



The Downtown Business Improvement District (BID) is established to help support the residents, business owners, organizations, and owners of property within Downtown Stevens Point. The BID boundaries and operating documents may be found at: <https://stevenspoint.com/1296/Business-Improvement-Districts>.

Downtown BID meetings are scheduled for the first Tuesday of each month but moved for special circumstances. Additional ad hoc meetings are held as needed. All board meetings of the board are hosted in-person and are open to the public.

Members

- Tara Manzke
- Hana Cutler
- Mike Beacom
- BJ Welling
- Brian Cummins
- Rosalind Kealiher
- Marc Christianson

AGENDA

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT BOARD MEETING

Date and Time:	October 7, 2025 2:30 PM	Location:	Main Conference Room City Hall 1515 Strongs Ave Stevens Point, WI 54481
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Opening Section:

1. Roll Call.
2. Comments from the public on non-agenda items.
3. General Reports and Updates
 - A. City Staff Updates
 - B. Treasurer Report
 - C. Board Chair Report
 - D. Downtown Executive Director Report
4. Work Group Reports
 - A. Organization Work Group Lead
 - B. Design Work Group Lead
 - C. Economic Vitality Work Group Lead
 - D. Promotion Work Group Lead

Discussion and Possible Action on:

1. Approve Meeting Minutes from 9-9-2025 Regular Meeting
2. Approve Meeting Minutes from 9-23-2025 Town Hall

3. 2026 Budget — Recommendation to Council
4. 2026 Operating Plan Draft
5. Communication Policy - Discussion
6. Adjournment.

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 Strong's 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 Strong's 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.

Account Number	Account Title	2025 Current year Budget	2025 Current year Actual	2025 Current month Actual
BUSINESS IMPROV DISTRICT (BID)				
254.11100	GENERAL OPERATING CASH	.00	148,480	1,148-
	Total GENERAL OPERATING CASH:	.00	148,480	1,148-
TAXES				
254.41.00120.56	BID ASSESSMENTS	69,700	70,791	.00
	Total TAXES:	69,700	70,791	.00
MISCELLANEOUS REVENUE				
254.48.00100.51	INVESTMENT INTEREST REVENUE	.00	.00	.00
254.48.19850.56	EVENT REVENUE	.00	.00	.00
254.48.19900.56	MISCELLANEOUS REVENUE	.00	500	.00
	Total MISCELLANEOUS REVENUE:	.00	500	.00
OTHER FINANCING SOURCES				
254.49.19310.59	GENERAL FUND BALANCE USAGE	591	.00	.00
254.49.19420.59	TRANSFER FROM TID 10	35,000	35,000	.00
	Total OTHER FINANCING SOURCES:	35,591	35,000	.00
EXTERNAL AUDIT SERVICES				
254.51.19960.2004	AUDIT SERVICES	.00	3,150	.00
	Total EXTERNAL AUDIT SERVICES:	.00	3,150	.00
BUSINESS IMPROV DISTRICT				
254.56.00700.1154	DOWNTOWN MANAGER SALARY	44,441	21,985	.00
254.56.00700.1900	EMPLOYER CONTRIB/WISC RET	3,089	1,453	.00
254.56.00700.1910	EMPLOYER CONTRIB/S.S. TAX	3,400	1,644	.00
254.56.00700.1920	EMPLOYER CONTRIB/LIFE INSUR	.00	11	.00
254.56.00700.1930	WORKERS COMPENSATION PREM	795	374	.00
254.56.00700.1950	MEDICAL INSURANCE PREM	6,399	2,666	.00
254.56.00700.2203	TELEPHONE UTILITY CHARGES	565	363	.00
254.56.00700.2800	COMPUTER/COMPUTER EQUIP	500	.00	.00
254.56.00700.2901	CONTRACTED SERVICES	21,000	11,922	1,066
254.56.00700.3001	GENERAL OFFICE SUPPLIES	500	453	.00
254.56.00700.3005	PARKING CHARGES	.00	.00	.00
254.56.00700.3202	MEMBERSHIP DUES	600	100	.00
254.56.00700.3301	MILEAGE REIMBURSEMENT	550	281	.00
254.56.00700.5000	MISCELLANEOUS EXPENSES	500	104	.00
254.56.00700.5001	DISCRETIONARY EXPENSES	500	57	.00
254.56.00700.5006	MISC PROMOTIONAL EXPENSES	5,000	3,079	.00
254.56.00700.5018	EVENT EXPENSES	.00	.00	.00
254.56.00700.5910	GEN SEMINAR/EDUCATION EXP.	1,300	875	.00
254.56.00700.5951	PUBLIC SPACE ENHANCEMENTS	10,000	.00	.00
254.56.00700.7910	GRANT DISBURSEMENTS	5,000	750	.00
254.56.00700.8011	SOFTWARE PURCHASES	1,152	320	.00
	Total BUSINESS IMPROV DISTRICT:	105,291	46,438	1,066
	BUSINESS IMPROV DISTRICT (BID) Revenue Total:	105,291	106,291	.00
	BUSINESS IMPROV DISTRICT (BID) Expenditure Total:	105,291	49,588	1,066

Account Number	Account Title	2025 Current year Budget	2025 Current year Actual	2025 Current month Actual
	Net Total BUSINESS IMPROV DISTRICT (BID):	.00	56,703	1,066-

Account Number	Account Title	2025 Current year Budget	2025 Current year Actual	2025 Current month Actual
FRIENDS OF DOWNTOWN				
MISCELLANEOUS REVENUE				
258.48.00550.55	EVENT SPONSORSHIPS	.00	.00	.00
258.48.00551.55	MISCELLANEOUS DONATIONS	.00	7,778	.00
258.48.00552.55	NOTES AT NIGHT REV	.00	6,998	115
258.48.00553.55	MAKE MUSIC DAY REV	.00	.00	.00
258.48.00554.55	DISCOVER DOWNTOWN REV	.00	400	.00
258.48.00555.55	WINE WALK REV	.00	13,831	150
258.48.00556.55	TRICK OR TREATING REV	.00	.00	.00
258.48.00557.55	SHOP SMALL WEEK REV	.00	.00	.00
258.48.00558.55	HOLIDAY PARADE REV	.00	1,500	.00
258.48.00559.55	SMALL BUSINESS SATURDAY REV	.00	.00	.00
258.48.00560.55	DOWNTOWN CHRISTMAS REV	.00	.00	.00
Total MISCELLANEOUS REVENUE:		.00	30,506	265
MISCELLANEOUS EXPENSES				
258.55.19850.5000	NOTES AT NIGHT	.00	4,463	.00
258.55.19850.5001	MAKE MUSIC DAY	.00	329	.00
258.55.19850.5002	DISCOVER DOWNTOWN	.00	746	.00
258.55.19850.5003	WINE WALK	.00	4,606	1,104
258.55.19850.5004	TRICK OR TREATING	.00	45	.00
258.55.19850.5005	SHOP SMALL WEEK	.00	45	.00
258.55.19850.5006	HOLIDAY PARADE	.00	447	.00
258.55.19850.5007	SMALL BUSINESS SATURDAY	.00	.00	.00
258.55.19850.5008	DOWNTOWN CHRISTMAS	.00	45	.00
Total MISCELLANEOUS EXPENSES:		.00	10,725	1,104
FRIENDS OF DOWNTOWN Revenue Total:		.00	30,506	265
FRIENDS OF DOWNTOWN Expenditure Total:		.00	10,725	1,104
Net Total FRIENDS OF DOWNTOWN:		.00	19,781	839-

Organization Workgroup Report:

Rosalind Kealiher 10-3-2025

- Downtown Social was on 9-30-2025 at Great Northern Distilling. 17 people attended, including 1 new business and introduction of Karen Margelofsky.
- The workgroup needs an infusion of volunteers. Currently just Rosalind and Jen Abel
 - Rosalind is planning the October Collective meeting but needs guidance for moving forward.
- The workgroup needs a mission beyond Downtown Collective/Socials. Recruiting and deploying volunteers is key for 2026

BID Work Group Report

Work Group: Design Meeting Date: 09/22/25

Attendees: **Mindy McCord, Alexandria Krzmarzick**

2025 Work Group Priorities

1. next steps and assignments discussed:

- Met with Adam from the Historic Preservation Committee- talked about what needs to be presented to the historical committee. Hoping to present at next meeting.
- Have ideas on some music portions for the alley.
- Met with Karen to talk about the other grant.

Next Meeting: Oct 9th @ 8:30 a.m. at Emy J's
Who and when are we taking down the mural.

Please provide progress from this month for your 2025 priorities: Will the BID Board need to consider any action items?

Anything the Executive Director (or BID) can do to assist your Work Group?

Help to get sponsors to continue to improve more of downtown.

Economic Vitality Workgroup Report

Reporting Period: September 2025 – Present

Submitted by: BJ Welling

Overview

The Economic Vitality Workgroup completed the 2025 Business & Property Owner Survey, providing vital insights into downtown Stevens Point. The group has also begun discussing strategic directions and potential membership expansion.

Key Accomplishments

Survey Completion: Finalized in summer, reviewed Sept 3.

- **Top Concerns:** Homelessness, parking, staffing, high costs, winter upkeep.
- **Desired Improvements:** Shelter/services relocation, parking solutions, beautification, marketing.

Survey Presentation: Planned for BID Board, municipal leaders, and stakeholders.

Strategic Discussions

Next Six Months Priorities:

- Address homelessness with partners.
- Improve parking policies & infrastructure.
- Enhance beautification, safety & marketing.
- Support balanced business mix.

Membership: Considering expansion.

Next Steps

- Finalize survey presentation strategy.
- Set 2–3 clear workgroup priorities.
- Decide on membership expansion.

Stevens Point BID District Business & Property Owner Survey Summary – Summer 2025

This summary presents the key insights from the Business and Property Owner Survey conducted during the summer of 2025 in the Stevens Point BID District. The results reflect the experiences, challenges, and priorities of business and property owners in our downtown community.

Key Findings

- 88% of survey respondents were business owners; 12% were property owners.
- Businesses represented included retail, restaurants, salons, law offices, nonprofits, and service providers.
- Many respondents have operated downtown for 10+ years, showing strong commitment to the district.

Main Challenges Identified

- **Homelessness downtown** was the most frequently cited concern. Many noted it deters customers, creates negative perceptions of safety, and reduces family-friendly activity.
- **Parking and accessibility** ranked as the second-largest issue, with frustration over time limits, lack of enforcement, and insufficient spaces.
- Other challenges included high operating costs, staffing shortages, aging buildings, and winter maintenance.

Desired Improvements

- Address homelessness: calls for designated shelters or relocation of social services outside the business core.
- Improve parking: suggestions included a parking garage, longer time limits, business-owner permits, and consistent enforcement.
- Beautification and safety: clean sidewalks, improved lighting, façade improvement grants, better signage, and family-friendly spaces.

Events & Business Mix

- Events like the Farmers Market, Wine Walk, and family festivals help drive traffic.
- Respondents want more diverse retail (clothing, specialty shops, gifts), upscale/family restaurants, and cultural venues to complement existing bars and restaurants.
- Suggestions included riverfront dining, music venues, and unique attractions to strengthen downtown identity.

Support & Resources Needed

- Financial aid and grants for façade improvements, remodeling, and upgrades.
- Marketing and promotion campaigns to increase awareness of downtown businesses.

- Stronger collaboration among businesses, the City, and the BID to address shared concerns.

Property Owner Insights

- Property owners echoed concerns about homelessness and parking.
- They called for financial support to maintain and improve historic buildings.
- Desired tenants include restaurants and businesses that encourage customers to spend more time downtown.

In summary, the survey highlights both the pride and concerns of those invested in downtown Stevens Point. The consistent message is clear: **addressing homelessness and parking are the top priorities**. Alongside these, investments in beautification, marketing, and a balanced mix of businesses will help downtown reach its full potential as a vibrant, welcoming destination.

BID Work Group Report

Work Group: Promotions

Meeting Date: 10/3/25

Attendees: Troy Hojnacki, Connie Buchanan, Tracie Schweder,
Kit Kiefer, Cindy Opichka, Karen Margelofsky,
Tara Manzke

2025 Work Group Priorities

1. Social media promotions
2. Downtown Fall Guide/Itinerary
3. 2026 New Event
4. Upcoming events promotions

Please provide progress from this month for your 2025 priorities: _____

- We have the social media team established & they will
start 10/7/25
- Established key details for new event (in May 2026)
- Working w/ team to form event committees for
remaining 2025 events
- Communication Structure

Will the BID Board need to consider any action items?

- Approve Event Proposal
- Approve Fall Guide/Itinerary

Anything the Executive Director (or BID) can do to assist your Work Group?

Downtown BID meeting
09/09/2025 2:30pm

1. Roll Call

Tara Manzke-present until 3:30
Hana Cutler
Mike Beacom
BJ Welling-excused
Brian Cummins
Rosalind Kealiher
Alderperson Christianson

City Liaison

Mike Wiza

2. Comments from the public on non-agenda items

3. General reports and updates:

- a. **City staff updates**-Lockers have arrived and will be installed next week.
- b. **Treasurer Report**-Wine walk was a win. Things are on track for what we expected for 2025
- c. **Executive Director Report**-
- d. **Board Chair Report**- working on organizing budget, working on updating MOD, and annual workplan. Town hall coming up on 09/23 will be at MSTC at 6pm in the Community Engagement room.
- e. **Event Coordinator Report**-

4. Workgroup reports:

- a. **Promotions**-see agenda, discussing an additional event for 2026 run/walk.
- b. **Design**-renderings and budget for alley activation, still sorting out a grant. This will be one of Karen's first tasks upon arrival.
- c. **Economic Vitality**-see agenda.
- d. **Organization**- will be working with Tara regarding coordinating volunteers. Meeting for collective is tomorrow at 8:30am.

Discussion and Possible action on:

1. Approval of special meeting minutes from 08/05/25

Motion by Rosalind to approve the meeting minutes.
Second by Hana, motion passes.

2. Approval of special meeting minutes from 08/14/25

Motion by Marc to approve the meeting minutes.
Second by Rosalind, motion passes.

3. **Lighting Plan for Corridor Between Water St & the Waterfront** Edison style lights on each side of the thoroughfare along water st and riverfront art center. Mayor's proposal to the BID to provide partial funding. City will assume ongoing maintenance.
Motion for approval of \$10,596 to put lighting plan between corridor and water st. by Hana second by Marc. Motion passes.
4. **Holiday Parade Schedule Discussion** Changed to 11/26, day before Thanksgiving, appears to create staffing issues for the SPPD, request for date change.
Rosalind makes a motion for Thursday Nov 20th, second by Marc.
5. **Draft of Town Hall Meeting for 9-23-2025** Note to focus on BID items before guest speaker so as to stay focused. Include space to discuss events from 2025, and Kris's role. Chloe's past presentation is in the binder.
6. **Review Preliminary Budget for 2026**
good discussion no action, see agenda for details.
7. **New Executive Director Onboarding** looking forward to all that Karen will offer.
8. **Adjournment.**

Downtown BID ANNUAL Town Hall Meeting
09/23/2025 6:00pm
MSTC Community Engagement Room

1. Roll Call

Tara Manzke
Hana Cutler
Mike Beacom
BJ Welling
Brian Cummins
Rosalind Kealiher
Marc Christianson

- a. Presentation to the public on Downtown BID Operations in 2025
- b. Adjourn - 7:46pm

CITY OF STEVENS POINT DOWNTOWN BID WORKING BUDGET

BID Tax Base (000): \$95,293

		2023	2024	2025	2025	2026
		Pri Year 2	Pri Year	Cur Year	Cur Year	Fut Year
	CASH RESERVES AS OF DEC 31st	\$76,229	\$96,441	\$95,850	\$110,129	\$120,187
Account Number	Account Title	Actual	Actual	Budget	Estimated	Budget
TAXES (mil rate)			\$0.60	\$0.75	\$0.75	\$0.90
254.41.00120.56	BID ASSESSMENTS	\$0	\$53,738	\$69,700	\$70,791	\$85,764
	Total	\$0	\$53,738	\$69,700	\$70,791	\$85,764
MISC. REVENUE						
254.48.00100.51	INVESTMENT INTEREST REVENUE	\$0	\$0	\$0	\$0	\$0
254.48.19850.56	EVENT REVENUE	\$0	\$0	\$0	\$0	\$0
254.48.19900.56	MISCELLANEOUS REVENUE	\$0	\$1,000	\$0	\$500	\$0
	Total	\$0	\$1,000	\$0	\$500	\$0
OTHER SOURCES						
254.49.19310.59	GENERAL FUND BALANCE USAGE	\$0	\$0	\$591	\$0	\$3,629
254.49.19420.59	TRANSFER FROM TID 10	\$77,000	\$35,000	\$35,000	\$35,000	\$35,000
	Total	\$77,000	\$35,000	\$35,591	\$35,000	\$0
EXTERNAL AUDIT						
254.51.19960.2004	AUDIT SERVICES	\$0	\$3,000	\$0	\$3,150	\$3,300
BID EXPENSES						
254.56.00700.1154	DOWNTOWN MANAGER SALARY	\$0	\$52,857	\$44,441	\$33,035	\$44,200
254.56.00700.1900	EMPLOYER CONTRIB/WISC RET	\$0	\$3,647	\$3,089	\$2,249	\$3,182
254.56.00700.1910	EMPLOYER CONTRIB/S.S. TAX	\$0	\$4,004	\$3,400	\$2,489	\$3,381
254.56.00700.1920	EMPLOYER CONTRIB/LIFE INSUR	\$0	\$18	\$0	\$17	\$23
254.56.00700.1930	WORKERS COMPENSATION PREM	\$0	\$946	\$795	\$573	\$795
**Need an account for this	HSA	\$0			\$195	\$780
254.56.00700.1950	MEDICAL INSURANCE PREM	\$0	\$820	\$6,399	\$7,145	\$17,917
254.56.00700.2203	TELEPHONE UTILITY CHARGES	\$0	\$543	\$565	\$423	\$565
254.56.00700.2800	COMPUTER/COMPUTER EQUIP	\$0	\$0	\$500	\$500	\$500
254.56.00700.2901	CONTRACTED SERVICES	\$0	\$254	\$21,000	\$19,500	\$24,000
254.56.00700.3001	GENERAL OFFICE SUPPLIES	\$0	\$232	\$500	\$500	\$500
254.56.00700.3005	PARKING CHARGES	\$0	\$0	\$0	\$300	\$350
254.56.00700.3202	MEMBERSHIP DUES	\$0	\$0	\$600	\$100	\$600
254.56.00700.3301	MILEAGE REIMBURSEMENT	\$0	\$352	\$550	\$281	\$550
254.56.00700.5000	MISCELLANEOUS EXPENSES	\$771	\$1,640	\$500	\$250	\$500
254.56.00700.5001	DISCRETIONARY EXPENSES	\$0	\$0	\$500	\$250	\$500
254.56.00700.5006	MISC PROMOTIONAL EXPENSES	\$0	\$5,250	\$5,000	\$5,000	\$5,000
254.56.00700.5018	EVENT EXPENSES	\$0	\$0	\$0	\$0	\$0
254.56.00700.5910	GEN SEMINAR/EDUCATION EXP.	\$0	\$330	\$1,300	\$827	\$1,750
254.56.00700.5951	PUBLIC SPACE ENHANCEMENTS	\$0	\$215	\$10,000	\$10,000	\$10,000
254.56.00700.7910	GRANT DISBURSEMENTS	\$0	\$0	\$5,000	\$5,000	\$5,000
254.56.00700.8011	SOFTWARE PURCHASES	\$0	\$0	\$1,152	\$820	\$1,000
	DOWNTOWN BID Revenue Total:	\$77,000	\$89,738	\$105,291	\$106,291	\$124,393
	DOWNTOWN BID Expenditure Total:	\$771	\$74,108	\$105,291	\$92,604	\$124,393
	DOWNTOWN BID Net Total:	\$76,229	\$15,630	\$0	\$13,688	\$0

CITY OF STEVENS POINT WORKING BUDGET
Friends of Downtown

Account Number	Account Title	2022	2023	2024	2025	2025	2026
		Pri Year 3	Pri Year 2	Pri Year	Cur Year	Cur Year	Fut Year
Account Number	Account Title	Actual	Actual	Actual	Budget	ESTIMATED	Budget
	CASH RESERVES AS OF DEC 31st			\$7,778	\$15,241	\$19,745	\$28,645
	EVENT REVENUE						
258.48.00550.55	EVENT SPONSORSHIPS	\$0	\$0	\$0	\$0	\$0	\$0
258.48.00551.55	MISCELLANEOUS DONATIONS	\$0	\$0	\$0	\$0	\$0	\$0
258.48.00552.55	NOTES AT NIGHT REV	\$0	\$0	\$0	\$5,500	\$6,998	\$7,000
258.48.00553.55	MAKE MUSIC DAY REV	\$0	\$0	\$0	\$0	\$0	\$0
258.48.00554.55	DISCOVER DOWNTOWN REV	\$0	\$0	\$0	\$0	\$400	\$0
258.48.00555.55	WINE WALK REV	\$0	\$0	\$0	\$14,250	\$13,831	\$17,000
258.48.00556.55	TRICK OR TREATING REV	\$0	\$0	\$0	\$0	\$0	\$0
258.48.00557.55	SHOP SMALL WEEK REV	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000
258.48.00558.55	HOLIDAY PARADE REV	\$0	\$0	\$0	\$1,500	\$2,250	\$3,000
258.48.00559.55	SMALL BUSINESS SATURDAY REV	\$0	\$0	\$0	\$0	\$0	\$0
258.48.00560.55	DOWNTOWN CHRISTMAS REV	\$0	\$0	\$0	\$2,500	\$2,500	\$2,500
	Total EVENT REVENUE:	\$0	\$0	\$0	\$24,750	\$26,979	\$30,500

EVENT EXPENSES

258.55.19850.5000	NOTES AT NIGHT	\$0	\$0	\$0	\$6,400	\$4,463	\$8,000
258.55.19850.5001	MAKE MUSIC DAY	\$0	\$0	\$0	\$100	\$329	\$0
258.55.19850.5002	DISCOVER DOWNTOWN	\$0	\$0	\$0	\$437	\$746	\$500
258.55.19850.5003	WINE WALK	\$0	\$0	\$0	\$7,500	\$4,606	\$7,000
258.55.19850.5004	TRICK OR TREATING	\$0	\$0	\$0	\$0	\$200	\$200
258.55.19850.5005	SHOP SMALL WEEK	\$0	\$0	\$0	\$750	\$800	\$100
258.55.19850.5006	HOLIDAY PARADE	\$0	\$0	\$0	\$300	\$350	\$300
258.55.19850.5007	SMALL BUSINESS SATURDAY	\$0	\$0	\$0	\$0	\$0	\$1,000
258.55.19850.5008	DOWNTOWN CHRISTMAS	\$0	\$0	\$0	\$1,800	\$1,800	\$2,500
**Need an account for this	Bundled Event Insurance				\$0	\$1,718	\$2,000
	Total EVENT EXPENSES:	\$0	\$0	\$0	\$17,287	\$15,012	\$21,600
	Total EVENT REVENUE:	\$0	\$0	\$0	\$24,750	\$26,979	\$30,500
	TOTAL:	\$0	\$0	\$0	\$7,463	\$11,967	\$8,900

Business Improvement District

Downtown Stevens Point

2025 Operating Plan

3rd Year of Operation

October 14, 2024

APPROVED BY THE BID BOARD OF DIRECTORS ON: October 1, 2024

**ADOPTED BY THE COMMON COUNCIL OF THE CITY OF STEVENS POINT ON:
October 21, 2024.**

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Introduction

Under Wisconsin Statutes section 66.1109, cities are authorized to create Business Improvement Districts ("BIDs") upon the petition of at least one property owner within the proposed district. The purpose of the BID statute is ". . . to allow businesses within those districts to develop, to manage and promote the districts and to establish an assessment method to fund these activities."

In October 2022, a petition to create a BID in downtown Stevens Point was received from downtown property owners representing the Stevens Point Alliance. In December 2022 the City of Stevens Point Common Council approved a Resolution establishing a downtown BID and adopting the initial operating plan for the BID. In January 2023, the Common Council approved the appointments of members to the BID consistent with Article II, Section I of the BID Bylaws (Appendix B).

The mission of the Downtown Business Improvement District (DBID) is: "Enhancing downtown Stevens Point by collaboratively connecting property owners, businesses, residents, and visitors with resources and experiences". With a vision of "A thriving downtown that engages diverse audiences and celebrates local businesses to foster a vibrant district". The core values of the DBID are Accountable, Thriving, Collaborative, Supportive, and Innovative. Additionally, and arguably the most critical to the success of the BID, is intended to unite businesses, organizations, and local government through collaboration and partnership to achieve the main objectives discussed within the initial operating plan.

Consistent with BID Statute, this 2025 Operating Plan for the district has been prepared to establish the services proposed to be offered by the District, proposed expenditures by the District, and the special assessment method applicable to properties within the District for the 2025 Operating Plan. This plan has been developed by the BID Board of Directors with technical assistance from the Department of Community Development.

District Boundaries

The 2025 BID boundaries are consistent with the original BID boundaries adopted in 2022. Flanked by the Wisconsin River on the western border, the BID boundaries include Portage Street as the northern border, Centerpoint Drive to Rogers Street to the east, and along Ellis Street and Arlington Place along the southern border of the district. A full map is outlined in Appendix C. A list of properties included in the BID is included in Appendix D and Appendix E.

2023 Operating Plan Goals Review

1. Recertify the City's Downtown as a Wisconsin Economic Development Corporation "[Main Street Community](#)" community ([2005 Comprehensive Plan](#), pg. 145).
 - a. The BID was recertified as a Main Street Community in July 2023 with major assistance from the BID Board of Directors, Community Development Staff, and a commitment of funds from the City of Stevens Point Common Council.
2. Encourage, revise, and promote the City's façade improvement grant program ([2005 Comprehensive Plan](#), pg. 122).

- a. The City of Stevens Point's Community Development Department manages the Façade Improvement Program. One downtown storefront utilized the program in 2023, 1040 Main Street. Several other storefronts intend to use the program in 2024.
3. Assist, with help from community partners, continued maintenance and implementation of a wall mural program in the Downtown ([2005 Comprehensive Plan](#), pg. 122).
 - a. A contemporary mural program is lead by CREATE Portage County, and a historic mural program is maintained by the City. Assistance may be provided by the Business Improvement District to ensure mural installations maintain the health of the historic buildings in Downtown Stevens Point while supporting the goals of both programs. The Business Improvement District may also inform priority locations for murals to fulfill Goal #4.
4. Enhance the District by placemaking and embracing the City's heritage through historic markers and monuments ([2005 Comprehensive Plan](#), pg. 121).
 - a. Currently under consideration by the City's Historic Preservation Commission, the historical markers and monument program is likely to be implemented in 2024/2025 as the City and downtown property owners invest in the historical markers and their story of each historical property in Downtown Stevens Point.
5. Promote, with assistance from the City, unique business development, expansion, and relocation to the District through managed events and marketing ([2005 Comprehensive Plan](#), pg. 145).
 - a. Events occurring in Downtown Stevens Point seldom target industries and eliminating property vacancies. New programs to fill vacancies and promote industry expansion will need to be piloted.
6. Continue to encourage Downtown Revitalization through partnerships and cooperation ([2005 Comprehensive Plan](#), pg. 164).
 - a. Several organizations serve Downtown Stevens Point, and many other organizations in Central Wisconsin have tools and expertise that can support the work of these organizations. Partnerships with organizations such as the Community Foundation of Central Wisconsin, the Stevens Point Area Convention and Visitor's Bureau, and others should be built to expand visitor capture and grow the financial capacity of the organizations.
7. Promote, manage, and elevate Stevens Point Cultural Events that occur downtown ([2005 Comprehensive Plan](#), Appendix F of said document).
 - a. Cultural events serve multiple purposes for Downtown Stevens Point. Goals of events should be clearly defined so partner organizations can allocate appropriate resources (marketing, volunteer recruitment, etc) to benefit – and expand – the variety of events that take place in Downtown Stevens Point.

8. Execute projects and programs in accordance with approved updates to the City of Stevens Point Comprehensive Plan.
9. Execute specific improvements in the BID as identified in downtown targeted area master plans as such plans become approved.
 - a. The City of Stevens Point Community Development Department has recently requested a completion of the 2018 Targeted Area Master Plan for Downtown Stevens Point. Downtown members will be notified as the plan moves toward completion.

2024 Operating Plan Goals Review

1. Hire & Onboard Main Street Manager
 - a. Hiring and onboarding a dedicated staff member to ensure the success of the BID will be critical for 2024. This position, in cooperation with the Stevens Point Area Convention and Visitors Bureau, will provide critical guidance, leadership, and planning for a successful BID.
2. Continued Support of Downtown with Memorandum of Understanding
 - a. It is the goal of multiple organizations to support the vitality of Downtown Stevens Point, including, but not limited to, the Stevens Point Alliance and Downtown Business Improvement District. Efficiency of work completed in Downtown Stevens Point can be enhanced by focusing organizations on complementary programs and services.
3. Establish Public Space Enhancement Program
 - a. Enhancement of public spaces in Downtown Stevens Point are a critical component of ensuring future success of the BID. When visitors and residents find comfortable public spaces to spend their time at in downtown, the more likely they are to visit retail, restaurants, and other spaces. This program could include additional murals, lighting, streetscape design, and other placemaking activities consistent with place-based economic development practices.
4. Establish Vacant Storefront Reinvestment Program
 - a. Vibrant, full storefronts in Downtown Stevens Point make our downtown an active, thriving place that visitors, residents, and business want to invest in. Vacancy in our storefronts can communicate to the public that our downtown is vulnerable to economic downturn, unsafe conditions, or lack of care. To ensure that there are capital opportunities to reinvest in existing but vacant store fronts, the BID had identified a modest grant program to make these investments. A goal of the BID is to establish the Vacant Storefront Reinvestment Program for 2024. Such specific details and program guidelines will need to be addressed through City staff and the BID Board in 2024.

5. Maintain Main Street Community Designation
 - a. After a 10-year hiatus from being a Main Street Community and being reaccepted into the program in 2023, maintaining the designation will be a critical component of ensuring local, state, and federal support to Downtown Stevens Point.
6. Update BID Bylaws to add a Vice-Chair position
 - a. Current BID Bylaws do not have a vice-chair position. The intention of the vice-chair position is to stand-in for the BID Chair when they are unable to do so. This could include presiding over BID Board of Director meetings, signing documentation, working with City staff, and providing general leadership to the BID Board of Directors.
7. Hold Annual Town Hall in 2024
 - a. Annually, it's important to invite all property owners within the BID to a town hall to provide an informal place to ask questions, and understand how the BID is working to better Downtown Stevens Point. This takes the formality, typically imposing to the public found with government meetings out of the question. Annual meetings should be held in the fall

2025 Operating Plan

Goal: Maintain Previous Operating Goals of the District

These goals are the following; Hold Town Hall 2025, Downtown Manager developing BID structure alongside the BID Board of Directors, continue strong relationship building with Downtown Stakeholders, continue efforts to fill vacant storefronts, and maintain Main Street America Affiliate status.

Goal: Hire and Onboard Special Events and Marketing Coordinator

Hiring and onboarding a contracted coordinator to ensure the success of the BID-ran events, previously Stevens Point Alliance events, in 2025 and beyond. This position will be the first hired part-time contracted role for events in Downtown. This is critical for the engagement of the local population, visitors, business retention, and expansion into a cohesive district.

Goal: Promote and Install the Public Space Enhancement Project

Enhancement of public spaces in Downtown Stevens Point is a critical component of ensuring the future success of the BID. In 2024, the 2025 project went to a public vote at the annual town hall meeting. The people's choice was activating an alleyway. In 2025, the BID's goal is to promote and install the first large-scale Public Space Enhancement.

Goal: Expand Marketing for Downtown Stevens Point to Enhance Vibrancy

Effective marketing is essential for vitalizing Downtown Stevens Point and attracting diverse audiences. By implementing strategic marketing initiatives, we can draw both new visitors and returning residents to experience the unique offerings of our district. A well-coordinated marketing approach—encompassing a central downtown hub and cohesive social media engagement—will not only enhance visibility but also create a sense of community. This focus

on marketing is vital for ensuring the sustained vibrancy and success of our downtown area, ultimately benefiting local businesses and enriching the overall experience for all who visit.

Goal: Launch Vacant Storefront Reinvestment Program

Full storefronts in Downtown Stevens Point make our downtown an active, thriving place that visitors, residents, and businesses want to invest in. Vacancy in our storefronts can communicate to the public that our downtown is vulnerable to economic downturn, unsafe conditions, or lack of care. To ensure that there are capital opportunities to reinvest in existing but vacant storefronts, the BID has identified a modest grant program to make these investments. In 2024, specific details and program guideline planning started. In 2025, the Vacant Storefront Reinvestment Program will start rolling out.

Goal: Develop Volunteer Engagement Strategies

Fostering volunteer engagement is crucial for cultivating vibrancy and strengthening community ties in Downtown Stevens Point. Volunteers play a key role in organizing events, supporting local initiatives, and promoting a sense of belonging among residents. By developing effective strategies to engage volunteers, we can harness their passion and skills to enhance our district's activities and services. This not only enriches the community experience but also builds lasting relationships among residents, creating a more vibrant and connected downtown. Strong volunteer participation reflects a thriving community spirit, which is essential for the ongoing vitality and appeal of our area.

Goal: Create Board and Staff Policy for 2026 Operating Plan

In 2025, the Downtown Manager and the BID Board will establish a *Board and Staff Policy Book* for the 2026 Operating Plan. This is vital for ensuring effective governance and strategic alignment as we implement positive change in Downtown Stevens Point. With the introduction of a dedicated staff member focused on enhancing our community, clear policies will provide the framework for collaboration, accountability, and consistent decision-making. This organizational structure is essential for maximizing our marketing efforts and volunteer engagement strategies, ultimately fostering a vibrant and cohesive downtown. By defining roles and responsibilities, we can ensure that our initiatives are sustainable and impactful, paving the way for a thriving community.

Proposed Expenditures and Method of Assessment

The 2025 proposed annual budget is \$108,989.00 Of which, \$69,699.68 will be the amount received from the BID assessments from properties within the BID. \$35,000 is additional income provided from the City of Stevens Point annually through 2027. Consistent with BID state law, a segregated account has been established with the City of Stevens Point Treasurers office for exclusive use within the BID. A full 2025 budget outlining expenditures and revenue can be found in Appendix F.

The Board shall approve an annual operating budget for the District each year. The BID Board will review the Operating Plan and Special Assessment Levy and make a recommendation to the Common Council of the City of Stevens Point, who will hold a public hearing and approve the annual operating plan and budget for the BID for that year. Said public hearing and subsequent

approval of the budget and operating plan took place at a Special Meeting of the Common Council on _____, 2024.

Method of Assessment

The 2023 assessed valuation of all property within the original District boundaries was approximately \$88,623,800.00. The annual assessment for BID operating expenses will be levied against each property within the District in direct proportion to the commercial assessed value of each property for real property tax purposes on record with the BID as of the date the Common Council held the public hearing regarding its 2024 Operating Plan (November 20, 2023). No owner of property within the BID shall be eligible to receive or be subject to any reductions or increases in its assessment as a result of a decrease or increase in the assessed value for their property occurring after such date. In addition, the amount of an assessment against a particular property may change from year to year if that property's assessed value changes relative to other properties within the District.

Appendix D identifies each property included in the District and shows the BID assessment for each property for the 2024 Operating Plan. Such proposed assessments are based on the assessed value and classification for the 2024 assessment roll.

2025 Budget Income (based upon a mill rate of \$0.75 per \$1,000 of assessed value)
\$69,699.68.

Excluded and Exempt Properties

The BID statute requires explicit consideration of certain classes of property. In compliance with the law, the following statements are provided.

1. Wisconsin Statutes section 66.1109(5)(a): Property used exclusively for residential purposes will not be assessed. Mixed-use properties containing some residential use will be assessed by the BID consistent with applicable law.
2. Consistent with Wisconsin Statutes section 66.1109(5)(a), property within the BID boundaries but exempt from general real estate taxes under Wisconsin Statutes section 70.11 may not be special assessed by the BID. In addition, consistent with Wisconsin Statutes section 66.1109(1)(b), those tax exempt properties within the original or amended boundaries of the District which later become taxable shall automatically become included within the District and subject to assessment under any current operating plan without necessity to undertake any other act.

Promotion of Orderly Development of the City

Under Wisconsin Statutes section 66.1109(1)(f)(4), this Operating Plan is required to specify how the creation of the District promotes the orderly development of the City. The BID will encourage commerce, increase business activity, and subsequently economic vitality within the District. Orderly development is consistent with the City's Comprehensive Plan and Downtown Targeted Area Master Plan.

City Role in District Operation

The City of Stevens Point is committed to helping owners and occupants in the District promote the objectives outlined in this Operating Plan, while maintaining autonomy in the preparation of its annual budget. The City has made significant annual investments in the District for maintenance, economic investments, infrastructure, and others. The City will continue providing services, capital improvements, funds for maintenance, the Facade Grant Program, Revolving Loan Fund Program and promoting economic development within the District. The City of Stevens Point will also commit to the following:

1. Encourage County, State and Federal Governments to support activities of the District, including application for grants and other non-BID revenue monies for projects, infrastructure, and economic investments.
2. Collect assessments and maintain a segregated account.
3. Provide disbursement of BID funds to service providers in accordance with the Operating Plan and budget.
4. Obtain and review annual audits as required per WI Stats. §66.1109(3)(c)
5. Provide a separate monthly financial statement to the BID Board.
6. Review annual audits as required by WI Stats. §66.1109(3)(e) of the BID Law.
7. Provide to the BID Board no later than September 1st each plan year, the official City records on assessed value for each tax parcel within the District as of that date in each Operating Plan year, for the purpose of calculating the BID assessment.
8. Adopt this Operating Plan in the manner required by the BID Law.
9. Appoint and confirm new BID Board members as required by BID Law.

Future Year Operating Plans

It is anticipated that the BID will continue to revise and develop this Operating Plan annually, in response to changing needs and opportunities in the BID, in accordance with the purposes and objectives defined in this Operating Plan.

Wisconsin Statutes section 66.1109(3)(b) requires the Board and the City to annually review and make changes as appropriate in the Operating Plan. Therefore, while this document outlines in general terms proposed activities, information on specific assessed values, budget amounts and assessment amounts are based solely upon current conditions. Greater detail about subsequent years' activities will be provided in the required annual plan updates, and approval by the Common Council of such plan updates shall be conclusive evidence of compliance with this Operating Plan and the BID statute.

Early Termination of the District

The City shall consider terminating the District if the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the BID is not terminated.

Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the BID shall be sent by certified mail to all owners of real property within the BID.

Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the BID or, if the owner did not sign the petition, that the owner requests termination of the BID.

If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.

Amendment, Severability, and Expansion

This District has been created under authority of Wisconsin Statutes section 66.1109. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional its decision will not invalidate or terminate the BID and this Operating Plan shall be amended to conform to the law without need of re-establishment. Should any court find invalid or unconstitutional the organization of the entire District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.

Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a 2/3 majority of the entire BID Board and a majority of the Common Council of the City of Stevens Point as and when they conduct their annual Operating

Plan approval and without necessity to undertake any other act. This is specifically authorized under section 66.1109(3)(b).

Automatic Termination Unless Affirmatively Extended

The District Board shall not incur obligations extending beyond thirty years from the date on which the BID was created. At the end of the twenty-ninth year of the BID's existence, the BID Board shall prepare an operating plan for the thirtieth year that contemplates termination of the District at the commencement of the thirtieth year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

Appendix A: Wisconsin Statutes §66.1109

Updated 2021–22 Wis. Stats. Published and certified under s. 35.18. September 14, 2023.

173 Updated 21–22 Wis. Stats.

purchase and rehabilitation of housing in the neighborhood or area.

(b) “Local legislative body” means the common council, village board of trustees or town board of supervisors.

(c) “Municipality” means a city, village or town.

(d) “Planning commission” means a plan commission created under s. 62.23 or a plan committee of the local legislative body.

(e) “Reinvestment neighborhood or area” means a geographic area within any municipality not less than one-half of which, by area, meets 3 of the 5 following conditions:

1. It is an area in need of rehabilitation as defined in par. (a).

2. It has a rate of owner-occupancy of residential buildings substantially below the average rate for the municipality as a whole.

3. It is an area within which the market value of residential property, as measured by the rate of change during the preceding 5 years in the average sale price of residential property, has decreased or has increased at a rate substantially less than the rate of increase in average sale price of residential property in the municipality as a whole.

4. It is an area within which the number of persons residing has decreased during the past 5 years, or in which the number of persons residing has increased during that period at a rate substantially less than the rate of population increase in the municipality as a whole.

5. It is an area within which the effect of existing detrimental conditions is to discourage private lenders from making loans for and present or prospective property owners from investing in the purchase and rehabilitation of housing.

(2) DESIGNATION OF REINVESTMENT NEIGHBORHOODS OR AREAS. A municipality may designate reinvestment neighborhoods or areas after complying with the following steps:

(a) Holding of a public hearing by the planning commission or by the local governing body at which interested parties are afforded a reasonable opportunity to express their views on the proposed designation and boundaries of a reinvestment neighborhood or area. Notice of the hearing shall be published as a class 2 notice, under ch. 985. Before publication, a copy of the notice shall be sent by 1st class mail to the Wisconsin Housing and Economic Development Authority, and a copy shall be posted in each school building and in at least 3 other places of public assembly within the reinvestment neighborhood or area proposed to be designated.

(b) Designation by the planning commission of the boundaries of a reinvestment neighborhood or area recommended by it to be designated and submission of the recommendation to the local legislative body.

(c) Adoption by the local legislative body of a resolution which:

1. Describes the boundaries of a reinvestment neighborhood or area with sufficient definiteness to identify with ordinary and reasonable certainty the territory included in the neighborhood or area. The boundaries may, but need not, be the same as those recommended by the planning commission.

2. Designates the reinvestment neighborhood or area as of a date provided in the resolution.

3. Contains findings that the area to be designated constitutes a reinvestment neighborhood or area.

History: 1977 c. 418; 1979 c. 361 s. 112; 1985 a. 29 s. 3200 (14); 1999 a. 150 s. 479; Stats. 1999 s. 66.1107; 2001 a. 104.

66.1108 Limitation on weekend work. (1) DEFINITIONS. In this section:

(a) “Construction project” means a project involving the erection, construction, repair, remodeling, or demolition, including any alteration, painting, decorating, or grading, of a private facility, including land, a building, or other infrastructure that is directly related to onsite work of a residential or commercial real estate development project.

MUNICIPAL LAW 66.1109

(b) “Political subdivision” means a city, village, town, or county.

(2) CONSTRUCTION PROJECTS; WEEKEND WORK. (a) A political subdivision may not prohibit a private person from working on the job site of a construction project on a Saturday. A political subdivision may not impose conditions that apply to a private person who works on a construction project on a Saturday that are inapplicable to, or more restrictive than the conditions that apply to, such a person who works on a construction project during weekdays.

(b) If a political subdivision has enacted an ordinance or adopted a resolution before April 5, 2018, that is inconsistent with par. (a), that portion of the ordinance or resolution does not apply and may not be enforced.

History: 2017 a. 243.

66.1109 Business improvement districts. (1) In this section:

(a) “Board” means a business improvement district board appointed under sub. (3) (a).

(b) “Business improvement district” means an area within a municipality consisting of contiguous parcels and may include railroad rights-of-way, rivers, or highways continuously bounded by the parcels on at least one side, and shall include parcels that are contiguous to the district but that were not included in the original or amended boundaries of the district because the parcels were tax-exempt when the boundaries were determined and such parcels became taxable after the original or amended boundaries of the district were determined.

(c) “Chief executive officer” means a mayor, city manager, village president or town chairperson.

(d) “Local legislative body” means a common council, village board of trustees or town board of supervisors.

(e) “Municipality” means a city, village or town.

(f) “Operating plan” means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation and promotion of a business improvement district, including all of the following:

1. The special assessment method applicable to the business improvement district.

1m. Whether real property used exclusively for manufacturing purposes will be specially assessed.

2. The kind, number and location of all proposed expenditures within the business improvement district.

3. A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

4. A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

5. A legal opinion that subds. 1. to 4. have been complied with.

(g) “Planning commission” means a plan commission under s. 62.23, or if none a board of public land commissioners, or if none a planning committee of the local legislative body.

(2) A municipality may create a business improvement district and adopt its operating plan if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the proposed business improvement district designated under par. (b) has petitioned the municipality for creation of a business improvement district.

(b) The planning commission has designated a proposed business improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the business improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed business improvement district and initial operating plan. Notice of the hearing shall be published as a class 2

2021–22 Wisconsin Statutes updated through 2023 Wis. Act 33 and through all Supreme Court and Controlled Substances Board Orders filed before and in effect on September 14, 2023. Published and certified under s. 35.18. Changes effective after September 14, 2023, are designated by NOTES. (Published 9–14–23)

notice under ch. 985. Before publication, a copy of the notice together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed business improvement district shall be sent by certified mail to all owners of real property within the proposed business improvement district. The notice shall state the boundaries of the proposed business improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), the owners of property to be assessed under the proposed initial operating plan having a valuation equal to more than 40 percent of the valuation of all property to be assessed under the proposed initial operating plan, using the method of valuation specified in the proposed initial operating plan, or the owners of property to be assessed under the proposed initial operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property to be assessed under the proposed initial operating plan, have not filed a petition with the planning commission protesting the proposed business improvement district or its proposed initial operating plan.

(e) The local legislative body has voted to adopt the proposed initial operating plan for the municipality.

(2m) A municipality may annex territory to an existing business improvement district if all of the following are met:

(a) An owner of real property used for commercial purposes and located in the territory proposed to be annexed has petitioned the municipality for annexation.

(b) The planning commission has approved the annexation.

(c) At least 30 days before annexation of the territory, the planning commission has held a public hearing on the proposed annexation. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of a detail map showing the boundaries of the territory proposed to be annexed to the business improvement district shall be sent by certified mail to all owners of real property within the territory proposed to be annexed. The notice shall state the boundaries of the territory proposed to be annexed.

(d) Within 30 days after the hearing under par. (c), the owners of property in the territory to be annexed that would be assessed under the operating plan having a valuation equal to more than 40 percent of the valuation of all property in the territory to be annexed that would be assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property in the territory to be annexed that would be assessed under the operating plan having an assessed valuation equal to more than 40 percent of the assessed valuation of all property in the territory to be annexed that would be assessed under the operating plan, have not filed a petition with the planning commission protesting the annexation.

(3) (a) The chief executive officer shall appoint members to a business improvement district board to implement the operating plan. Board members shall be confirmed by the local legislative body and shall serve staggered terms designated by the local legislative body. The board shall have at least 5 members. A majority of board members shall own or occupy real property in the business improvement district.

(b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.

(c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:

1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.

2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

(cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.

(cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.

(d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.

(4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.

(4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).

(4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all

property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:

(a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.

(b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).

(c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.

(d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.

(e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.

(5) (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. 70.11 may not be specially assessed for purposes of this section.

(b) A municipality may terminate a business improvement district at any time.

(c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.

(d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. 70.11 or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

History: 1983 a. 184; 1989 a. 56 s. 258; 1999 a. 150 s. 530; Stats. 1999 s. 66.1109; 2001 a. 85; 2017 a. 59, 70, 189.

66.1110 Neighborhood improvement districts. (1) In this section:

(a) "Board" means a neighborhood improvement district board elected under sub. (4) (a).

(b) "Chief executive officer" means a mayor, city manager, village president, or town chairperson.

(c) "Local legislative body" means a common council, village board of trustees, or town board of supervisors.

(d) "Municipality" means a city, village, or town.

(e) "Neighborhood improvement district" means an area within a municipality consisting of nearby but not necessarily contiguous parcels, at least some of which are used for residential purposes and are subject to general real estate taxes, and property that is acquired and owned by the board if the local legislative body approved acquisition of the property under sub. (4) (d) as part of its approval of the initial operating plan under sub. (3) (e).

(f) "Operating plan" means a plan adopted or amended under this section for the development, redevelopment, maintenance, operation, and promotion of a neighborhood improvement district.

(g) "Owner" means the owner of real property that is located within the boundaries, or the proposed boundaries, of a neighborhood improvement district.

(h) "Planning commission" means a plan commission under s. 62.23 or, if none exists, a board of public land commissioners or, if none exists, a planning committee of the local legislative body.

(2) An operating plan shall include at least all of the following elements:

(a) The special assessment method applicable to the neighborhood improvement district.

(b) The kind, number, and location of all proposed expenditures within the neighborhood improvement district.

(c) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred.

(d) A description of how the creation of the neighborhood improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan.

(e) A statement as to whether the local legislative body authorizes the board to own real property and, if so, a description of the real property to be owned, the purpose of the ownership, and a statement of to whom the real property will be transferred if the neighborhood improvement district is terminated.

(f) A legal opinion that pars. (a) to (e) have been complied with.

(3) A municipality may create a neighborhood improvement district and adopt its operating plan if all of the following conditions are met:

(a) An owner of real property subject to general real estate taxes and located in the proposed neighborhood improvement district designated under par. (b) has petitioned the municipality for creation of a neighborhood improvement district.

(b) The planning commission has designated a proposed neighborhood improvement district and adopted its proposed initial operating plan.

(c) At least 30 days before creation of the neighborhood improvement district and adoption of its initial operating plan by the municipality, the planning commission has held a public hearing on its proposed neighborhood improvement district and initial operating plan. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice, together with a copy of the proposed initial operating plan and a copy of a detail map showing the boundaries of the proposed neighborhood improvement district, shall be sent by certified mail to all owners of real property within the proposed neighborhood improvement district. The notice shall state the boundaries of the proposed neighborhood improvement district and shall indicate that copies of the proposed initial operating plan are available from the planning commission on request.

(d) Within 30 days after the hearing under par. (c), one of the following has not filed a petition with the planning commission protesting the proposed neighborhood improvement district or its proposed initial operating plan:

Appendix B: Business Improvement District Bylaws

Bylaws for the City of Stevens Point

Downtown Business Improvement District

Article I – General

Section I – Name

This organization shall be known as the Downtown Business Improvement District (DBID), operating as the Board of Directors of the Downtown Business Improvement District.

Section II – Creation

The DBID was approved on December 19, 2022 by the Common Council of the City of Stevens Point and must, per Chap. 66.1109, Wis. Stats. be approved annually by that body.

Section III – Purpose, Mission, Vision and Values

The main objective of the DBID is to improve the social, economic, and physical environment of Historic Downtown Stevens Point and the surrounding business areas that are impacted by the economic vitality of the downtown. The DBID exists to unite businesses, organizations, and local government through collaboration and partnership to achieve objectives identified in the DBID Operating and Implementation Plan.

Mission: “Enhancing downtown Stevens Point by collaboratively connecting property owners, businesses, residents, and visitors with resources and experiences.”

Vision: “A thriving downtown that engages diverse audiences and celebrates local businesses to foster a vibrant district”

- **Accountable** – We are held accountable by everyone in the downtown business district through public meetings, town halls, and transparent goals and finances.
- **Thriving** – We leverage opportunities for growth and success that build and maintain a thriving, dynamic downtown.
- **Collaborative** – We create the future of downtown by encouraging partnerships, building community, and fostering collaboration.
- **Supportive** – We support downtown businesses by curating resources, sharing information, facilitating incentives, and actively engaging with our community.
- **Innovative** – We seek innovative and creative solutions to enhance our district, improve experiences, and drive progress.

Section IV – Area

The DBID will include all properties shown within the boundaries outlined in Appendix B of the DBID Operating and Implementation Plan.

Article II – Board of Directors

Section I – Board Composition and Appointment

The DBID Board of Directors shall be comprised of seven (7) voting members appointed by the Mayor of Stevens Point and confirmed by the City Council. The DBID Board of Directors will make annual Board member recommendations to the Mayor. Said members shall comprise of the following:

- Two (2) real property owners within the District that do not own or operate a business within the District (excluding real estate services).
- Two (2) real property owners within the District that also operate a business within the District.
- Two (2) business operators within the District that do not own any real property within the District
- One (1) Alderperson representing the 1st Aldermanic District
- The Director of Community Development or their designee shall serve as an ex-officio non-voting member of the Board.

Section II – Term of Office

Term appointments will be for a period of two (2) years on staggered terms each ending December 31st of the year of expiration. Term of office will begin January 1st. The Alderperson serving the DBID will serve a term of two (2) years.

Section III – Meetings

The DBID Board of Directors shall meet monthly to achieve the goals as defined in the Operating Plan.

Section IV – Quorum

A simple majority of the current total voting Board membership shall constitute a quorum. The concurrence of a majority of the voting Board members present at a meeting at which a quorum is present shall be necessary to conduct the business of the Board. “Present” shall be defined as physical or virtual attendance.

Section V – Voting

At any meeting of the Board, each voting Board member shall be entitled to one vote with a majority vote determining the issue.

Section VI – Vacancies

Vacancies on the Board of Directors shall be filled by appointment of the Mayor and confirmed by the City Council.

Section VII – Officers

Board members shall appoint a Chairperson, Vice Chairperson, Treasurer, and Secretary on a yearly basis each January. Any two of the four officers shall have the authority to execute documents on behalf of the BID Board, only for purposes authorized by the full BID Board of Directors, including the authorization for writing of checks and executing contracts.

A. Chairperson. The Chairperson shall serve as the chief officer of the DBID and shall preside at all meetings of the Board of Directors. The Chairperson shall assign committee chairs, subject to approval of the Board of Directors. The Chairperson shall also act as the supervisor to DBID staff on behalf of the Board of Directors.

B. Vice Chairperson. The Vice Chairperson shall serve as the chief officer of the DBID and shall preside over all meetings of the Board of Directors in any absence of the Chairperson. If the position of Chairperson becomes vacant, the Vice Chairperson shall assume position of Chairperson until the next appointment of officers.

C. Treasurer. The Treasurer shall be responsible for overseeing and reporting the financial activities of the DBID. Activities include coordinating the annual budget with the Chairperson and committee chairs, presenting notable updates of DBID finances to the Board, and consulting the Board of Directors or DBID staff about the financial health of the DBID. Funds shall be kept in a segregated account in the municipal treasury and disbursed through the City of Stevens Point.

C. Secretary. The Secretary will be responsible for preparing the minutes of each meeting according to the requirements of Open Meetings Law and shall provide them to the DBID Chairperson and staff no later than one (1) week after the previous DBID Board meeting.

Article III – Finances

Section I – Special Assessment

Special assessments under this Operating Plan will be levied by the City of Stevens Point against each taxable property within the District pursuant to Wis. Stats. 66.1109. These properties will be levied at a rate determined by the Board of Directors and approved by the City of Stevens Point Common Council.

Section II – Exemptions

All properties within the boundaries of the DBID shall be assessed, except for properties used exclusively for residential purposes and property exempt from paying real estate taxes or owned by government agencies.

Section III – Probationary Funding

The City of Stevens Point will provide the DBID a minimum of \$70,000.00 upon inception and a minimum of \$35,000.00 per calendar year from 2024-2027 to support the establishment and investigate the efficacy of the DBID.

Section IV – Fiscal Year

The fiscal year of the DBID shall close on December 31st of each year.

Section V – Budget & Report

Each August, the DBID Officers shall formulate a budget in line with the coming year's goals and objectives. The DBID Treasurer shall present a proposed budget at the September meeting, which will, in turn, be presented along with the previous year's report to the City of Stevens Point Finance Committee and Common Council.

Section VI – Accounting

Until the DBID budget exceeds the amount necessary for annual audit (\$300,000), the DBID shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.

Article IV – General Provisions

Section I – Parliamentary Authority

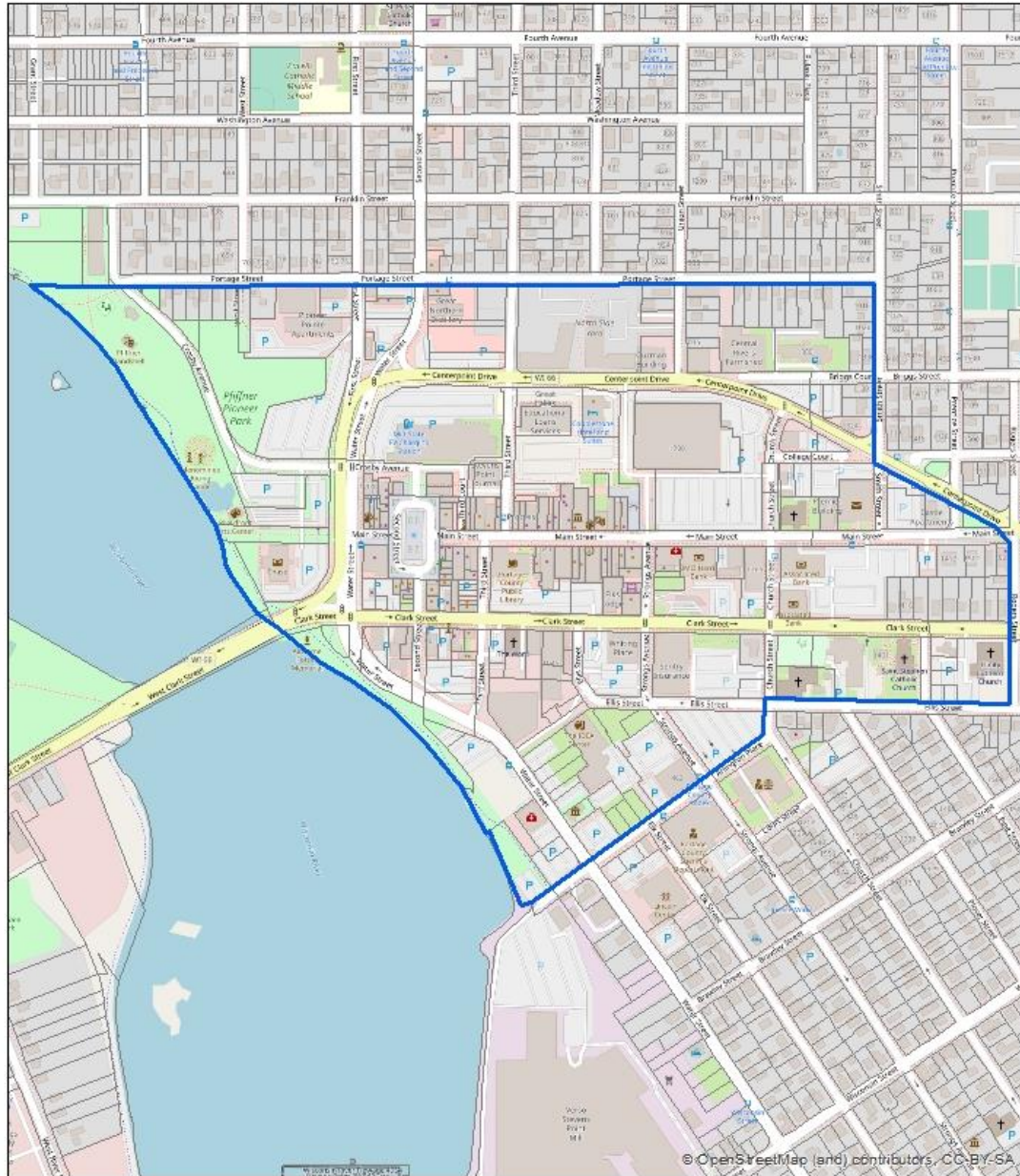
The current edition of Democratic Rules of Order shall be the final source of authority in all questions of parliamentary procedure when such rules are not consistent with the Bylaws of the DBID.

Section II – Amendments

These bylaws may be amended or altered by a two-thirds vote of the Board of Directors.

Appendix C: Downtown Business Improvement District Map

2024 Downtown Business Improvement District Boundary



Department of
Community Development

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, City of Stevens Point cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. City of Stevens Point makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

Legend

 Downtown BID Boundary



Appendix D: List of Properties in Downtown BID and Subject to BID Assessment

Owner	Property Description	2024 Assessment	BID Levy Per Thousand	BID Levy Liability
281-24-0832100511 FIRST FINANCIAL BANK INC C/O FIRST FINANCIAL ATTN ASSOCIATED- LEASING MS8227 433 MAIN ST GREEN BAY, WI 54301	Main St S 32' W 1/2 LOT 4 S 32' LOT 5 LOTS 6,7 & 8 BLK 7 SMITH BRIGGS&PHILLIPS CSM12/64BNG PRT NW NE S32 T24 R8 468/685 476/780 Section: 32 Acres: 0.510	\$183,700 \$183,700		110.22
281-24-0832100512 SUZANA WORZALLA WERWINSKI MARIA WORZALLA BORIS 110 E ROSSMAN ST HARTFORD WI 53027	1416 Main St L9&10 & PT LTS 1&2 BLK 7 SMITH BRIGGS&PHILLIPS ADD EX PRT SLD HWY 430/549; BNG PRT NWNE S32 350/460; 430/295;494/1043;528/64; Section: 32 Acres: 0.243	\$257,000 \$257,000		154.20
281-24-0832100601 BRODY L. RICE MICHELLE A. RICE 111 MAPLE BLUFF RD N STEVENS POINT WI 54482	1525 Main St LOT 1 CSM#6158-22- 231 BNG PRT NWNE S32 T24 R8 SUBJ TO NON-EXCLUSIVE ESMT & INCLUD ESMT DES 665/1 838864 Section: 32 Acres: 0.146	\$333,900 \$333,900		200.34
281-24-0832100604 SCHULFER INVESTMENTS LLC 7677 ANDREWS LN CUSTER WI 54423	1417 Main St E 25' LOT 1 BLK 1 SMITH BRIGGS & PHILLIPS ADD & PRT NW NE S32 T24 R8 BNG A PRCL 87' x 126' AS DES 568323 S32 T24 R8 767874;893862;893864 Section: 32 Acres: 0.321	\$327,400 \$327,400		196.44
281-24-0832100605 SCHULFER INVESTMENTS LLC 7677 ANDREWS LN CUSTER WI 54423	Main St W 50' LOT 1 E 25' LOT 2 BLK 1 SMITH BRIGGS & PHILLIPS ADD BNG PRT NE NE S32 T24 R8 767874;893862;893864 Section: 32 Acres: 0.215	\$61,100 \$61,100		36.66
281-24-0832100628 FIRST FINANCIAL BANK INC C/O FIRST FINANCIAL ATTN ASSOCIATED- LEASING MS8227 433 MAIN ST GREEN BAY, WI 54301	1305 Main St LOT 1 CSM#9559-41- 39 BNG PRT NENW,NWNE & SWNE S32 T24 R8 288/406 320/152 356/632 401/173 474/148 476/774 592/555 Section: 32 Acres: 3.167	\$5,493,100 \$5,493,100		3295.86
Owner	Property Description	Total		0.00

281-24-0832101503 1501 CLARK ST LLC 1410 ROGERS ST STEVENS POINT WI 54481	1501 Clark St N 75' LOTS 9 & 10 A G ELLIS ADD S32 T24 R8 813598 Section: 32 0.179 Acres:	\$281,100 \$281,100	168.66
281-24-0832200111 1001 UNION LLC 221 UNION ST STEVENS POINT WI 54481	1001 Union St LOT 1 & 2 CSM#6749 -24-272 BNG LOT 7 & PRT LOT 8 BLK 35 VALENTINE BROWN ADD S32 T24 R8 579943 Section: 32 0.355 Acres:	\$284,500 \$284,500	170.70
281-24-0832200116 13 INVESTMENTS LLC 1043 UNION ST STEVENS POINT WI 54481	1043 Union St LOTS 1 & 2 BLK 35 VALENTINE BROWN ADD S32 T24 R8 796618;800400AGMT;811122AGM Section: 32 0.285 Acres:	\$388,000 \$388,000	232.80
281-24-0832200137 ELODIN HOLDINGS LLC PO BOX 186 STEVENS POINT WI 54481	1220 Briggs Ct LOT 1 CSM#10171-45 -51 BNG PRT LOTS 3,4,8,9 & & ALL LOTS 18,19,20&21 BLK 35 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 762543 Section: 32 1.045 Acres:	\$399,600 \$399,600	239.76
281-24-0832200201 NORTH SIDE YARD LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1000 Union St LOT 7 BLK 34 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 854120 Section: 32 0.152 Acres:	\$27,400 \$27,400	16.44
281-24-0832200205 NORTH SIDE YARD LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	Union St LOT 9 BLK 34 VALENTINE BROWN ADD S32 T24 R8 886787 Section: 32 0.152 Acres:	\$42,900 \$42,900	25.74
281-24-0832200206 RON HANSON LLC 2740 STANLEY ST UNIT B STEVENS POINT WI 54481	1008 Union St LOT 8 CSM#3157-11- 115 BNG LOT 8 BLK 34 VALENTINE BROWN ADD S32 T24 R8 303/563 516/25 792225;792735AOC Section: 32 0.152 Acres:	\$145,600 \$145,600	87.36
Owner	Property Description	Total	0.00
281-24-0832200207 NORTH SIDE YARD LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1100 Centerpoint Dr LOTS 11 & 12 & E 132' LOT 13 BLK 34 VALENTINE BROWN ADD ACCESS RIGHTS- 438/480 S32 T24 R8 886787 Section: 32 0.439 Acres:	\$500,800 \$500,800	300.48

281-24-0832200305 NORTH SIDE YARD LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1009 Portage St Unit 4, NORTH SIDE YARD CONDO & UNDIV 1% INT IN COM ELEMNTS SUBJ TO DECL- 868961,891901;SUB REST-573677851495 Section: 32 0.300 Acres:	\$78,400 \$78,400
281-24-0832200306 NORTH SIDE YARD CONDO 1 LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1060 Centerpoint Dr UNIT 1 NORTH SIDE YARD CONDO & UNDIV 37% INT COM ELMTS;SUBJ DECL 868961,891901; SUBJ REST-573677 1.370A870295;891899AOC Section: 32 1.370 Acres:	\$10,858,000 \$10,858,000
281-24-0832200307 NORTH SIDE YARD CONDO 2 LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1020 Centerpoint Dr UNIT 2 NORTH SIDE YARD CONDO & UNDIV 37%INT COM ELMTS; SUBJ DECL 868961,891901 SUBJ REST-573677 1.359A870294;891900AOC Section: 32 1.359 Acres:	\$9,132,000 \$9,132,000
281-24-0832200308 NORTH SIDE YARD CONDO 3 LLC ATTN MERGE LLC 25 W MAIN ST STE 500 MADISON WI 53703	1017 Third St UNIT 3 NORTH SIDE YARD CONDO & UNDIV 25% INT COM ELMTS;SUBJ DECL 868961, 891901;SUBJ REST-573677 .919A891902 Section: 32 0.919 Acres:	\$6,495,000 \$6,495,000
281-24-0832200404 KIM L. KRAYECKI 1001 SECOND ST STEVENS POINT WI 54481	1001 Second St N 40' LOTS 45 & 46 EX E 10' BLK 16 STRONG ELLIS & OTHERS ADD S32 T24 R8 684/670 Section: 32 0.083 Acres:	\$194,200 \$194,200
281-24-0832200424 GND PROPERTIES QOZB LLC MFG 343 COUNTY ROAD E SOUTH STEVENS POINT WI 54481	1011 Second St LOT 1 CSM#011596 DOC-883286 BNG PRT BLK 16 STRONGS, ELLIS & OTH IN GL1 & NENW S32 T24 R8 .537A 888658(MFG) Section: 32 0.537 Acres:	\$0 \$0
Owner	Property Description	Total
281-24-0832200501 KIM L. KRAYECKI 1001 SECOND ST STEVENS POINT WI 54481	Portage St N 51 1/2' LOTS 42, 43,44 BLK 17 STRONG ELLIS & OTHERS PLAT S32 T24 R8 639/497 Section: 32 0.179 Acres:	\$36,900 \$36,900
281-24-0832200505 YME CAFE LLC 1708 CHURCH ST STEVENS POINT WI 54481	1009 First St LOT 1 CSM#2328-8- 186 BNG PRT LOTS 41, 42, 43 & 44 BLK 17 STRONG ELLIS & OTHERS ADD 596264 596532 609773 609770 728412 728414 Section: 32 0.326 Acres:	\$324,700 \$324,700

47.04
6514.80
5479.20
3897.00
116.52
0.00
0.00
22.14
194.82

281-24-0832200507 JEFFREY J. THOMPSON CHRISTY A. THOMPSON 1442 WEST RIVER DR W STEVENS POINT WI 54481	1101 First St LOT 1 CSM#011672 DOC-890392 BNG PRT LOT 52 BLK 15 STRONGS ELLIS & OTH GOV LOT 1 S32 T24 R08 .096A 484356;894494AGMT Section: 32 0.096	\$205,200 \$205,200	123.12
281-24-0832200601 OAK TREE INVESTMENTS LLC 1004 FIRST ST STE 4 STEVENS POINT WI 54481	1004 First St LOT 1 CSM#4040-14- 96 BNG PRT BLK 18 STRONG ELLIS & OTHERS ADD & PRT GL 1 S32 T24 R8 835966 Section: 32 0.358	\$462,500 \$462,500	277.50
281-24-0832200910 WI PUBLIC SERVICE 231 W MICHIGAN ST MILWAUKEE WI 53203	1111 Crosby Ave LOTS 60,61,62 BLK 19&BLK14 STRONG ELLIS&OTHER & PRT GL1 S32 T24 R8 ALSO VAC RIVER ST OWNED BY WI PUBLIC SERVICE EX PT Section: 32 3.010	\$194,200 \$194,200	116.52
281-24-0832201110 BANK ONE WISCONSIN C/O BANK ONE WI ATTN LERETA LLC PO BOX 35605 DALLAS, TX 75235	Water St LOT 2 CSM#3583-12- 241 BNG PRT BLKS 1,2,7 & 8 STRONG ELLIS&O ADD BNG PRT GOVT LOT 1 S32 T24 R8 AGRMT ESMT- 480/687 VAC CROSBY- Section: 32 0.840	\$422,900 \$422,900	253.74
281-24-0832201218 BANK ONE WISCONSIN C/O BANK ONE WI ATTN LERETA LLC PO BOX 35605 DALLAS, TX 75235	601 Main St LOT 1 CSM#8136-31- 116 BNG PRT GL 1 S32 T24 R8 480/366 480/687-AGRMT 480/709- ESMT 480/686 480/780 481/638 507/1178 678146 Section: 32 1.556	\$2,312,000 \$2,312,000	1387.20
Owner	Property Description	Total	0.00
281-24-0832201401 JODI A. KOBACK 2151 ELLIS ST STEVENS POINT WI 54481	841 Clark St E25' LOT 4 & W25' OF THE S 56' LOT 4 BLK 10 EX N 8' FOR ST STRONG ELLIS & OTHERS ADD S32 T24 R8 590164 Section: 32 0.103	\$187,800 \$187,800	112.68
281-24-0832201412 SCHERTZ FAHRNER LLC 2688 SCENIC DR STEVENS POINT WI 54481-9630	817 Clark St THAT PRT LOTS 1, 2 & 7 BLK 10 STRONG ELLIS & OTHERS ADD LYG NELY OF HWY ROW S32 T24 R8 737771 Section: 32 0.257	\$281,900 \$281,900	169.14
281-24-0832201413 TERENCE J. LANDOWSKI LOUISE R. LANDOWSKI 921 EIGHTH ST PLOVER WI 54467-2150	833 Clark St LOT 1 CSM#6767-24- 290 BNG PRT LOTS 3, 4, 5 & 6 BLK 10 STRONG ELLIS & OTHERS ADD S32 T24 R8 705/1143-CERT 703141 Section: 32 0.340	\$389,800 \$389,800	233.88

281-24-0832201508 TR RANCH PROPERTIES LLC 2130 COUNTY ROAD J NORTH CUSTER WI 54423	900 Main St S36' LOTS 1 & 2 W3' OF S 36' LOT 3 BLK 4 STRONG ELLIS & OTHERS ORIG PLAT BNG PRT NWNW S32T24R8 435/139 577/1145 715388 Section: 32 Acres: 0.085	\$321,300 \$321,300	192.78
281-24-0832201509 1616 MAIN ST LLC 1052 MAIN ST STE #203 STEVENS POINT WI 54481	1221 Second St N25' LOT 7 & N26' OF W 1/2 LOT 6 BLK 4 STRONG ELLIS & OTHERS ;SUBJ ESMT OVR E10'-454/465 S32T24R08 664661CERT;800970 832190RES Section: 32 Acres: 0.043	\$212,000 \$212,000	127.20
281-24-0832201510 BARS NONE INC PO BOX 586 STEVENS POINT WI 54481	1225 Second St PRT LOT 7 BLK 4 STRONG ELLIS&OTHERS DES:COM 82' N SW/C LOT 7;TH E 25'; TH N 6 INCHES;TH E 25';TH N 24 1/2'; TH W50';TH S 25' TO POB S32T24R8 Section: 32 Acres: 0.029	\$185,600 \$185,600	111.36
281-24-0832201515 ROBERT L. BUTT CARRIE L. BUTT 1434 PLOVER HEIGHTS RD STEVENS POINT WI 54482	944 Main St W 15 3/8' LOT 5 BLK 4 STRONG ELLIS & OTHERS AD EX W 4 INCHES OF SAID DES 354/178 S32 T24 R8 552927 Section: 32 Acres: 0.045	\$79,600 \$79,600	47.76
Owner	Property Description	Total	0.00
281-24-0832201516 ROBERT L. BUTT CARRIE L. BUTT 1434 PLOVER HEIGHTS RD STEVENS POINT WI 54482	944 Main St W 12 3/8' LOT 1 BLK 28 VALENTINE BROWN ADD & E 9 5/8' LOT 5 BLK 4 STRONG ELLIS & OTHERS ADD S32 T24 R8 552927 Section: 32 Acres: 0.067	\$135,000 \$135,000	81.00
281-24-0832201522 ELODIN HOLDINGS LLC PO BOX 186 STEVENS POINT WI 54481	1200 Third St LOTS 3 & 4 BLK 28 V BROWN ADD 818399 Section: 32 Acres: 0.341	\$338,800 \$338,800	203.28
281-24-0832201524 ELODIN HOLDINGS LLC PO BOX 186 STEVENS POINT WI 54481	Third St PRCL 1 DES IN 455/1002 BNG PRT BLK 4 STRONG ELLIS & OTHERS ADD 818399 Section: 32 Acres: 0.055	\$18,400 \$18,400	11.04
281-24-0832201526 AMETHYST MAIN LLC ATTN SCHULTZ DOWNTOWN PO BOX 804 STEVENS POINT WI 54481-0804	968 Main St LOT 2 CSM#8248-32- 78 A&B BNG PRT LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 903537 Section: 32 Acres: 0.041	\$110,300 \$110,300	66.18

281-24-0832201527 AMETHYST MAIN LLC ATTN SCHULTZ DOWNTOWN PO BOX 804 STEVENS POINT WI 54481-0804	1236 Third St LOT 3 CSM#8248-32- 78 A&B BNG PRT LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 .017A 903537 Section: 32 Acres: 0.017	\$51,000 \$51,000	30.60
281-24-0832201528 SCHERTZ PROPERTIES LLC 2220 MAPLEWOOD DR PLOVER WI 54467-3104	956 Main St LOT 1 CSM#8248-32- 78 & E 43 5/8' LOT 1 & LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 587481 635643 663498 Section: 32 Acres: 0.233	\$946,400 \$946,400	567.84
281-24-0832201529 TROY HOJNACKI DANIEL RETZKI PO BOX 586 STEVENS POINT WI 54481	912 Main St LOT 7 BLK 4 STRONG ELLIS & OTHERS ADD BNG PRT NWNW S32 T24 R8 666401;789326AGMT Section: 32 Acres: 0.094	\$618,900 \$618,900	371.34
Owner	Property Description	Total	0.00
281-24-0832201531 JAMES E. LAABS PATRICIA A. LAABS 1026 SECOND ST N STEVENS POINT WI 54481	1205 Second St N56' OF S92' LOTS 1&2, AND W3' OF N56' OF S92' LOT 3 ALL IN BLK 4STRONG ELLIS & OTH .133A 353/314;666768 Section: 32 Acres: 0.132	\$413,000 \$413,000	247.80
281-24-0832201603 GREAT SETTER PROPERTIES LLC 6022 STATE HWY 66 STEVENS POINT WI 54482-9349	1201 Water St LOT 1 & W 7 1/2' OF S 86' LOT 2 & W 42 1/2' OF N 46' LOT 2 BLK 3 EX PRT SOLD-221/210 STRONG ELLIS & OTHERS ADD S32 T24 R8 800209;818651RES Section: 32 Acres: 0.101	\$351,400 \$351,400	210.84
281-24-0832201605 K5 LTD INC C/O K 5 LTD 230 BLACK FOREST DR PLOVER, WI 54467	804 Main St PRT LOT 8 BLK 3 FRONT20.8' ON MAIN ST &120' DEEP DES 186/46 ALSO USE OF ROW OVER N 12' OF SD LOT 8 STRONG ELLIS & OTHERS ADD 668150 Section: 32 Acres: 0.057	\$208,700 \$208,700	125.22
281-24-0832201606 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	812 Main St PARCEL 1 CSM#9858- 43-38 BNG PRT LOTS 7 & 8 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW;ALSO 1/2 INT IN ROW OVR N12' L8 & PT L7 Section: 32 Acres: 0.051	\$226,800 \$226,800	136.08
281-24-0832201607 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	820 Main St PARCEL 2 CSM#9858- 43-38 BNG PRT LOT 7 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW S3 T24 R8 903959 904249AOC Section: 32 Acres: 0.055	\$266,600 \$266,600	159.96

281-24-0832201608 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1232 Second St PARCEL 3 CSM#9858- 43-38 BNG PRT LOTS 7 & 8 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW;ALSO 1/2 INT IN ROW DES 240/406 S32 T24 R Section: 32 Acres: 0.036	\$168,800 \$168,800	101.28
281-24-0832201609 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1220 Second St PARCEL 4 CSM#9858- 43-38 BNG PRT LOTS 2 & 7 BLK 3 STRONG ELLIS & OTHERS ADD;SUBJ TO SIDEWALK ESMT DES 676561 S32 T24 R8 903959 Section: 32 Acres: 0.094	\$379,800 \$379,800	227.88
Owner	Property Description	Total	0.00
281-24-0832201618 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	832 Main St LOT 1 CSM#3403-12- 61 BNG PRT LOT 3 BLK 3 STRONG ELLIS & OTHERS ADD S32 T24 R8 857136 Section: 32 Acres: 0.049	\$312,200 \$312,200	187.32
281-24-0832201701 RCE LLC C/O RCE LLC 8100 E CAMELBACK RD#122 SCOTTSDALE, AZ 85251	823 Main St LOTS 1 & 2 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 558642 564197 564873- REST Section: 32 Acres: 0.303	\$919,000 \$919,000	551.40
281-24-0832201702 RCE LLC C/O RCE LLC 8100 E CAMELBACK RD#122 SCOTTSDALE, AZ 85251	800 Clark St LOT 8 CSM#2689-9- 247 AKA LOT 8 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 564871 564872-REST Section: 32 Acres: 0.143	\$92,800 \$92,800	55.68
281-24-0832201703 RCE LLC C/O RCE LLC 8100 E CAMELBACK RD#122 SCOTTSDALE, AZ 85251	Clark St LOT 7.1 CSM#3320- 11-278 BNG PRT LOT 7 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 564871 564872-REST Section: 32 Acres: 0.055	\$23,200 \$23,200	13.92
281-24-0832201705 K5 LTD INC C/O K 5 LTD 230 BLACK FOREST DR PLOVER, WI 54467	Clark St LOT 5 BLK 6 STRONG ELLIS & OTHERS ORIG PLAT EX N 98' THEREOF & EX S 8' MOL FOR ST S32 T24 R8 739310 Section: 32 Acres: 0.030	\$10,000 \$10,000	6.00
281-24-0832201709 SEAN J. STROIK 3016 DELLA ST STEVENS POINT WI 54481	831 Main St PRT LOT 6 BLK 6 BNG 29' E & W BY 61' N & S IN NE COR SD LOT STRONG ELLIS & OTHERS ADD S32 T24 R8 660252 662002 Section: 32 Acres: 0.041	\$113,400 \$113,400	68.04

281-24-0832201712 RCE LLC C/O RCE LLC 8100 E CAMELBACK RD#122 SCOTTSDALE, AZ 85251	Clark St LOT 1 & OUTLOT 1 CSM#4447-15-242 BNG PRT LOTS 6 & 7 BLK 6 STRONG ELLIS & OTHERS ADD S32T24R8 528/267 558642 564873-REST Section: 32 Acres: 0.193	\$74,600 \$74,600
Owner	Property Description	Total
281-24-0832201713 SCHERTZ PROPERTIES LLC 2220 MAPLEWOOD DR PLOVER WI 54467-3104	835 Main St LOT 1 CSM#5101-18- 126 BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 645108 Section: 32 Acres: 0.028	\$143,800 \$143,800
281-24-0832201714 MIDAS VENTURES LLC ATTN SCHULTZ PROPERTY MGMT PO BOX 804 STEVENS POINT WI 54481-0804	1324 Second St LOT 1 CSM#5168- 18-193 & 193A OUTLOT 1 CSM#5101- 18-126 & 126A&B BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 895752 Section: 32 Acres: 0.018	\$121,600 \$121,600
281-24-0832201715 K5 LTD INC C/O K 5 LTD 230 BLACK FOREST DR PLOVER, WI 54467	1338 Second St LOT 2 CSM#5101-18- 126 & LOT 2 CSM#5154- 18-179 BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD BNG PRT SW NE S32 T24 R8 678555 Section: 32 Acres: 0.054	\$120,700 \$120,700
281-24-0832201716 K5 LTD INC C/O K 5 LTD 230 BLACK FOREST DR PLOVER, WI 54467	1342 Second St LOT 3 CSM#5101-18- 126&A&B BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 779259 Section: 32 Acres: 0.015	\$62,100 \$62,100
281-24-0832201803 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	927 Main St E 46' LOT 3 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 671304-CERT 778653RES;826599RES;832369 Section: 32 Acres: 0.139	\$472,900 \$472,900
281-24-0832201804 SUSAN M. SIMKOWSKI 519 NO HAMMOND HWY NEW ORLEANS LA 70124- 1507	921 Main St E23' OF N60'LOT 2& W4'OF N60'LOT3 BLK 5 STRONG ELLIS&OTHERS EX JT USE OF STAIRWAY W SDE BLDG-115/407 197/477 201/432 1/2 544/285 773466 Section: 32 Acres: 0.037	\$192,100 \$192,100
281-24-0832201805 DBGREEN LLC 605 N MAPLE BLUFF CT STEVENS POINT WI 54482-9251	913 Main St W 27' OF N 60' LOT 2 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 799686 W/STIP Section: 32 Acres: 0.037	\$198,700 \$198,700

44.76
0.00
86.28
72.96
72.42
37.26
283.74
115.26
119.22

Owner	Property Description	Total
281-24-0832201806 MICHAEL W. MUNAGIAN 1315 SECOND ST STEVENS POINT WI 54481	1313 Second St PRT LT2 & LT3 BLK5 STRONG,ELLIS & OTHR ADD DES-COM 60' S OF NW/C LOT 2 TH S 26'; THE E 54' M/L;TH N 26' TH W 54' TO POB 545/297CERT;776352 Section: 32 Acres: 0.032	\$210,900 \$210,900
281-24-0832201807 MICHAEL P. LAZARE ET AL 1317 SECOND ST STEVENS POINT WI 54481	1317 Second St BEG 86' S OF NW/C LOT 2 BLK 5;TH S 26';TH E ABOUT 54';TH N 26';TH W ABOUT 54' TO BEG STRONG ELLIS & OTHERS ADD S32T24R8 458/845 Section: 32 Acres: 0.032	\$83,500 \$83,500
281-24-0832201808 BRUCE D. WOBORIL STACIE M. WOBORIL 710 FOURTH ST PLOVER WI 54467	1321 Second St S 20' LOT 2 & S 16' OF W 4' LOT 3 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 807/264 Section: 32 Acres: 0.025	\$101,700 \$101,700
281-24-0832201809 STEEVO'S OF STEVENS POINT INC 2490 SUNSET DR N STEVENS POINT WI 54482	1327 Second St N 24' LOT 7 EX E 18 IN THEREOF & UND 1/2 INT IN 8' SQ IN NE/C LOT 8 ALL IN BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 550657 Section: 32 Acres: 0.029	\$137,200 \$137,200
281-24-0832201810 KIMBERLY A. MOZUCH 3028 BIRCH ST STEVENS POINT WI 54481	1331 Second St COM NW/C L8 BLK 5 STRONG, ELLIS & OTH PLAT TH S 65'; TH E50' TH N65';TH W50'-POB INC INT PARTY WALL EX 1/2 INT PRCL 8 SQ IN NE/C;SUBJ AGRMT Section: 32 Acres: 0.075	\$262,400 \$262,400
281-24-0832201815 PETER J. SPENCER CONNIE R. SPENCER 5748 REGENT ST STEVENS POINT WI 54482	920 Clark St LOT 1 CSM#10353-46-83 BNG PRT L7 BLK 5 STRONG ELLIS & OTHERS ADD .12A 784286;843745TOD Section: 32 Acres: 0.117	\$276,900 \$276,900
281-24-0832201816 PETER J. SPENCER CONNIE R. SPENCER 5748 REGENT ST STEVENS POINT WI 54482	924 Clark St LOT 2 CSM#10353-46-83 BNG PRT LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD .07A 784286;843745TOD Section: 32 Acres: 0.072	\$197,500 \$197,500
Owner	Property Description	Total

0.00
126.54
50.10
61.02
82.32
157.44
166.14
118.50
0.00

281-24-0832201817 JOHN J. MALLICK 1346 THIRD ST STEVENS POINT WI 54481	1346 Third St PRT LOTS 5 & 6 BLK 5 STRONG ELLIS&OTHERS COM SE/C LOT 5 SD BLK TH W 75';TH N 25';TH E 75'; TH S 25' TO POB S32 T24 R8 720533 Section: 32 Acres: 0.043	\$165,300 \$165,300
281-24-0832201818 B & C LLC 516 SECOND ST N STEVENS POINT WI 54481	1338 Third St BEG 25' N SE/C LOT 5 BLK 5 TH W 75';N 17.8'; E 75';S 17.8' TO BEG PRT LOTS 5&6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 892033 Section: 32 Acres: 0.031	\$145,300 \$145,300
281-24-0832201819 B & C LLC 516 SECOND ST N STEVENS POINT WI 54481	Third St BEG 42.8' N SE/C LOT 5 TH W 75';N 19.10';E 75';S 19.10' TO BEG BNG PRT LOTS 5&6 BLK 5 STRONG ELLIS & OTHERS 892033 Section: 32 Acres: 0.033	\$10,800 \$10,800
281-24-0832201820 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	Third St S 25' OF N 66' LOT 5 & S 25' OF N 66' OF E 1/2 LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD;SUBJ TO AGRMT DES 488/842 CSM 13/63 S32 T24 R8 832369 Section: 32 Acres: 0.038	\$12,500 \$12,500
281-24-0832201821 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	Third St S 21' OF N 41' LOT 5 & S 21' OF N 41' OF E 1/2 OF LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 400465CSM 832369;838601UTIL Section: 32 Acres: 0.036	\$11,900 \$11,900
281-24-0832201822 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	Third St BEG AT NE/C LOT 5 TH S 20';W 75';N 20';E 75' TO BEG PRT LOTS 5 & 6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 400465CSM 832369;838601UTIL Section: 32 Acres: 0.034	\$11,300 \$11,300
281-24-0832201823 POINT HOMES LLC PO BOX 489 STEVENS POINT WI 54481	1314 Third St PRT LOT 4 BLK 5 SE&O ADD COM AT SE/C LOT 3 BLK 5 SD ADD TH N42';TH E 26';TH S9';TH S9';TH E 25' TH S ALG 3RD ST 33' TH W TO POB 671304-CERT Section: 32 Acres: 0.054	\$220,100 \$220,100
Owner	Property Description	Total

99.18
87.18
6.48
7.50
7.14
6.78
132.06
0.00

281-24-0832201825 SCO LILY LLC 1343 SECOND ST STEVENS POINT WI 54481	1343 Second St LOT 1 CSM#7739-29- 19 BNG PRT LOT 8 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 404/776 554/1074 807950 Section: 32 0.070 Acres:	\$353,500 \$353,500	212.10
281-24-0832201826 JJJWD LLC 1579 CHURCH ST STEVENS POINT WI 54481	937 Main St N90' LOT 4 BLK 5 STRONG ELLIS & OTH ORIG PLAT PRT NENW S32 T24 R8 COM NE/C LOT 4 BLK 5 TH S99'; TH E25' TO 3RD ST; TH N99'; W 25' TO POB Section: 32 0.109 Acres:	\$360,600 \$360,600	216.36
281-24-0832201901 CHP OF STEVENS PT LLC 945 CLARK ST STEVENS POINT WI 54481	945 Clark St E 2' OF N 90' LOT3 & N 90' LOT 4 BLK 11 STRONG ELLIS & OTHER ORIG PLAT S32 T24 R8 803398 Section: 32 0.107 Acres:	\$332,600 \$332,600	199.56
281-24-0832201902 STEVENS POINT RENTALS LLC 10115 YELLOW BRICK RD AMHERST WI 54406	925 Clark St W 48' OF N 90' LOT 3 BLK 11 STRONG ELLIS & OTHERS ADD S32 T24 R8 788780;795419AGMT;802389AGM Section: 32 0.099 Acres:	\$175,000 \$175,000	105.00
281-24-0832201903 STEVENS POINT RENTALS LLC 10115 YELLOW BRICK RD AMHERST WI 54406	Clark St LOT 2 BLK 11 & ESM ESMT-341/93 STRONG ELLIS & OTHERS ADD S32 T24 R8 788780;789808AOC;791468UTIL Section: 32 0.142 Acres:	\$54,500 \$54,500	32.70
281-24-0832201904 MLH PROPERTIES LLC 5419 PINWOOD DR STEVENS POINT WI 54481	901 Clark St LOT 1 BLOCK 11 STRONG ELLIS & OTHERS ADD SUBJ ESMT S 9' DES 341/93 S32 T24 R8 592240 698393 Section: 32 0.142 Acres:	\$246,600 \$246,600	147.96
281-24-0832201927 ADELINE & ELOISE LLC PO BOX 5 NELSONVILLE WI 54458	1410 Third St S 34' LOTS 3 & 4 BLK 11 STRONG ELLIS &OTHERS S32 T24 R8 843772 Section: 32 0.078 Acres:	\$376,800 \$376,800	226.08
Owner	Property	Total	0.00
281-24-0832202001 PETER C. KUBISIAK AMBER E. KUBISIAK 2370 WESLAN DR PLOVER WI 54467	1059 Clark St E 29' OF N 75' OF OL 6 ALSO A STRIP COM NE/C OL 6 E 2.6';S 75' MOL W 3.46';N 75' TO POB S E & O ADD 405/921 518/828 753/94 541337 718369 Section: 32 0.055 Acres:	\$236,800 \$236,800	142.08

281-24-0832202005 SCHERTZ PROPERTIES LLC 2220 MAPLEWOOD DR PLOVER WI 54467-3104	1001 Clark St PRCL B CSM#275-1- 275 BNG W 60' OF OL 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 641986 713269 Section: 32 Acres: 0.180	\$68,900 \$68,900	41.34
281-24-0832202042 COMPASS PROPERTIES LLC 4501 STATE HIGHWAY 66 STEVENS POINT WI 54482	1007 Ellis St S 91' OF E 29' OF N166' OF OL 6 STRONG ELLIS& O'S ADD ALSO VAC ELLIS ST DES 185/488 1/2 229/257 717/1 595984 595985 Section: 32 Acres: 0.067	\$192,300 \$192,300	115.38
281-24-0832202051 WISCONSIN BELL INC 1010 PINE 9E-L-01 ST LOUIS MO 63101	Water St LOT 1 CSM#4948-17- 203 BNG PRT OUTLOT 9 STRONG ELLIS & O'S ADD BNG PRT GOVT LOT 2 S3 T24 R8 559/1012-13 Section: 32 Acres: 0.295	\$59,200 \$59,200	35.52
281-24-0832202054 GENCAP STEVENS POINT 88 LLC 6938 N SANTA MONICA BLVD MILWAUKEE WI 53217	1443 Water St Lot 1, CSM 11298-52-128 BNG PRT OUTLOTS 7 & 8 STRONG ELLIS & OTH; SUBJ ESMTS 278051 & 856223AMD;SUBJ TO REST- 8641181.116A Section: 32 Acres: 1.116	\$6,459,000 \$6,459,000	3875.40
281-24-0832202301 SENTRY INSURANCE INC ATTN TAX ACCOUNTING 1800 NORTH POINT DR STEVENS POINT WI 54481	Strongs Ave ALL BLK 27 STRONG ELLIS&O'S S32T24R8 184/340 186/62 191/406 237/205 238/210 326/579 337/536 Section: 32 Acres: 1.323	\$339,100 \$339,100	203.46
281-24-0832202405 SENTRY INSURANCE INC ATTN TAX ACCOUNTING 1800 NORTH POINT DR STEVENS POINT WI 54481	Ellis St S 75' LOTS 15 & 16 BLK 28 STRONG ELLIS & OTHERS ADD S32 T24 R8 475/1072 Section: 32 Acres: 0.172	\$67,400 \$67,400	40.44
Owner	Property	Total	0.00
281-24-0832202406 SENTRY INSURANCE INC ATTN TAX ACCOUNTING 1800 NORTH POINT DR STEVENS POINT WI 54481	1421 Strongs Ave LOTS 3,4,5,6,7,8,9 10,11,12,13,14 & N 57' LOTS 15 & 16 BLK 28 STRONG ELLIS & OTHERS ADD S32 T24 R8 143/524 Section: 32 Acres: 2.420	\$4,471,900 \$4,471,900	2683.14
281-24-0832202504 DIVISION SUSSEX LLC ET AL PO BOX 215 PLOVER WI 54467	1408 Strongs Ave LOT 1 CSM#011744 DOC-895900 BNG PRT OL5 STRONG ELLIS & OTH ADD & GL2 S32 T24 R8 .975A 892372;896711AOC Section: 32 Acres: 0.975	\$2,315,800 \$2,315,800	1389.48

281-24-0832202505 DIVISION SUSSEX LLC ET AL PO BOX 215 PLOVER WI 54467	Strongs Ave LOT 2 CSM#011744 DOC-895900 BNG PRT OL5 STRONG ELLIS & OTH ADD & GL2 S32 T24 R8 .310A 892372;896711AOC Section: 32 Acres: 0.310	\$79,900 \$79,900	47.94
281-24-0832202601 AMETHYST MAIN LLC ATTN SCHULTZ DOWNTOWN PO BOX 804 STEVENS POINT WI 54481-0804	1141 Main St LOT 1 CSM#3391-12- 49 BNG PRT NE NW S32 T24 R8849853 Section: 32 Acres: 0.130	\$453,500 \$453,500	272.10
281-24-0832202606 BONITA A. BROWN 1701 CLARK ST STEVENS POINT WI 54481	1121 Main St PT NENW S32 T24 R8 COM 142 1/4' W WL STRONGS AVE ON SL MAIN ST;TH S THRU CTR/L PARTY WALL 122';W20'; N122';E20'TO POB;JT ESMT DES 510/1178 Section: 32 Acres: 0.056	\$185,300 \$185,300	111.18
281-24-0832202609 PATRICK D. BARLOW DIANA BARLOW 1497 OLD WAUSAU RD STEVENS POINT WI 54481	1101 Main St LOT 1 CSM 3992-14- 48 BNG PRT OL 5 STRONG ELLIS & OTHERS ADD & GL2 S32 T24 R8 BNG CSM#3887-13- 245 580409 583021 602911 Section: 32 Acres: 0.100	\$305,900 \$305,900	183.54
281-24-0832202610 SCHWEDER REAL ESTATE HOLDINGS 5011 SNOWY OWL RD STEVENS POINT WI 54482-3402	1059 Main St PT NENW S32 COM275 FT W COR MAIN&STRONGS E52' S 1/8 LN;W52' N-POB EX E26' SOLD TO ANDRAE ALSO INC 6 INCHES DES 510/75 510/424 Section: 32 Acres: 0.076	\$310,600 \$310,600	186.36
Owner	Property Description	Total	0.00
281-24-0832202611 DBGREEN LLC 605 N MAPLE BLUFF CT STEVENS POINT WI 54482-9251	1055 Main St PT NENW S32 T24 R8 COM 422' E NE/C L3 BLK 5 ORIG PLAT TH 68.5' S TO 1/8 LN;E 68.5'N-POB&PT DES 226/ 196 509/1185-ESMT Section: 32 Acres: 0.195	\$1,212,900 \$1,212,900	727.74
281-24-0832202632 CORDEN J. KEALIER ET AL C/O ROSALIND R. KEALIER 1111 MINNESOTA AVE STEVENS POINT, WI 54481	1140 Clark St PT OUTLOT 5 COM NW/C CLARK & STRONGS TH W 75.6';TH N 90';TH E 75.6'; TH S 90' TO POB STRONG ELLIS & OTHERS ADD S32 T24 R8 845127 Section: 32 Acres: 0.156	\$384,900 \$384,900	230.94

281-24-0832202633 LARRY RAIKOWSKI SARA RAIKOWSKI 4025 COUNTY ROAD H & O JUNCTION CITY WI 54443	1332 Strongs Ave PT OL 5 COM COR CLARK & STRONGS N 90'TO POB TH N 36';W 75';S 36';E 75' TO POB STRONG ELLIS&OTHERS ADD & ESMT- 903859 S32 T24 R8 Section: 32 Acres: 0.062	\$174,000 \$174,000	104.40
281-24-0832202637 AMETHYST MAIN LLC ATTN SCHULTZ DOWNTOWN PO BOX 804 STEVENS POINT WI 54481-0804	1137 Main St LOT 2 CSM#3218-11- 176 BNG PRT NENW S32 T24 R8 ESMT-457/524 854062 Section: 32 Acres: 0.050	\$194,100 \$194,100	116.46
281-24-0832202638 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1129 Main St LOT 4 CSM#3227-11- 185 BNG PRT LOT 1 CSM#3207- 11-165 BNG PRT NE NW S32 T24 R8 878651;903949;903950 Section: 32 Acres: 0.076	\$223,900 \$223,900	134.34
281-24-0832202639 BONITA ANN BROWN 1701 CLARK ST STEVENS POINT WI 54481-3002	1125 Main St LOT 1.1 CSM#3227- 11-185 BNG PT L1 CSM#3218- 11-176 BNG PRT NE NW S32 T24 R8 574/528 759033 814187 Section: 32 Acres: 0.057	\$150,400 \$150,400	90.24
281-24-0832202646 TLB PROPERTIES LLC 1720 RIDGEWOOD CIR PLOVER WI 54467	1320 Strongs Ave LOT 3 & OL 2.1 CSM#3218-11-176 BNG PRT NENW S32 T24 R8 & PRT OL5 STRONGS ELLIS & OTH DES AS: COM NE CRNR OL 5 SE & O; S24'; W75'; N24'; TH Section: 32 Acres: 0.122	\$330,600 \$330,600	198.36
Owner	Property	Total	0.00
	Description		
281-24-0832202652 JAMES E. LAABS PATRICIA A. LAABS 1026 SECOND ST N STEVENS POINT WI 54481	1035 Main St LOTS 1&2 CSM#5130- 18-155 & A,B & C BNG PRT LOTS 1&2 CSM#3584-12-242 BNG PRT NENW S32 T24 R8& ESMT 577/455 & AGMT- 816305 Section: 32 Acres: 0.294	\$627,900 \$627,900	376.74
281-24-0832202653 SENTRY INSURANCE INC ATTN TAX ACCOUNTING 1800 NORTH POINT DR STEVENS POINT WI 54481	1105 Main St PT NENW S32 T24 R8 BEG SL MAIN 226.08' W WL STRONGS;E63.70';S120.71';W 2.45';S19.29';W61.25'N140' TO POB & OL1 Section: 32 Acres: 0.204	\$708,000 \$708,000	424.80

281-24-0832202703 FABORRS PROPERTIES INC 1257 MAIN ST STEVENS POINT WI 54481	1257 Main St W 12' LOT 2 & ALL LOTS 3 & 4 EX PRT SOLD OFF W SIDE LOT 4 DES 228/339 BLK 29 STRONG ELLIS & OTHERS ADD ESMT- 452/172 S32 T24 R8 389/711 Section: 32 Acres: 0.304	\$828,900 \$828,900	497.34
281-24-0832202704 DB STEVENS POINT LLC DHL BMO LLC 20201 E COUNTRY CLUB DR NO 603 AVENTURA FL 33180	1245 Main St WLY 5' LOT 4 LOTS 5&6 ELY 39.4' LOT 7 EX W4' FOR ALLEY-S100' LOTS 10&11& W20' LOT 12;E30'LOT12 LOTS 13,14,15,16 BLK29 SE&O ADD EX 327/96 Section: 32 Acres: 1.573	\$2,270,300 \$2,270,300	1362.18
281-24-0832202706 COMPASS RENTALS LLC 548 JANICK CIR W STEVENS POINT WI 54481-2406	1201 Main St LOT 1 CSM 6940-25- 163 BNG PRT LOTS 7 8 & 9 BLK 29 STRONG ELLIS & OTHERS ADD & ESMT-428/167 794775 Section: 32 Acres: 0.222	\$491,000 \$491,000	294.60
281-24-0832202707 DHL BMO LLC 20201 E COUNTRY CLUB DR NO 603 AVENTURA FL 33180	1323 Strongs Ave COM SW/C LOT 9 BLK 29 SE&O ADD TH E ON 1/8 LN 100';TH N 25';TH W 100' TO STRONGS AVE TH S TO POB PRT LOTS 7,8 & 9 BLK 29 SE&O ADD Section: 32 Acres: 0.057	\$18,900 \$18,900	11.34
281-24-0832202708 DHL BMO LLC 20201 E COUNTRY CLUB DR NO 603 AVENTURA FL 33180	1329 Strongs Ave PRTS OF LOTS 10,11 & 12 (50 1/2' X 120')BLK 29 STRONG ELLIS & OTHERS ADD S32 T24 R8 858175;859295 Section: 32 Acres: 0.138	\$45,300 \$45,300	27.18
Owner	Property Description	Total	0.00
281-24-0832202718 EXECUTIVE PLACE AT POINT LLC 3266 CAMPSITE DR STEVENS POINT WI 54482-9646	1265 Main St L1 CSM40/41 BNG PRT L2 & ALL LTS 1,17&18 BK 29 SE&O BNG PRT NENW GL2; SUBJ ESMT 470/479;SUBJ RC 609608;687389- 90;688657; Section: 32 Acres: 0.607	\$3,994,900 \$3,994,900	2396.94
281-24-0832202801 WISCONSIN POSTAL HOLDINGS LLC 75 COLUMBIA AVE CEDARHURST NY 11516- 2011	College Ct LOTS 1, 2, 3 ,4, 5 BLK 2 SMITH BRIGGS&PHILLIPS ADD ;EX APPROX S1/2 LOTS 1, 2, 3 SD BLOCK 2 S32 T24 R8 .53A M/L 758428 Section: 32 Acres: 0.530	\$186,900 \$186,900	112.14

281-24-0832202803 JEREMY D. ZIMMERMAN LACY J. ZIMMERMAN E8763 HOGSBACK RD BARABOO WI 53913	1317 College Ct COM 67' W NW/C LOT 5 BLK 2 SMITH BRIGGS & PHILLIPS W58';S132';E58';N 132' TO BEG BNG PRT N NW S32 T24 R8 877734 Section: 32 0.176 Acres:	\$354,300 \$354,300	212.58
281-24-0832202816 SCHULTZ DOWNTOWN LLC C/O SCHULTZ PROPERTY MGMT PO BOX 804 STEVENS POINT WI 54481-0804	1308 Main St E 20' LOT 6 & ALL LOT 7 BLK 2 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 887051 Section: 32 0.212 Acres:	\$116,400 \$116,400	69.84
281-24-0832202817 WISCONSIN POSTAL HOLDINGS LLC 75 COLUMBIA AVE CEDARHURST NY 11516- 2011	1320 Main St LOTS 8,9,10 AND APPROX S 1/2 LOTS 1, 2 ,3 ALL IN BLK 2 SMITH BRIGGS & PHILLIPS ADD (ALL OF POST OFFICE BLDG) S32 T24 R8 .68A M/L 712433MURAL Section: 32 0.682 Acres:	\$1,143,600 \$1,143,600	686.16
281-24-0832202919 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1000 Main St W1/2 OF SOUTH 113' OF LOT 1 BLOCK 29 V BROWN ADD; W LINE BNG CTRLN OF WALL. SUBJ AGMT 80/478 903959 904249AOC Section: 32 0.060 Acres:	\$336,200 \$336,200	201.72
281-24-0832202920 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1008 Main St EAST 23' OF S113' LOT 1 BLOCK 29 V BROWN ADD; E LINE BNG CTRLN OF WALL;SUBJ AGRMT-80/478 903959 904249AOC Section: 32 0.060 Acres:	\$328,900 \$328,900	197.34
Owner	Property Description	Total	0.00
281-24-0832202921 SCHULTZ DOWNTOWN LLC PO BOX 804 STEVENS POINT WI 54481	1016 Main St LOT 2 BLK 29 VAL BROWN ADD EX N 18.81' OF W 43.63' THEREOF; SUBJ TO AGRMT IN 655400 S32 T24 R8 903959 904249AOC Section: 32 0.132 Acres:	\$521,600 \$521,600	312.96
281-24-0832202922 WELLING PROPERTIES LLC 247 EDGEWOOD RD CUSTER WI 54423	1028 Main St W 40' LOT 3 & S 3' OF W 36' LOT 20 BLK 29 VAL BROWN ADD (CLERK OF COURTS FILE 84CV-397);SUBJ TO AGRMT IN 655400 S32 T24 R8 Section: 32 0.124 Acres:	\$377,400 \$377,400	226.44
281-24-0832202923 IBEX 1040 MAIN STREET LLC 109 COUNTY ROAD E SOUTH STEVENS POINT WI 54481	1040 Main St Lot 1, CSM# 011542 DOC-879035 BNG PRT LOTS 3 & 4 BLK 29 VALENTINE BROWN ADD .061A 884140 Section: 32 0.061 Acres:	\$347,600 \$347,600	208.56

281-24-0832202924 LEON AYERS 1044 MAIN ST STEVENS POINT WI 54481	1044 Main St E 25' OF W 35' LOT 4 BLK 29 V BROWN ADD EX 99.46 X 1.21' AV OFF SE/C 370/424; 592123; 748152;894954TOD Section: 32 0.076 Acres:	\$204,700 \$204,700	122.82
281-24-0832202928 COSMO49 LLC 155 E WILSON ST #503 MADISON WI 53703	1108 Main St E 25' OF W 35' OF LOT 6 BLK 29 VAL BROWN ADD & ESMT DES-788999 BNG PRT NE NW S32 T24 R8 201/586; 211/30;466/1160-1 ESMT; Section: 32 0.075 Acres:	\$253,200 \$253,200	151.92
281-24-0832202931 GUU INC 1140 MAIN ST STEVENS POINT WI 54481	1140 Main St W 1/2 LOT 8 BLK 29 VALENTINE BROWN ADD S32 T2 R8 674/745 805916AGMT;808563AGMT Section: 32 0.076 Acres:	\$409,300 \$409,300	245.58
281-24-0832202932 DAVID L LADICK SURVIVORS TRUST 4517 NICOLET AVE STEVENS POINT WI 54481	1148 Main St LOT 1 CSM#3524-12- 182 BNG PT BLK 29 VALENTINE BROWN ADD & PRT MAIN ST VAC IN 483/649 S32 T24 R8 872269 Section: 32 0.088 Acres:	\$262,500 \$262,500	157.50
Owner	Property Description	Total	0.00
281-24-0832202938 1052 MAIN STREET LLC C/O 1052 MAIN STREET 1052 MAIN ST #203 STEVENS POINT, WI 54481	1052 Main St LOT 1 CSM#8880-36- 110 BNG PRT LOTS 4 & 19 BLK 29 VALENT BROWN ADD BNG PRT NENW;ESMT W 8'DES-395/885&6 & VAC MAIN ST AGMT RIGHTS S32 Section: 32 0.218 Acres:	\$543,400 \$543,400	326.04
281-24-0832202939 MBM PROPERTIES LLC 1052 MAIN ST STE #LL6 STEVENS POINT WI 54481	1100 Main St LOT 5.1 CSM#3886- 13-244 BNG PRT BLK 29 VAL BROWN ADD S32 T24 R8 ESMT AGRMT- 493/539 872762 Section: 32 0.230 Acres:	\$512,900 \$512,900	307.74
281-24-0832202950 CITY OF STEVENS POINT 1515 STRONGS AVE STEVENS POINT WI 54481	1200 Main St THAT PRT BLKS 29, 30,31 & 32 & VAC UNION ST & COLLEGE AVE VAL BROWN ADD LOCATED IN NE N S32 T24 R8 DES IN 457/1087-89 901556 Section: 32 2.410 Acres:	\$0 \$0	0.00
281-24-0832202963 SCHERTZ PROPERTIES LLC 2220 MAPLEWOOD DR PLOVER WI 54467-3104	Third St THAT PRT LOTS 1,2, 21 & 22 BLK 29 VALENTINE BROWN ADD DES 706813;SUBJ TO DEED REST DES 706813 S32 T24 R8 706813 Section: 32 0.045 Acres:	\$8,200 \$8,200	4.92

281-24-0832202970 HOTELS OF AMERICA LLC DBA COBBLESTONE HOTEL 980 AMERICAN DR NEENAH WI 54956	1117 Centerpoint Dr LOT 1 CSM#10818-49 -98 BNG PRT NENW & PRT VALENTINE BROWNS ADD S32 T24 R8 .62A 776836RC 820768 Section: 32 Acres: 0.620	\$6,321,100 \$6,321,100	3792.66
281-24-0832202975 THE OPERA HOUSE LLC PO BOX 1004 STEVENS POINT WI 54481	1124 Main St LOT 1 CSM#011409 DOC-866837 AND E24' LOT 7 ALL BLK 29 VALENTINE BROWN ADD; ESMTS 386661 & 315928 & SUBJ TOESMT- 788999 .360A (867366) Section: 32 Acres: 0.360	\$839,400 \$839,400	503.64
281-24-0832203137 PENGUIN PROPERTIES LLC PO BOX 1004 STEVENS POINT WI 54481	1324 Centerpoint Dr LOT 1 CSM#2831-10- 89 BNG PRT BLK 3 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 816940;817142 Section: 32 Acres: 0.226	\$365,300 \$365,300	219.18
Owner	Property Description	Total	0.00
281-24-0832203139 PENGUIN PROPERTIES LLC PO BOX 1004 STEVENS POINT WI 54481	1300 College Ct LOT 1 CSM#3344-12- 2 BNG PRT LOT 6 BLK 3 SMITH BRIGGS & PHILLIPS BNG PRT NE NW S32 T24 R8 856612;857250 Section: 32 Acres: 0.348	\$314,800 \$314,800	188.88
281-24-0832300264 PIXELLE ANDROSCOGGIN LLC 228 S MAIN ST SPRING GROVE PA 17362-1000	Arlington Pl PRT LOT 1 CSM#10720-48-150 LYG N ARLINGTON PL ROW DES-847685BNG PRT GOV LOT 2 S32 T24 R8 858200AGMT.779A 858199;858715NMCHG Section: 32 Acres: 0.779	\$45,600 \$45,600	27.36
Total acres and values by class: G2		\$92,932,900.00	\$55,759.74
Total properties listed: 134			

Appendix E: List of Properties in Downtown BID and Not Subject to BID Assessment

KEY:

Residential
Tax Exempt Property

Parcel ID #	Physical Property Address	Owner
281240832202020	0 ARLINGTON PL STEVENS POINT WI 54481	PORTAGE COUNTY
281240832201931	1466 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202021	1016 ARLINGTON PL STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202018	1475 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY HISTORICAL SOCIETY INC
281240832202048	0 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202013	1455 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832201935	0 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202030	0 STRONGS AVE STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202031	1101 ELLIS ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202038	0 ELLIS ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832101507	1508 ELLIS ST STEVENS POINT WI 54481	TRINITY LUTHERAN CHURCH OF STEVENS POINT
281240832101506	1500 ELLIS ST STEVENS POINT WI 54481	TRINITY LUTHERAN CHURCH OF STEVENS POINT
281240832202006	0 THIRD ST STEVENS POINT WI 54481	STEVENS POINT AREA PUBLIC SCHOOLS
281240832101504	1409 PINE ST STEVENS POINT WI 54481	TRINITY LUTHERAN CHURCH OF STEVENS POINT
281240832202401	1249 CLARK ST STEVENS POINT WI 54481	ADA A SANDERS
281240832201411	0 SECOND ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832292709	0 CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100623	1532 CLARK ST STEVENS POINT WI 54481	AUSTIN LAMB
281240832100624	1540 CLARK ST STEVENS POINT WI 54481	TRAVIS J KORNOWSKI
281240832100616	1408 CLARK ST STEVENS POINT WI 54481	ALEXANDER G BURNETT
281240832100617	1416 CLARK ST STEVENS POINT WI 54481	JOHN R HARTMAN
281240832100620	1508 CLARK ST STEVENS POINT WI 54481	MICHAEL WILLIAMS
281240832100602	1517 MAIN ST STEVENS POINT WI 54481	HOMETOWN INVESTMENTS ON MAIN LLC
281240832201208	0 CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT

281240832101611	0 CENTERPOINT DR STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201604	800 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832101610	0 CENTERPOINT DR STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100513	0 SMITH ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202802	0 COLLEGE CT STEVENS POINT WI 54481	FRAME MEMORIAL PRESBYTERIAN CHURCH
281240832203138	0 COLLEGE CT STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202961	1101 CENTERPOINT DR STEVENS POINT WI 54481	CENTER POINT MALL CORPORATION
281240832203128	1108 SMITH ST STEVENS POINT WI 54481	GLORIA F SCHULTZ
281240832203103	1309 BRIGGS CT STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832203101	1100 SMITH ST STEVENS POINT WI 54481	STEVEN P LASZINSKI
281240832200115	1035 UNION ST STEVENS POINT WI 54481	PATRICIA HERMAN
281240832200126	1336 BRIGGS CT STEVENS POINT WI 54481	DIRK A GUNDERSON
281240832200113	1017 UNION ST STEVENS POINT WI 54481	DANIEL KIEFFER
281240832200112	1009 UNION ST STEVENS POINT WI 54481	IAN HARRIS
281240832200130	1016 SMITH ST STEVENS POINT WI 54481	DAVID G KEEFE TRUST
281240832200709	0 PORTAGE ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200708	0 PORTAGE ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200707	0 PORTAGE ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200706	617 PORTAGE ST STEVENS POINT WI 54481	ROBERT C SKIERKA
281240832200705	625 PORTAGE ST STEVENS POINT WI 54481	JAY L DORRLER
281240832200704	633 PORTAGE ST STEVENS POINT WI 54481	NATHAN D SANDWICK
281240832200703	641 PORTAGE ST STEVENS POINT WI 54481	RICHARD & CYNTHIA
281240832200702	649 PORTAGE ST STEVENS POINT WI 54481	DOUGLAS A BARSNESS REVOCTRS
281240832200701	657 PORTAGE ST STEVENS POINT WI 54481	SCOTT SCHAREN BROCH
281240832200602	1020 FIRST ST STEVENS POINT WI 54481	PIONEER POINT LLC
281240832200605	701 PORTAGE ST STEVENS POINT WI 54481	JOEL A TOWEY
281240832200109	1225 PORTAGE ST STEVENS POINT WI 54481	J GAVIN PROPERTIES LLC

281240832200107	1241 PORTAGE ST STEVENS POINT WI 54481	GREGORY J SCHWEIGER
281240832200105	1257 PORTAGE ST STEVENS POINT WI 54481	BETTY J PALLAN
281240832200103	1309 PORTAGE ST STEVENS POINT WI 54481	JENNA M LEWANDOWSKI
281240832200101	1325 PORTAGE ST STEVENS POINT WI 54481	MARGARET LASZINSKI
281240832201911	924 ARLINGTON PL STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201912	0 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202019	1479 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202022	1024 ARLINGTON PL STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202017	0 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202033	0 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202015	0 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202014	1459 WATER ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832201933	1450 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202052	1462 STRONGS AVE STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202053	1039 ELLIS ST STEVENS POINT WI 54481	PORTAGE COUNTY
281240832202039	0 ELLIS ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832201930	0 SECOND ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202040	0 ELLIS ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832202041	0 ELLIS ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832201926	0 THIRD ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201905	0 SECOND ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832101510	1410 ROGERS ST STEVENS POINT WI 54481	TRINITY LUTHERAN CHURCH OF STEVENS POINT
281240832202002	1045 CLARK ST STEVENS POINT WI 54481	WISCONSIN TELEPHONE COMPANY
281240832202003	1025 CLARK ST STEVENS POINT WI 54481	STEVENS POINT AREA PUBLIC SCHOOLS
281240832202004	1009 CLARK ST STEVENS POINT WI 54481	DIVINE WORD EVANGELICAL LUTHERAN CHURCH
281240832201307	0 CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201306	0 WATER ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240831100599	WEST CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT

281240832202629	0 CLARK ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100618	1424 CLARK ST STEVENS POINT WI 54481	JOSEPH D DEBAUCHE
281240832100619	1500 CLARK ST STEVENS POINT WI 54481	MICHAEL P VEUM
281240832100621	1516 CLARK ST STEVENS POINT WI 54481	DAWN M CROW
281240832202630	1132 CLARK ST STEVENS POINT WI 54481	ELKS LODGE #641
281240832100622	1524 CLARK ST STEVENS POINT WI 54481	SHELLI A DUBAY-RUSSELL
281240832100625	1310 ROGERS ST STEVENS POINT WI 54481	FREDERICK A STEFFEN
281240832202651	1001 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100603	1501 MAIN ST STEVENS POINT WI 54481	ROBERT J JEAN
281240832201220	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201523	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202815	1300 MAIN ST STEVENS POINT WI 54481	FRAME MEMORIAL PRESBYTERIAN CHURCH OF ST PT
281240832209999	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202814	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100512	1416 MAIN ST STEVENS POINT WI 54481	GAUDENCIA WORZALLA
281240832202967	0 THIRD ST STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT
281240832201111	0 MAIN ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202818	0 CHURCH ST STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT
281240832202804	0 COLLEGE AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832201112	0 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202969	0 MAIN ST STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT
281240832202972	0 STRONGS AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202971	0 THIRD ST STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832202964	1001 CENTERPOINT DR STEVENS POINT WI 54481	MID-STATE TECH COLLEGE DISTRICT
281240832203102	1317 BRIGGS CT STEVENS POINT WI 54481	CITY OF STEVENS POINT
2.81241E+14	1328 BRIGGS CT STEVENS POINT WI 54481	DAVID A WORLEY
281240832200911	1111 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200134	1026 SMITH ST STEVENS POINT WI 54481	DAVID L SCHLEIHS
281240832200712	1017 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200136	1300 BRIGGS CT STEVENS POINT WI 54481	STEVENS POINT HOUSING AUTHORITY

281240832200506	0 CENTERPOINT DR STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832200502	801 PORTAGE ST STEVENS POINT WI 54481	GUYMAR PROPERTIES LLC
281240832200108	1233 PORTAGE ST STEVENS POINT WI 54481	ANDREW KRUEGER
281240832200106	1249 PORTAGE ST STEVENS POINT WI 54481	RONALD WAYNE PETERSON
281240832200104	1301 PORTAGE ST STEVENS POINT WI 54481	BETTY J PALLAN
281240832200135	1317 PORTAGE ST STEVENS POINT WI 54481	KAR2 LLC
281240832200805	1200 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240830402204	0 CROSBY AVE STEVENS POINT WI 54481	CITY OF STEVENS POINT
281240832100711	1417 CHURCH ST STEVENS POINT WI 54481	POINT PARADISE FAMILY LP
281240832100710	0 CLARK ST STEVENS POINT WI 54481	ST STEPHEN'S CONGREGATION
281240832100709	1401 CLARK ST STEVENS POINT WI 54481	ST STEPHEN PARISH
281240832200423		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832200421		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832200420		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832202974		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832201530	0 CROSBY AVE STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT
281240832200425		REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT
281240832200424	1009 SECOND ST STEVENS POINT WI 54481	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Appendix F: 2024 Business Improvement District Budget

2025 Business Improvement District Budget				
Revenue		2024	2025	Change
BID Assessments		\$ 53,737.80	69,700	\$15,962.20
CoSP Subsidy		\$ 35,000.00	\$35,000	\$ -
Carry Over from Prior Year		\$ 30,000.00	591	
Interest Income		\$ -		
Total Revenue		\$ 118,737.80	\$105,291	\$ (13,446.80)
Expenses				
Downtown Manager Salary		\$ 50,000.00	\$44,441.00	\$ (5,559.00)
Employee Health		\$ 25,061.00	\$6,399.00	\$ (18,662.00)
Employee Life Insurance		\$ 48.00	\$0.00	\$ (48.00)
Wis Retirement		\$ 3,450.00	\$3,089.00	\$ (361.00)
Workers Comp		\$ 50.00	\$795.00	\$ 745.00
Social Security		\$ 3,825.00	\$3,400.00	\$ (425.00)
Office Lease		\$ -		
Contracted Services			\$21,000.00	\$ 21,000.00
Software Programs		\$ 810.00	\$1,152.00	\$ 342.00
Computer		\$ 2,700.00	\$500.00	\$ (2,200.00)
Cellphone Costs		\$ 540.00	\$565.00	\$ 25.00
Internet & Utilities		\$ -		
Office Supplies		\$ 680.00	\$500.00	\$ (180.00)
Conference Costs		\$ 1,200.00	\$1,300.00	\$ 100.00
Membership Dues		\$ 500.00	\$600.00	\$ 100.00
Mileage			\$500.00	\$ 500.00
Misc. Expenses		\$ 500.00	\$500.00	\$ -
Discretionary Expenses			\$500.00	\$500.00
Public Space Enhancement		\$ 10,000.00	\$10,000.00	\$ -
Marketing		\$ 2,500.00	\$5,000.00	\$2,500
Vacant Business Grant		\$ 6,000.00	\$5,000.00	-\$1,000.00
Event Sponsorships		\$ -		
Transfer to BID Savings		\$ 10,873.80		
		\$ 107,864.00		
Total Expenses		\$ 118,737.80	\$105,241	

Appendix G: Resolution Adopting Operating Plan & Special Assessment Levy for the Downtown Business Improvement District

RESOLUTION

A Resolution approving the Downtown Business Improvement District 2025 Operating Plan and
2024 Special Assessment Levy

A Resolution approving the Downtown Business Improvement District 2025 Operating Plan and
2024 Special Assessment Levy

WHEREAS, the City of Stevens Point established a Business Improvement District pursuant to Wisconsin Statute Section 66.1109 in December 2022; and,

WHEREAS, the initial operating plan of the Downtown Business Improvement District was approved in December 2022; and,

WHEREAS, Wisconsin Statute 66.1109(3)(b) requires the Downtown Business Improvement District Board of Directors to annually consider changes to and submit its operating plan to the Common Council of the City of Stevens Point for approval; and,

WHEREAS, Wisconsin Statute 66.1109(3)(b) further requires any change to the special assessment method applicable to the Downtown Business Improvement District to be approved by the Common Council of the City of Stevens Point;

NOW THEREFORE, the Common Council of the City of Stevens Point, Portage County, Wisconsin, at a meeting held on October 21, 2024, resolves as follows:

BE IT RESOLVED, that the Common Council of the City of Stevens Point does hereby approve the 2025 Downtown Business Improvement District Operating Plan and hereby levies the special assessments contained in the plan as attached in **Appendix D** of said Operating Plan.

PASSED AND ADOPTED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, October 21, 2024.

Mike Wiza, Mayor

ATTEST: _____

Kari Yenter, City Clerk

Drafted by: C. Kreuser
Downtown Manager
Dated October 16, 2024
Approved: October 21, 2024

2023 Operating Plan Goals Review

1. Recertify the City's Downtown as a Wisconsin Economic Development Corporation "Main Street Community" community ([2005 Comprehensive Plan](#), pg. 145).
 - a. The BID was recertified as a Main Street Community in July 2023 with major assistance from the BID Board of Directors, Community Development Staff, and a commitment of funds from the City of Stevens Point Common Council.
2. Encourage, revise, and promote the City's façade improvement grant program ([2005 Comprehensive Plan](#), pg. 122). The City of Stevens Point's Community Development Department manages the Façade Improvement Program. One downtown storefront utilized the program in 2023, 1040 Main Street. Several other storefronts intend to use the program in 2024.
3. Assist, with help from community partners, continued maintenance and implementation of a wall mural program in the Downtown ([2005 Comprehensive Plan](#), pg. 122).
 - a. A contemporary mural program is lead by CREATE Portage County, and a historic mural program is maintained by the City. Assistance may be provided by the Business Improvement District to ensure mural installations maintain the health of the historic buildings in Downtown Stevens Point while supporting the goals of both programs. The Business Improvement District may also inform priority locations for murals to fulfill Goal #4.
4. Enhance the District by placemaking and embracing the City's heritage through historic markers and monuments ([2005 Comprehensive Plan](#), pg. 121).
 - a. Currently under consideration by the City's Historic Preservation Commission, the historical markers and monument program is likely to be implemented in 2024/2025 as the City and downtown property owners invest in the historical markers and their story of each historical property in Downtown Stevens Point.
5. Promote, with assistance from the City, unique business development, expansion, and relocation to the District through managed events and marketing ([2005 Comprehensive Plan](#), pg. 145).
 - a. Events occurring in Downtown Stevens Point seldom target industries and eliminating property vacancies. New programs to fill vacancies and promote industry expansion will need to be piloted.
6. Continue to encourage Downtown Revitalization through partnerships and cooperation ([2005 Comprehensive Plan](#), pg. 164).
 - a. Several organizations serve Downtown Stevens Point, and many other organizations in Central Wisconsin have tools and expertise that can support the work of these organizations. Partnerships with organizations such as the Community Foundation of Central Wisconsin, the Stevens Point Area Convention

and Visitor's Bureau, and others should be built to expand visitor capture and grow the financial capacity of the organizations.

7. Promote, manage, and elevate Stevens Point Cultural Events that occur downtown ([2005 Comprehensive Plan](#), Appendix F of said document).
 - a. Cultural events serve multiple purposes for Downtown Stevens Point. Goals of events should be clearly defined so partner organizations can allocate appropriate resources (marketing, volunteer recruitment, etc) to benefit – and expand – the variety of events that take place in Downtown Stevens Point.
8. Execute projects and programs in accordance with approved updates to the City of Stevens Point Comprehensive Plan.
9. Execute specific improvements in the BID as identified in downtown targeted area master plans as such plans become approved.
 - a. The City of Stevens Point Community Development Department has recently requested a completion of the 2018 Targeted Area Master Plan for Downtown Stevens Point. Downtown members will be notified as the plan moves toward completion.

2024 Operating Plan Goals Review

1. Hire & Onboard Main Street Manager
 - a. Hiring and onboarding a dedicated staff member to ensure the success of the BID will be critical for 2024. This position, in cooperation with the Stevens Point Area Convention and Visitors Bureau, will provide critical guidance, leadership, and planning for a successful BID.
2. Continued Support of Downtown with Memorandum of Understanding
 - a. It is the goal of multiple organizations to support the vitality of Downtown Stevens Point, including, but not limited to, the Stevens Point Alliance and Downtown Business Improvement District. Efficiency of work completed in Downtown Stevens Point can be enhanced by focusing organizations on complementary programs and services.
3. Establish Public Space Enhancement Program
 - a. Enhancement of public spaces in Downtown Stevens Point are a critical component of ensuring future success of the BID. When visitors and residents find comfortable public spaces to spend their time at in downtown, the more likely they are to visit retail, restaurants, and other spaces. This program could include additional murals, lighting, streetscape design, and other placemaking activities consistent with place-based economic development practices.
4. Establish Vacant Storefront Reinvestment Program
 - a. Vibrant, full storefronts in Downtown Stevens Point make our downtown an

active, thriving place that visitors, residents, and business want to invest in. Vacancy in our storefronts can communicate to the public that our downtown is vulnerable to economic downturn, unsafe conditions, or lack of care. To ensure that there are capital opportunities to reinvest in existing but vacant store fronts, the BID had identified a modest grant program to make these investments. A goal of the BID is to establish the Vacant Storefront Reinvestment Program for 2024. Such specific details and program guidelines will need to be addressed through City staff and the BID Board in 2024. Maintain Main Street Community Designation

- b. After a 10-year hiatus from being a Main Street Community and being reaccepted into the program in 2023, maintaining the designation will be a critical component of ensuring local, state, and federal support to Downtown Stevens Point.
5. Update BID Bylaws to add a Vice-Chair position
 - a. Current BID Bylaws do not have a vice-chair position. The intention of the vice-chair position is to stand-in for the BID Chair when they are unable to do so. This could include presiding over BID Board of Director meetings, signing documentation, working with City staff, and providing general leadership to the BID Board of Directors.
 6. Hold Annual Town Hall in 2024
 - a. Annually, it's important to invite all property owners within the BID to a town hall to provide an informal place to ask questions, and understand how the BID is working to better Downtown Stevens Point. This takes the formality, typically imposing to the public found with government meetings out of the question. Annual meetings should be held in the fall

2025 Operating Plan

Goal: Maintain Previous Operating Goals of the District

These goals are the following; Hold Town Hall 2025, Downtown Manager developing BID structure alongside the BID Board of Directors, continue strong relationship building with Downtown Stakeholders, continue efforts to fill vacant storefronts, and maintain Main Street America Affiliate status. **ACCOMPLISHED**

Goal: Hire and Onboard Special Events and Marketing Coordinator

Hiring and onboarding a contracted coordinator to ensure the success of the BID-ran events, previously Stevens Point Alliance events, in 2025 and beyond. This position will be the first hired part-time contracted role for events in Downtown. This is critical for the engagement of the local population, visitors, business retention, and expansion into a cohesive district. **ACCOMPLISHED**

Goal: Promote and Install the Public Space Enhancement Project

Enhancement of public spaces in Downtown Stevens Point is a critical component of ensuring the future success of the BID. In 2024, the 2025 project went to a public vote at the annual town hall meeting. The people's choice was activating an alleyway. In 2025, the BID's goal is to promote and install the first large-scale Public Space Enhancement.

IN PROCESS

Goal: Expand Marketing for Downtown Stevens Point to Enhance Vibrancy

Effective marketing is essential for vitalizing Downtown Stevens Point and attracting diverse audiences. By implementing strategic marketing initiatives, we can draw both new visitors and returning residents to experience the unique offerings of our district. A well-coordinated marketing approach—encompassing a central downtown hub and cohesive social media engagement—will not only enhance visibility but also create a sense of community. This focus on marketing is vital for ensuring the sustained vibrancy and success of our downtown area, ultimately benefiting local businesses and enriching the overall experience for all who visit. **IN PROCESS**

Goal: Launch Vacant Storefront Reinvestment Program

Full storefronts in Downtown Stevens Point make our downtown an active, thriving place that visitors, residents, and businesses want to invest in. Vacancy in our storefronts can communicate to the public that our downtown is vulnerable to economic downturn, unsafe conditions, or lack of care. To ensure that there are capital opportunities to reinvest in existing but vacant storefronts, the BID has identified a modest grant program to make these investments. In 2024, specific details and program guideline planning started. In 2025, the Vacant Storefront Reinvestment Program will start rolling out.

NEEDS WORK

Goal: Develop Volunteer Engagement Strategies

Fostering volunteer engagement is crucial for cultivating vibrancy and strengthening community ties in Downtown Stevens Point. Volunteers play a key role in organizing events, supporting local initiatives, and promoting a sense of belonging among residents. By developing effective strategies to engage volunteers, we can harness their passion and skills to enhance our district's activities and services. This not only enriches the community experience but also builds lasting relationships among residents, creating a more vibrant and connected downtown. Strong volunteer participation reflects a thriving community spirit, which is essential for the ongoing vitality and appeal of our area.

NEEDS WORK

Goal: Create Board and Staff Policy for 2026 Operating Plan

In 2025, the Downtown Manager and the BID Board will establish a *Board and Staff Policy Book* for the 2026 Operating Plan. This is vital for ensuring effective governance and strategic alignment as we implement positive change in Downtown Stevens Point. With the introduction of a dedicated staff member focused on enhancing our community, clear policies will provide the framework for collaboration, accountability, and consistent

decision-making. This organizational structure is essential for maximizing our marketing efforts and volunteer engagement strategies, ultimately fostering a vibrant and cohesive downtown. By defining roles and responsibilities, we can ensure that our initiatives are sustainable and impactful, paving the way for a thriving community. **IN PROCESS**

2026 THOUGHTS

1. Workgroup goals should flow from these goals, but we don't use any of the Main Street Four Point Approach language.
2. We only briefly touched on events and continuation of SPA events with the Event Coordinator position, but it has taken the lion's share of our time. Should executing events be a goal for 2026?
3. Completion of policy items (including communication policy)
4. Regular check-in with these goals will be needed in 2026.