



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

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

### Members

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

## AGENDA

### CITY PLAN COMMISSION

**Date and Time:** October 6, 2025  
6:00 PM

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

OR

Zoom Teleconferencing

Meeting ID: 815 5922 1570

Passcode: 128498

By Computer:

<https://us02web.zoom.us/j/81559221570?pwd=loLehx6Dbnj0NnbGCbi>

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

#### Opening Section:

1. Roll Call

#### Discussion and Possible Action on:

2. Report of the September 2, 2025 meeting of the City Plan Commission.
3. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.02(4)(e) establishing groundwater protection zones for municipal well #12.
4. A request from Tyler Ignatowski, representing Little Captain LLC, to annex an unaddressed parcel bounded by Stanley Street (Parcel ID 020240828-14.18) from the Town of Hull to the City of Stevens Point.
5. Staff Update: Zoning Code Rewrite.
6. Director's Report.

#### Closing Section:

7. Adjourn

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**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.

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**Members**

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

# MINUTES

## CITY PLAN COMMISSION

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<b>Date and Time:</b>	September 2, 2025 6:00 PM	<b>Location:</b>	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 814 9562 6636 Passcode: 619499
			<u>By Computer:</u> <a href="https://us02web.zoom.us/j/81495626636?pwd=qOpiYN0raekd2JSLeI13B">https://us02web.zoom.us/j/81495626636?pwd=qOpiYN0raekd2JSLeI13B</a>
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

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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.

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**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.



October 1, 2025

TO: Plan Commission and Water and Sewerage Commissioners

RE: Wellhead protection overlay zoning modifications

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Commissioners:

Prior to putting our new well (well 12) online, we are required (pursuant to NR 811.12) to have a wellhead protection plan in place that includes the new well. We have a draft wellhead protection document that is specific to well 12 in the review stage and have proposed changes to zones A, B, and C to account for the addition of well 12 or our wellhead protection ordinance map.

The first attached map shows that changes to the boundaries of zones A, B, and C. We are not proposing any changes to the language of the wellhead protection ordinance at this time, just to the boundaries of each zone.

The second map shows some more information relative to the direction of groundwater flow and the different lines that represent the zone of influence, 10 year time of travel, and groundwater divide.

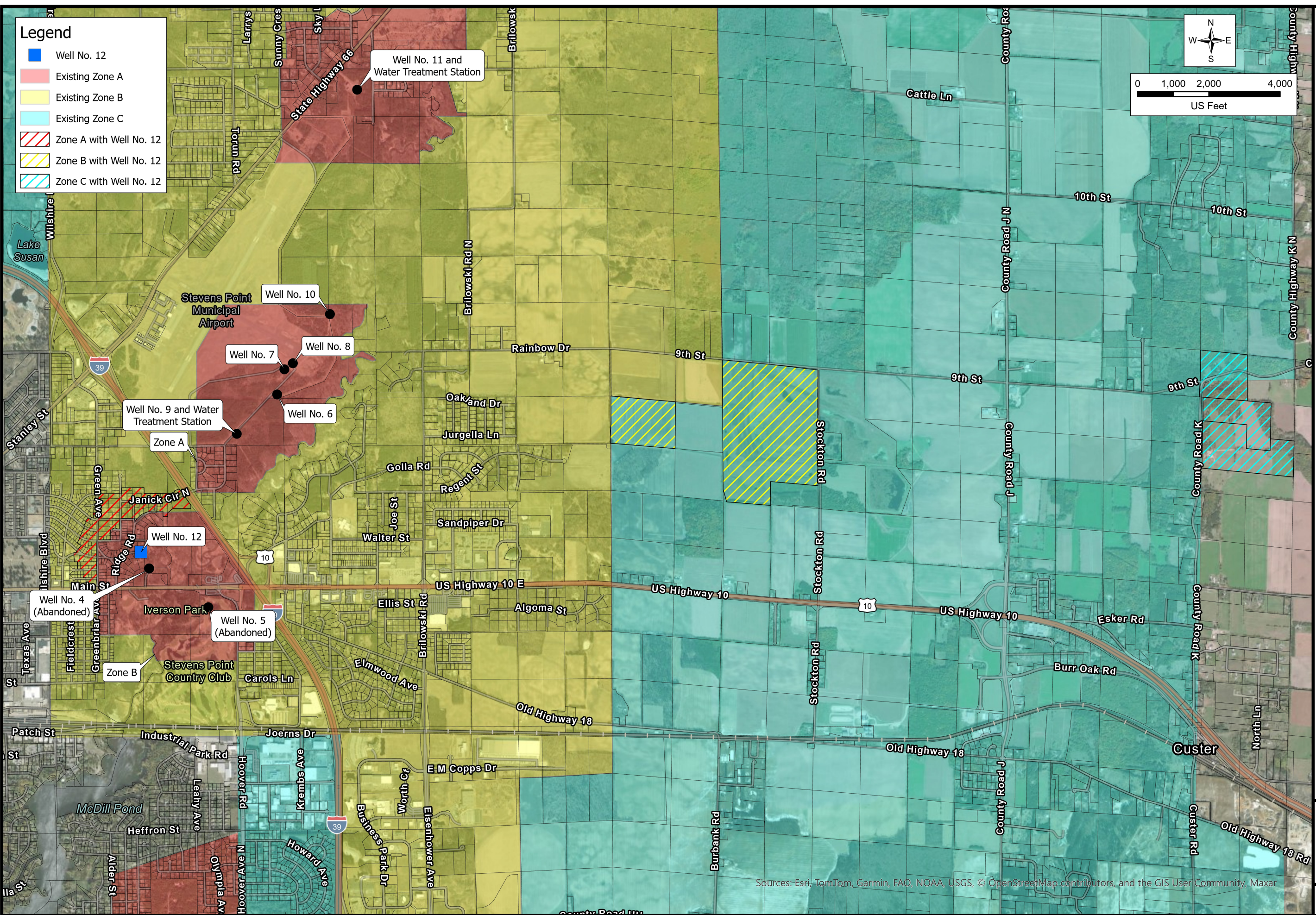
On the first map, we show zones A (red), B (yellow), and C (green) as they currently exist and with hatches areas showing the proposed additions to each zone. Zone A is changed to include the zone of influence around the new well, zone B is changed to include all parcels in the direction of groundwater flow to well 12 that are within the 10-year time of travel, and the modifications to zone C are to add parcels that are within the direction of groundwater flow to well 12, west of the groundwater divide.

Staff respectfully requests that the existing ordinance map be modified to include the changes as presented for the addition of well 12

Thanks for your consideration,

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

Joel Lemke  
Director of Public Utilities



**Legend**

- Well No. 12
- Existing Zone A
- Existing Zone B
- Existing Zone C
- Zone A with Well No. 12
- Zone B with Well No. 12
- Zone C with Well No. 12

0 1,000 2,000 4,000  
US Feet

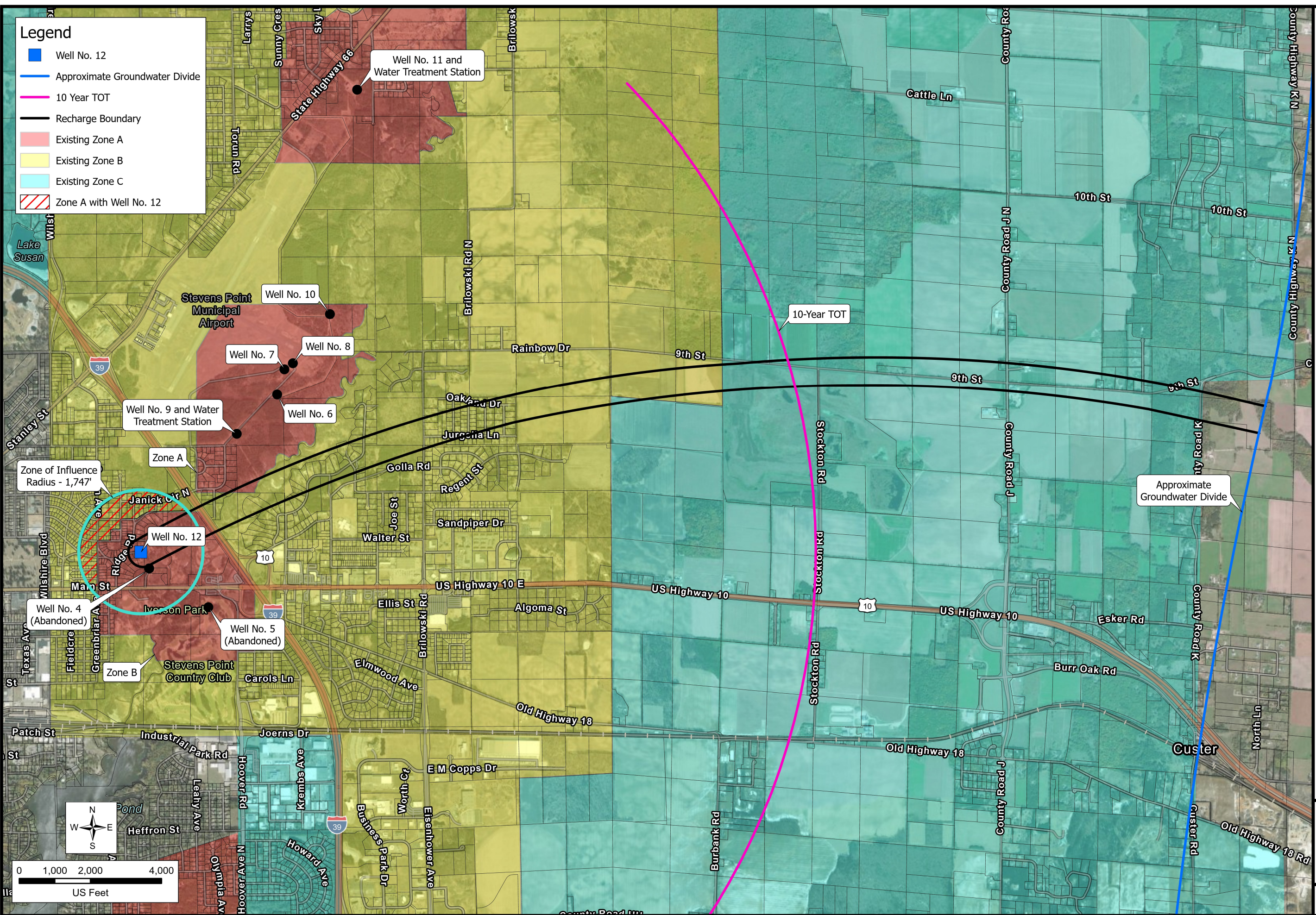
**GROUNDWATER PROTECTION DISTRICT WITH WELL NO. 12**

**WELL NO. 12 WELLHEAD PROTECTION PLAN**  
**CITY OF STEVENS POINT**  
**PORTAGE COUNTY, WISCONSIN**



**FIGURE 2.05-2**  
**1038.015**

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar



**Legend**

- Well No. 12
- Approximate Groundwater Divide
- 10 Year TOT
- Recharge Boundary
- Existing Zone A
- Existing Zone B
- Existing Zone C
- Zone A with Well No. 12

Zone of Influence  
Radius - 1,747'

Approximate  
Groundwater Divide

**WELL NO. 12 RECHARGE AREA  
WITH EXISTING GROUNDWATER PROTECTION DISTRICT**

**WELL NO. 12 WELLEDHEAD PROTECTION PLAN  
CITY OF STEVENS POINT  
PORTAGE COUNTY, WISCONSIN**



**FIGURE 2.05-1  
1038.015**



## MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP  
Associate Planner / Zoning Administrator

Date: October 6, 2025

**RE: A request from Tyler Ignatowski, representing Little Captain LLC, to annex an unaddressed parcel bounded by Stanley Street (Parcel ID 020240828-14.18) from the Town of Hull to the City of Stevens Point.**

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**Background:** The applicant is requesting annexation of an unaddressed parcel off of Stanley Street to the City of Stevens Point from the Town of Hull. The property is currently undeveloped, and the construction of multiple duplexes on the property are planned. The applicant also owns the neighboring lot to the west, 2928 Stanley Street, which would be combined with the subject property to have a larger development area.

There are six types of annexation requests and are as follows:

- **Annexation by Unanimous Approval**
- Annexation by One-Half Approval
- Annexation by Referendum
- Annexation by City or Village Initiated Referendum
- Annexation of Town Islands
- Annexation of Territory Owned by a City or Village

The applicant is requesting annexation by unanimous approval. Requirements for direct annexation by unanimous approval, as outlined through Wis. Stats. 66.0217(2), are as follows:

**§66.0217(2) Direct annexation by unanimous approval.** Except as provided in this subsection and sub. (14), and subject to ss. 66.0301 (6) (d) and 66.0307 (7), if a petition for direct annexation signed by all of the electors residing in the territory

[www.stevenspoint.com](http://www.stevenspoint.com)

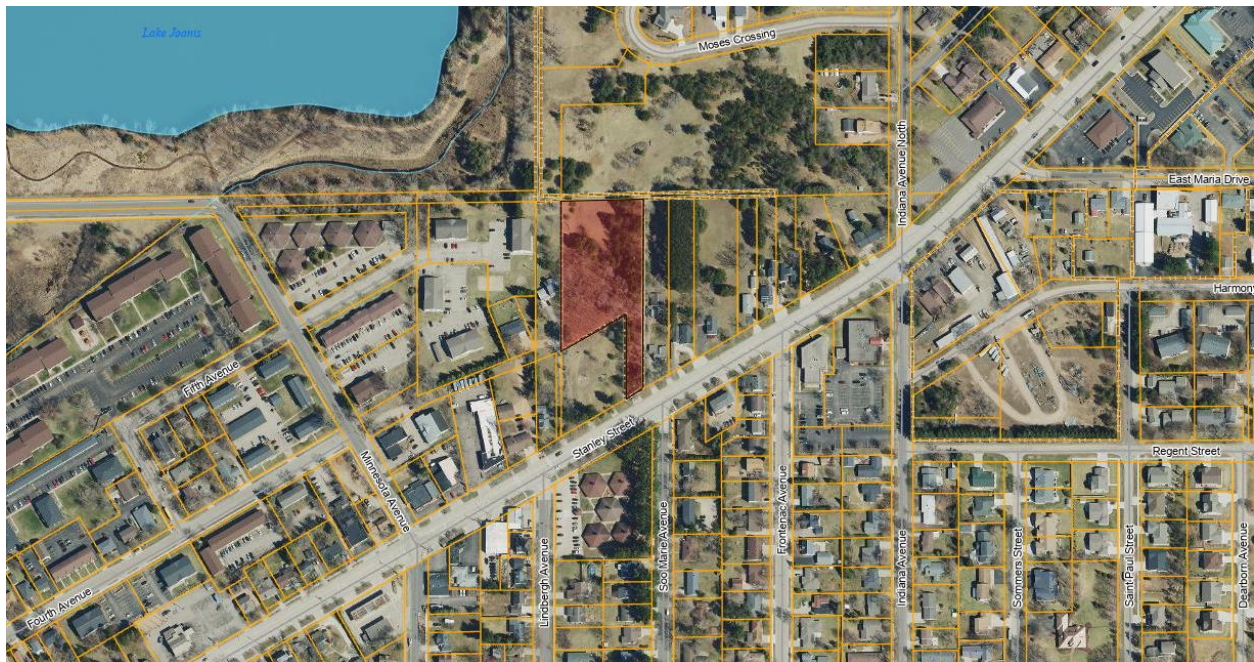
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*Open Records Rider: The City of Stevens Point is subject to Wisconsin Statutes relating to public records. Communication, such as this document, sent or received by City employees are subject to these laws. Unless otherwise exempted from the public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

and the owners of all of the real property in the territory is filed with the city or village clerk, and with the town clerk of the town or towns in which the territory is located, together with a scale map and a legal description of the property to be annexed, an annexation ordinance for the annexation of the territory may be enacted by a two-thirds vote of the elected members of the governing body of the city or village without compliance with the notice requirements of sub. (4). In an annexation under this subsection, subject to sub. (6), the person filing the petition with the city or village clerk and the town clerk shall, within 5 days of the filing, mail a copy of the scale map and a legal description of the territory to be annexed to the department and the governing body shall review the advice of the department, if any, before enacting the annexation ordinance. No territory may be annexed by a city or village under this subsection unless the territory to be annexed is contiguous to the annexing city or village.

The steps outlined above have been made by the applicant. Further information on this request is outlined below.

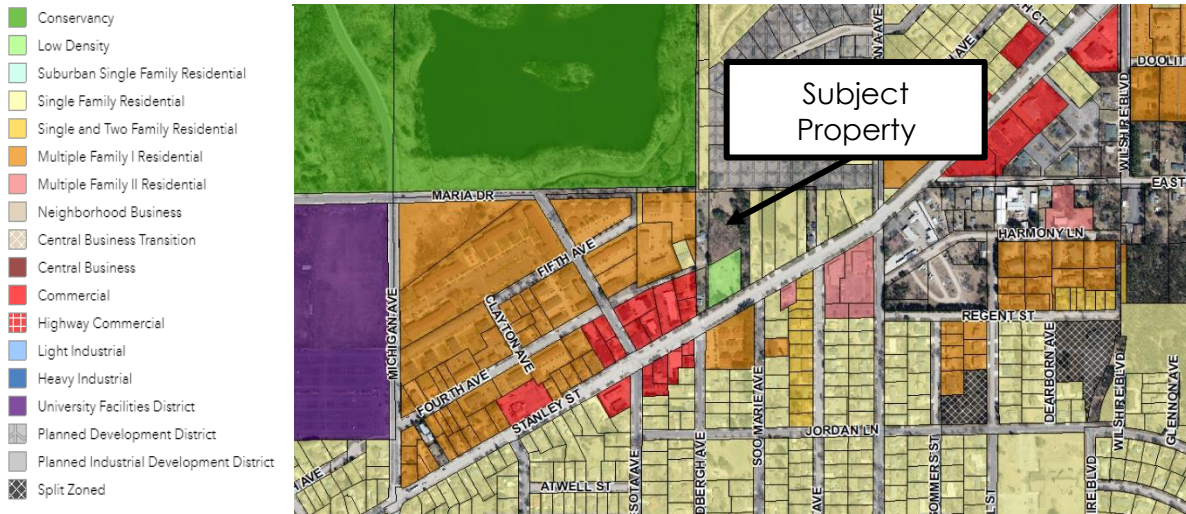
Map of Subject Property:



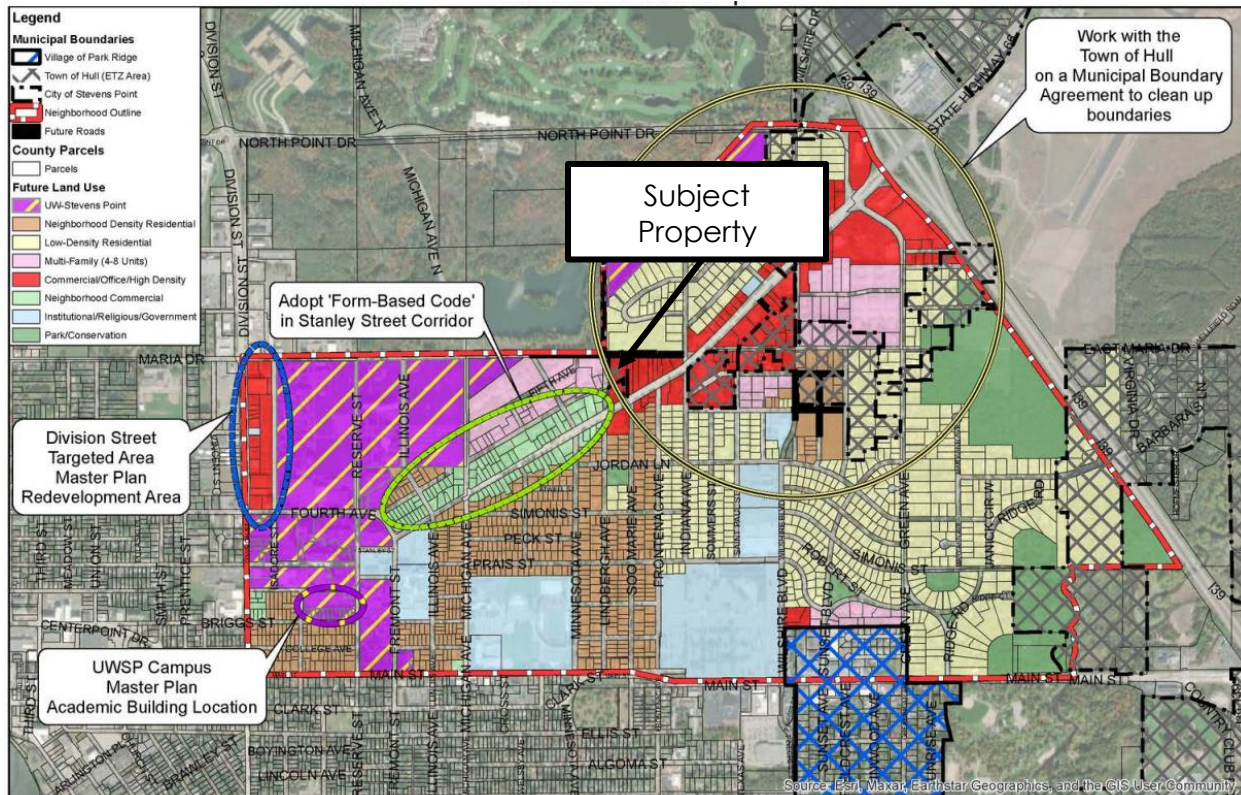
Wis. Stats. requires the Plan Commission to make a recommendation to the Common Council on any annexation request. Additionally, the City's Zoning Code requires the following regarding the zoning of any property annexed to City limits:

*All territory annexed to the City of Stevens Point shall automatically become a part of the "R-LD" Low Density Residence District until definite boundaries and zoning districts are recommended by the City Plan Commission and adopted by the Common Council; provided, however, that the Common Council shall adopt definite boundaries and district regulations within 90 days from the date of the annexation. The Plan Commission may recommend definite zoning districts and boundaries to the City Council prior to or at the time the Council acts on a proposed annexation, and may adopt definite boundaries at the time of annexation provided the public notice procedure is followed.*

Consistent with the requirements above, the subject property would be automatically zoned "R-LD" Low Density Residential. Given the proposed development and the development pattern surrounding the subject property, the applicant is planning to request a permanent zoning designation of "R-4" Multiple Family I Residential.



### Stevens Point Comprehensive Plan



The subject property is adjacent to the City and borders multi-family, commercial and single-family land uses. With a zoning designation of "R-4" Multi-Family I Residential, staff believes that it is compatible with adjacent uses and consistent with the long-term development pattern in this area.

The applicant intends to annex the subject property to obtain City utility service. The City's Future Land Use Map, last amended in 2024, identifies the subject area for Commercial/Office/High-Density land uses. 'High-density' is defined in the City's Comprehensive Plan as allowing for 9+ housing units. While the site development plan is not finalized, initial plans call for 15 duplexes to be constructed on the two parcels (planned to be combined into one parcel). Having roughly 30 housing units split into duplexes would achieve the 'high-density' designation, while serving as a gradual decrease in land use intensity from adjacent multi-family and single-family residential uses.

Given the above findings, the annexation seems fitting given the contiguous nature of the property with City limits. Likewise, the property can be immediately serviced with City utilities. Although the Wisconsin Department of Administration has not provided a recommendation as of October 1<sup>st</sup>, City staff does not foresee any issues with obtaining DOA sign-off.

**Staff Recommendation:** Staff recommends **APPROVAL** as presented.



## APPLICATION FOR ANNEXATION

(Pre-Application Conference Required)

### ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager	Adam Kuhn		
Pre-Application Conference Date				Annexation Request Type	Unanimous <input checked="" type="checkbox"/>	One-Half Approval <input type="checkbox"/>	By Referendum <input type="checkbox"/>

### APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/> )	
Applicant Name	Tyler Ignatowski	Contact Name	
Address	13707 Beechwood Point Road	Address	
City, State, Zip	Midlothian, Virginia 23112	City, State, Zip	
Telephone	801-584-9834	Telephone	
Fax		Fax	
Email	ignacorp@gmail.com	Email	

### OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/> )		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Little Captain LLC	Owner's Name	
Address	PO Box 1071	Address	
City, State, Zip	Stevens Point, Wisconsin 54481	City, State, Zip	
Telephone	801-584-9834	Telephone	
Fax		Fax	
Email	ignacorp@gmail.com	Email	

### PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
020240828-14.18		
Legal Description of Subject Property		
L3 CSM#9164-38-94 BNG PRT NWSE EXC PRT ANNXD TO CITY-467/1097 S28T24R8 1.96A M/L 302/289;336/318; 620/571;712550;712551; 757549;759277;767194 902767-HT110 913434 914694 914695 914696		
Designated Future Land Use Category		Current Use of Property
Commercial/Office/High-Density		Undeveloped
Explain the land use and the development proposed for the annexation property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
The subject property is currently undeveloped. Our future intention of the property is to construct multiple duplexes.		
Is the proposed annexation consistent with the Comprehensive Plan? Please reference the Comprehensive Plan's Future Land Use Map and the Extraterritorial		

**Land Use Map. (Use additional pages if necessary)**

Yes, we plan to construct several duplexes on the property. As the City's Extraterritorial Future Land Use Map identifies the subject property as 'Commercial/Office/High-Density,' we believe that the proposed annexation is consistent with the Stevens Point Comprehensive Plan. High-density is defined in the Comprehensive Plan as having nine or more residential units, and it is my intention to provide more than nine housing units on the property.

**Is a permanent zoning classification being requested for the annexation territory? If yes, please state the proposed zoning classification and provide reasoning. (Use additional pages if necessary)**

Property that is annexed into City limits are automatically zoned "R-LD" Low-Density Residential. A rezoning of the property to the "R-4" Multiple-Family I Residence District is planned should the annexation be approved.

**Current Zoning Surrounding Subject Property (City or County zoning)**

North:	"PD" Planned Development	South:	"R-4" Multiple-Family I Residential
East:	"R-2" Single-Family Residential	West:	"R-4" Multiple-Family I Residential

**Current Land Use Surrounding Subject Property**

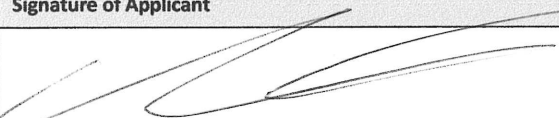
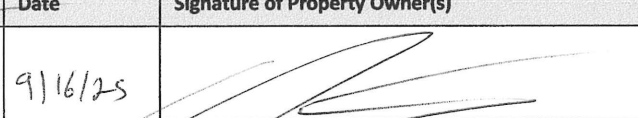
North:	Single-Family Residential	South:	Multi-Family Residential
East:	Single-Family Residential	West:	Multi-Family Residential

**EXHIBITS**

Owner Information Sheet	<input type="checkbox"/>	<b>Additional Exhibits If Any:</b>
Letter to District Alderperson	<input type="checkbox"/>	
Site Map or Certified Survey Map (outlining annexation property and surrounding jurisdictions)	<input type="checkbox"/>	
Signed Petition (signed by electors and property owners within the annexation area)	<input type="checkbox"/>	

**CERTIFICATION AND SIGNATURE**

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	9/16/25		9/16/25

September 9, 2025

Ald. Shaun Morrow  
Eleventh District Alderperson  
City of Stevens Point  
2509 Falcons Cove  
Stevens Point, WI 54482

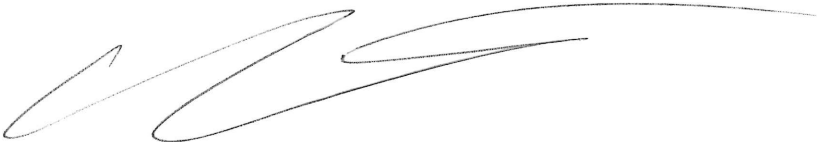
RE: Notice of Application for Annexation of Property – Unaddressed Parcel off of Stanley Street

Dear Alderperson Morrow,

The intent of this letter is to provide you notice of the proposed annexation of certain real estate located in the Town of Hull to the City of Stevens Point. A copy of the application for annexation that will be submitted to the City of Stevens Point is enclosed for your reference. The annexation request is slated to be brought before the City's Plan Commission for consideration on October 6, 2025.

Please feel free to reach out to me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Ignatowski', with a long horizontal flourish extending to the right.

Tyler Ignatowski

**PETITION FOR ANNEXATION**  
**DIRECT ANNEXATION BY UNANIMOUS APPROVAL**  
**WIS. STATS. 66.0217(2)**

TO: City of Stevens Point  
Attn. City Clerk  
1515 Strongs Avenue  
Stevens Point, WI 54481

WITH SIGNED COUNTERPART COPIES TO:

Town of Hull  
Attn. Town Clerk  
4550 Wojcik Memorial Drive  
Stevens Point, WI 54482

Wisconsin Department of Administration  
Attn. Municipal Boundary Review  
PO Box 1645  
Madison, WI 53701-1645

FROM: Tyler Ignatowski, representing Little Captain LLC  
13707 Beechwood Point Road, Midlothian, Virginia 23112

**THIS PETITION** (“Petition”) is made by Petitioners on September 9, 2025.

1. **Petition of Annexation; Legal Description of Property.** Petitioners hereby petition and request that the real property described on Exhibit A, attached hereto (herein the “Property”), be detached from the Town of Hull, Portage County, Wisconsin, and be annexed to the City of Stevens Point, Portage County, Wisconsin. The Tax Key Numbers for the Property are as follows:

<u>Tax Key Numbers</u>	<u>Owners</u>
020-24-0828-14.18	Tyler Ignatowski Representing Little Captain LLC

2. **Ownership of Property; Scale Map.** Petitioners are the sole owners of the Property, which consists of 1.96 acres, and is further described on the Scale Map attached hereto as Exhibit B.
3. **Population.** Petitioners represent and state that the Property is solely owned by the Petitioners and that zero (0) persons reside within the Property; the Property is currently undeveloped.

4. **Direct Annexation.** Petitioners make this Petition pursuant to Section 66.0217(2) of the Wisconsin Statutes as a request for direct annexation by unanimous approval of the sole owners of the Property, the Petitioners.
5. **Acknowledgement.** The undersigned owners acknowledge that this Petition, the Legal Description (Exhibit A) and the Scale Map (Exhibit B) have been prepared in accordance with Section 66.0217, Wis. Stats., and that the undersigned has or will provide all required fees to process this Petition.

**Owners & Petitioners**



Tyler Ignatowski, Representing Little Captain LLC

9/16/25

Document Drafted By:  
Adam Kuhn, AICP  
Associate Planner / Zoning Administrator  
1515 Strongs Avenue  
Stevens Point, WI 54481

# EXHIBIT 'A'

## ANNEXATION

LOCATED IN AND BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, AARON PARKS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT AT THE DIRECTION OF TYLER IGNATOWSKI, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, TOWN OF HULL, PORTAGE COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST;

THENCE S 88°56'03" W, ALONG THE EAST-WEST QUARTER LINE OF SAID SECTION 28, 2022.12', THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 00°06'35" E, 516.80' TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF STANLEY STREET;

THENCE S 59°56'54" W, ALONG THE SAID EXISTING NORTHERLY RIGHT OF WAY LINE, 70.49';

THENCE N 00°06'35" W, 227.26';

THENCE S 59°54'54" W, 189.06';

THENCE N 00°06'35" W, 415.43' TO THE EAST-WEST QUARTER LINE OF SECTION 28;

THENCE N 88°56'03" E, ALONG SAID EAST-WEST QUARTER LINE OF SECTION 28, 224.88', ALSO THE POINT OF BEGINNING, THERE TERMINATING.

SAID PARCEL CONTAINS 2.138 ACRES. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS IN USE OR OF RECORD.

THAT THIS MAP AND LEGAL DESCRIPTION IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION AND SUBDIVISION ORDINANCE OF THE TOWN OF HULL CITY OF STEVENS POINT AND PORTAGE COUNTY, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 27TH DAY OF AUGUST, 2025.

  
\_\_\_\_\_  
AARON PARKS, PLS #2861

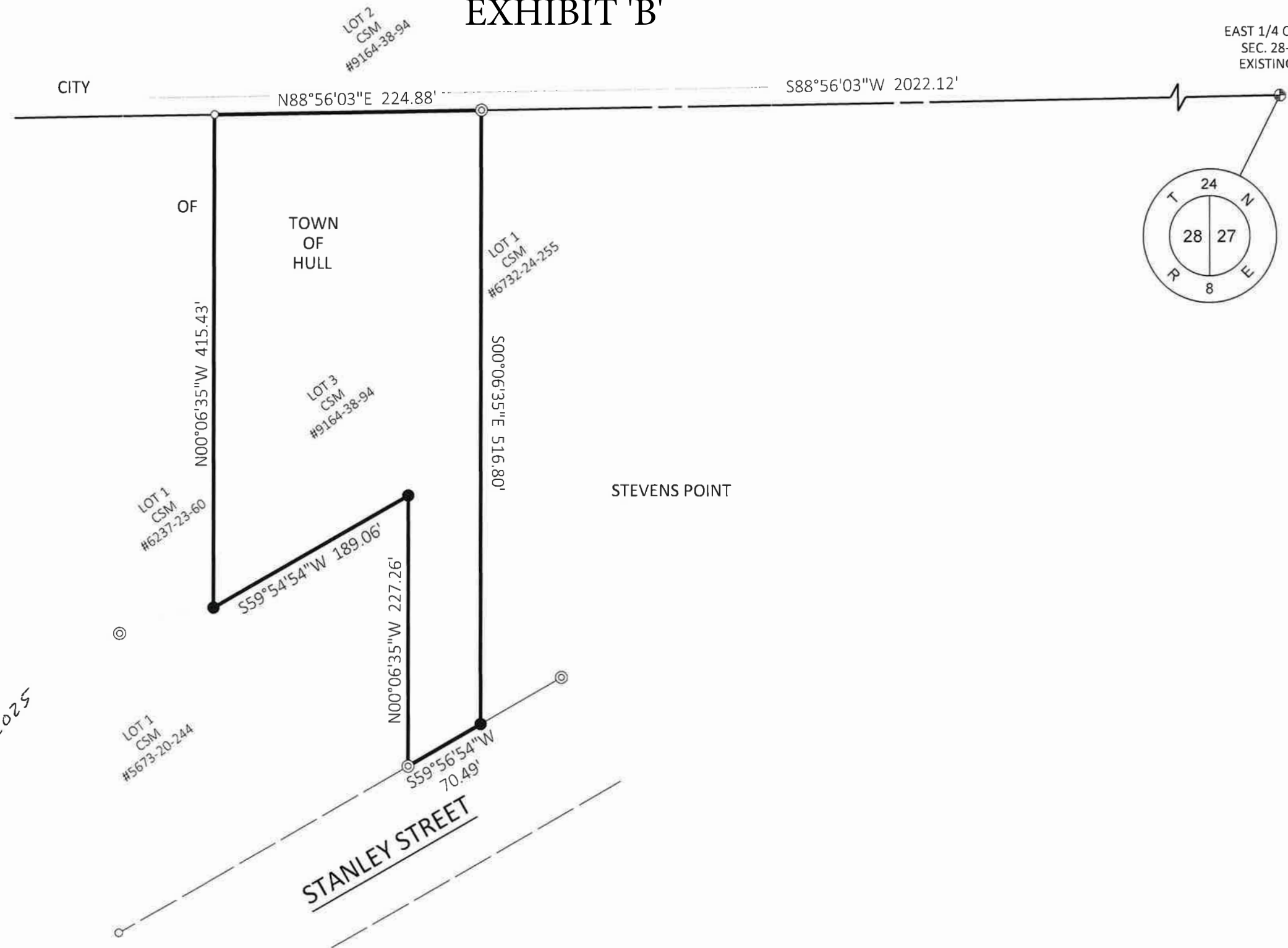
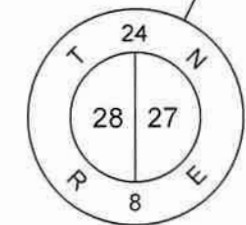
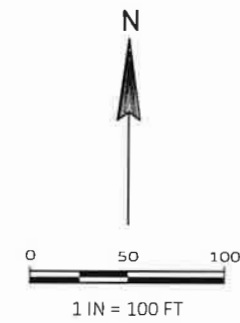


# ANNEXATION TO THE CITY OF STEVENS POINT

PART OF LOT 3, CSM #9164-38-94, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 28,  
T24N, R8E, TOWN OF HULL, PORTAGE COUNTY

## EXHIBIT 'B'

EAST 1/4 CORNER  
SEC. 28-24-8  
EXISTING HCI



### LEGEND

- ⊕ EXISTING GOVERNMENT MONUMENT AS NOTED
- ⊙ EXISTING 1 1/4" OD IRON PIPE
- EXISTING 3/4" REBAR
- CALCULATED POSITION



PREPARED BY:  
AARON PARKS, PLS #2861  
GREMMER & ASSOCIATES, INC.  
120 WILSHIRE BLVD, NORTH  
STEVENS POINT, WI 54481



## AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF STEVENS POINT

Unaddressed parcel along Stanley Street  
(PID: 020240828 -14.18)

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

**SECTION I: Territory Annexed.** Pursuant to Wis. Stat. §66.0217(2) the following described territory shall be detached from the Town of Hull, Portage County, Wisconsin and is annexed to the City of Stevens Point, Portage County, Wisconsin:

The land description is attached hereto as Exhibit 'A' and a scale Annexation Map is attached hereto as Exhibit 'B' and shall become a part of this ordinance.

**SECTION II: Effect of Annexation.** From and after the date of this ordinance, the territory described in Section I shall be a part of the City of Stevens Point for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Stevens Point and school district.

**SECTION III: Zoning Classification.** All such land being annexed to the City of Stevens Point shall be temporarily designated "RLD" Residential Low Density District for zoning purposes. Permanent zoning shall be approved by the Common Council of the City of Stevens Point.

**SECTION IV: State Legislative, County Supervisory, and City Aldermanic District Designation.** The territory described in Section I lying in the **Town of Hull** shall remain a part of the 24<sup>th</sup> State Senate District, remain a part of the 71<sup>st</sup> State Assembly District, shall become a part of the 2<sup>nd</sup> County Board Supervisory District, become a part of the 11<sup>th</sup> Aldermanic District, and shall become part of the 32<sup>nd</sup> Ward of the City of Stevens Point subject to the ordinances, rules and regulations of the City, County, and State governing districts.

**SECTION V: Population.** The population of the annexed territory is zero (0).

**SECTION VI: Severability.** If any provision of this ordinance is invalid or unconstitutional or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality

shall not affect any provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

**SECTION VII: Tax Payment.** Pursuant to Wis. Stat. §66.0217 (14) the City of Stevens Point shall pay annually to the Town of Hull for a period of five years, an amount equal to the amount of property taxes that the Town levied for municipal purposes on the annexed territory, as shown by the tax roll under Wis. Stat. §70.65, in the year in which the annexation is final.

**SECTION VIII: Review.** The State of Wisconsin, Department of Administration, has reviewed the annexation and issued its determination.

**SECTION IX: Effective Date.** This ordinance shall take effect upon passage and publication as provided by law.

APPROVED: \_\_\_\_\_  
Mike Wiza, Mayor

ATTEST: \_\_\_\_\_  
Susan Pagel, City Clerk

Dated: September 9, 2025  
Adopted: October 20, 2025  
Published: October 30, 2025

This instrument drafted by:  
Pat Fuehrer  
Engineering Division  
City of Stevens Point





## MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP  
Associate Planner / Zoning Administrator

Date: October 6, 2025

**RE: Update on Zoning Ordinance Rewrite – October 2025**

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The following provides a summary of some key actions that will occur in October.

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

- October 7<sup>th</sup>, 11:00am-2:00pm: UWSP Campus (Dreyfus University Center Room 374, 1015 Reserve Street)
- October 7<sup>th</sup>, 5:30pm: Area Around UWSP (Noble Community Clinics, 2501 Main Street)
- October 9<sup>th</sup>, 5:30pm: Area South of the Courthouse (Mid-State Technical College, 1001 Centerpoint Drive)

**Public Survey & Focus Groups:** The latest public survey that was released on September 22<sup>nd</sup> focuses on building design standards. This survey closes on October 8<sup>th</sup>, and can be completed by viewing the following link: <https://arcg.is/1eLWPX2>.

**Special Plan Commission Meeting – October 21<sup>st</sup> at 6:00pm:** A special Plan Commission meeting has been scheduled for October 21<sup>st</sup> at 6:00pm at the Police Department's Community Room. This special meeting will introduce a preliminary policy direction report, discuss the timeline for the draft/refinement stage of the rewrite, and present the first draft of the purpose and intent section. The preliminary policy direction report will follow a similar format to what the [City of Eau Claire](#) did for their code rewrite two years ago, and will serve as a guide for Commissioners and I to translate resident/business feedback into ordinance language in the months ahead.

[www.stevenspoint.com](http://www.stevenspoint.com)

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