vehicle

Steering/Suspension
- Shock Absorbers / Suspension
- Steering Gear Box / Linkage and Boots / Ball Joints / Dust Covers

Transmission/Axle
- Drive Shaft Boots / Constant Velocity Boots / U-joints / Transmission Linkage (if equipped)
- Inspect Nuts and Bolts on Body Chassis

Check For Fluid Leaks
- Engine Oil and/or Fluid Leaks
- Transmission / Differential / Transfer Case (Check Fluid Level, Fluid Condition and Fluid Leaks)
- Fuel Lines and Connections / Fuel Tank Band / Fuel Tank Vapor Vent System Hoses

Other Services
- Muffler / Exhaust Pipes / Mountings

Tires

Tread Depth (measured in 1/32")

Left Front	11 /32"
Right Front	11 /32"
Left Rear	11 /32"
Right Rear	11 /32"
Spare Tire (if Applicable)	
LF/RF Tire Pressure	36 PSI
LR/RR Tire Pressure	36 PSI

Brakes

Check Brake Linings (measured in millimeters)

Left front	9 mm
Right front	9 mm
Left rear	9 mm
Right rear	9 mm

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Customer

Us an Kahn
+1 - (630) 309 - 1950

Vehicle

2025 Volkswagen Jetta - Blue
VIN
3VW7X7BU0*SM061171*

RO# : 27426
Tag# : Sm061171
Technician
1087

Services

A.	MPVI	PERFORM CERTIFIED MULTI-POINT VEHICLE INSPECTION	Customer Pay	$0.00
B.	CEL, TIRE2	Customer States: DIAGNOSE- hit a pothole, both passenger tire are flat, clunking when turning REPLACE TWO TIRES	Customer Pay	$703.00

Additional Fees	$15.75
Additional Discount	$0.00
Tax	$39.53
Current Estimate	**$758.28**
Recommendations Repair Order	$0.00
Current Repair Order	$758.28
Approved Total	$0.00
Revised Repair Order	**$758.28**

x
Customer Signature

Date

Recommendation Approval Details

Jacob Zellner approved recommendations on behalf of Us an Kahn.

Mode Of Communication	Approver Phone Number	Previous Repair Order
Call	+1 (630) 309 - 1950	$197.54

Revised Repair Order	Date and Time	Note
$758.28	Tue May 27, 2025 at 01:46 PM	cust autho

STEVENS POINT AUTO CENTER

RO #: 27426
Tag #: Sm061171
Customer #: 266778
Receipt #: 27426-T001

Customer	Vehicle
Us an Kahn	2025 Volkswagen Jetta-Blue
266778	3VW7X7BU0SM061171
+1 - (630) 309 - 1950	

Thank You Us an Kahn,

We appreciate your business with us!

	Payment Method	Payee	Received By	
1. Payment Thu, May 29, 2025 I 03:57 pm	Mastercard - 9819	Us an Kahn	Jacob Zellner	**$735.27**

Payment	**$735.27**
Total Invoice	$735.27
Customer Pay Total	$735.27
Customer Pay Due	$0.00
Insurance Pay Total	$0.00
Insurance Pay Due	$0.00

Customer Signature

enterprise

Rental Agreement Summary
RA#: 8CT7PH
Renter: FATEMA KHAN
ENTERPRISE PLUS
Billing Cycle: 24-HOUR

Dates & Times | Location

Pick up

Tuesday, May 27, 2025 3:50 PM
Start Charges:
Tuesday, May 27, 2025 3:50 PM

5499 US-10
STEVENS POINT,
WI 54482-9113
(715) 341-1200

Anticipated Return

Thursday, May 29, 2025 4:00 PM

5499 US-10
STEVENS POINT,
WI 54482-9113
(715) 341-1200

Vehicle

2024 HYUN ELAN 4LMT BLUE MED	License: IL FP273314
VIN: KMHLP4DG9RU835197	Vehicle: 7WYSDC
Pickup: 05/27/2025 @ 3:50 PM	ODO:25141Fuel:FULL

Vehicle Condition:

No Damage Documented

Summary of Charges

Estimated Renter Charges

Charges	Price/Unit	Total
TIME & DISTANCE 5/27/25-5/29/25	$63.65 / Day	$127.30
NO CHARGE DISTANCE 5/27/25-5/29/25	$0.00 / Mile	$0.00
DAILY RATE:	$63.65 / Day	
HOURLY RATE:	$21.21 / Hour	

Optional Protections Accepted

No optional protections accepted.

Optional Protections Declined

PERSONAL EFFECTS COVERAGE	@ $7.50 / Day	$0.00
SLP	@ $16.25 / Day	$0.00
RAP	@ $6.99 / Day	$0.00
DW/CDW OPTIONAL	@ $30.00 / Day	$0.00

Renter Acknowledgement of Accepted and Declined Protections

I acknowledge that I have accepted or declined protections as indicated above.

Taxes and Fees

TITLE AND REGISTRATION FEES	$0.92 / Day	$1.84
STATE RENTAL VEHICLE FEE (5%)	5%	$6.46
SALES TAX (5.5%)	5.5%	$7.10
Total Estimated Charge:		**$142.70**
Payments:		
VISA ******4279	Auth	($442.70)

Renter Acknowledgement of Charges

I acknowledge that I have reviewed and agree to all Estimated Renter Charges and fees listed on Summary of Charges and further agree to pay for final charges in accordance with the Additional Terms and Conditions of this Contract.

Owner: ENTERPRISE RENT-A-CAR COMPANY OF WISCONSIN, LLC

Additional Drivers

No Additional Drivers are authorized to drive the vehicle with the exception of the drivers listed below.
(Additional driver names listed here if applicable)

Please keep this Rental Agreement Summary with you in the vehicle during the rental.

Local Addenda

For rentals originating in the state of Wisconsin, the following will either replace or supplement the Additional Terms and Conditions:

If your Vehicle was not rented under the Enterprise Truck Rental Brand, the following are added to the Additional Terms and Conditions:

**

YOU AGREE THAT YOU HAVE RECEIVED AND REVIEWED THE FOLLOWING NOTICE AND DISCLOSURE:

WHAT IF YOU DAMAGE A RENTAL CAR?

WISCONSIN, 5499 US-10, STEVENS POINT, WI 544829113 (715) 341-1200

RENTAL AGREEMENT 650257 **REF#** 8CT7PH

RENTER
KHAN, FATEMA

DATE & TIME OUT
05/27/2025 03:50 PM
DATE & TIME IN
05/29/2025 03:02 PM

BILLING CYCLE
24-HOUR

CAR CLASS CHARGED
ICAR

VEH #1 2024 HYUN ELAN 4LMT
VIN# KMHLP4DG9RU835197
LIC# FP273314
MILES DRIVEN 184
CAR CLASS: ICAR

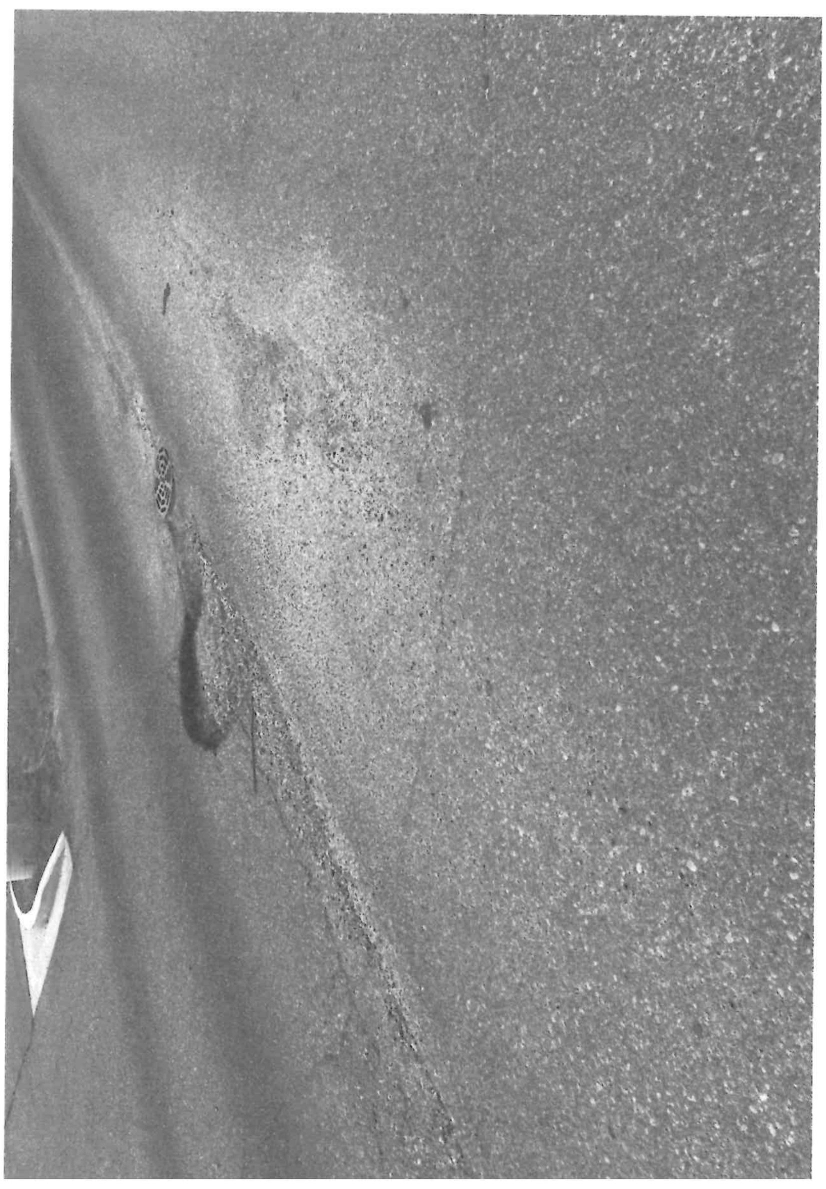
RATE SOURCE ACCOUNT
ENTERPRISE PLUS

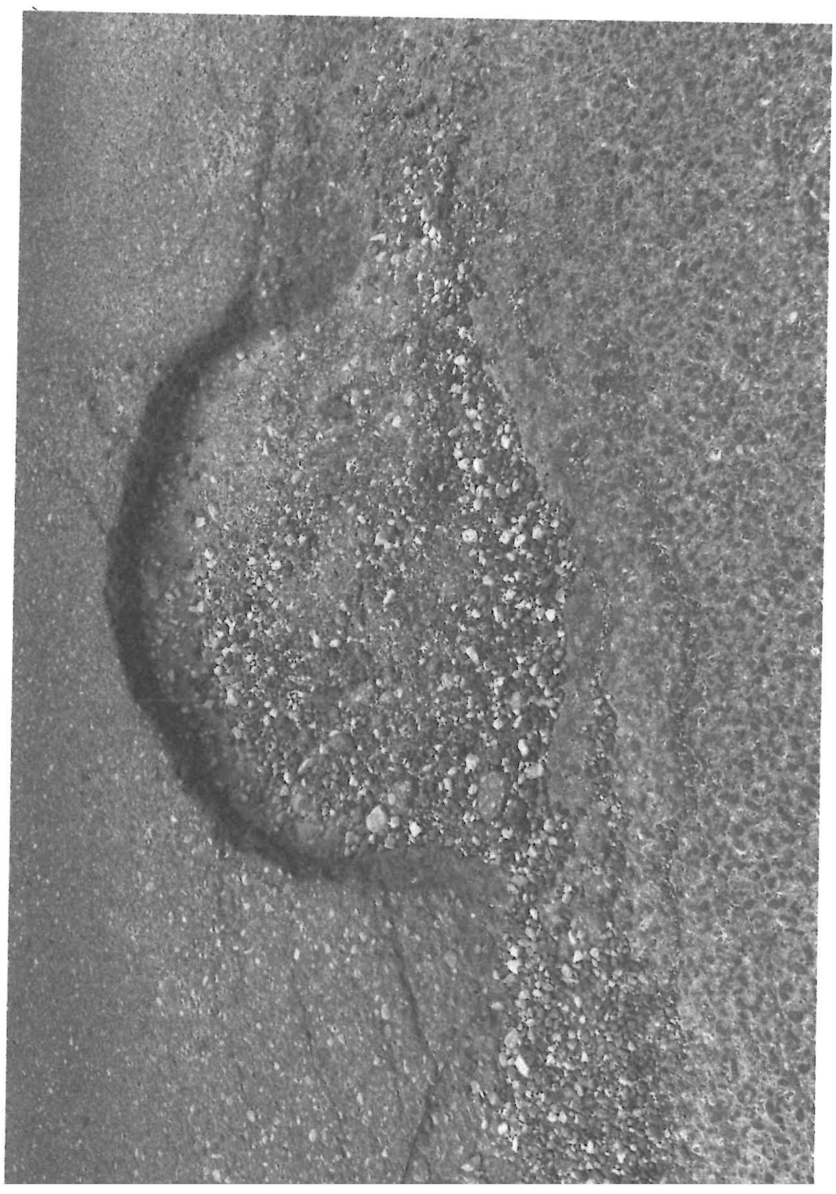
SUMMARY OF CHARGES

Charge Description	Date	Quantity	Per	Rate	Total
TIME & DISTANCE	05/27 - 05/29	2	DAY	$63.65	$127.30
			Subtotal:		**$127.30**
Taxes & Surcharges					
SALES TAX	05/27 - 05/29			5.5%	$7.10
STATE RENTAL VEHICLE FEE	05/27 - 05/29			5%	$6.46
TITLE AND REGISTRATION FEES	05/27 - 05/29	2	DAY	$0.92	$1.84
		Total Charges:			**$142.70**
Bill-To / Deposits					
DEPOSITS					($142.70)
Total Estimated Amount Due					**$0.00**

PAYMENT INFORMATION

AMOUNT PAID	TYPE	CREDIT CARD NUMBER
$142.70	Visa	xxxxxxxxxxxx4279





11:03 57

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Receipt

Receipt including tip

May 27, 2025

Thanks for tipping, Usman

Total	**$10.96**
Trip fare	$7.77
Subtotal	**$7.77**
Booking Fee ?	$1.19
Tip	$2.00

Payments