

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES**

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

**November 17, 2025
7:00 PM**

OR

Zoom Teleconferencing

1. Roll Call.

Present:

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

Excused:

Ald. Kneebone

Others Present:

Mayor Wiza, Clerk Pagel, C/T Ladick, Director Kivela, Director Kremer, Chief Kussow, H/R Frasch.

2. Salute to the Flag and Mayor's opening remarks.

Mayor Wiza announced that agenda items 28, 29, and 30 are postponed and will not have any action or discussion on them.

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

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

Jen Burton, 5718 Sandpiper Drive, spoke in support of the Commonwealth project as well as their attendance at a recent fundraiser for the Aber Suzuki Center and the history of Suzuki within the city.

Jacqui Guthrie, 2700 Peck Street, spoke about social media and administrative policy concerns reported by a citizen at the October Common Council and that the code of conduct did not have cause to be deemed illegal activity, nor does the city's administrative code of conduct apply to elected officials.

Downtown business owner of Executive Place, Jerry Fahrner, 12315 Acadia Lane, Lac Du Flambeau, spoke against the Commonwealth project due to parking needs for the employees of Executive Place and that the cost is too high.

Downtown business owner of Graffiti's, Troy Hojnacki, 217 Hummel Lane, Whiting, spoke against the

Commonwealth project due to parking concerns.

Downtown business owner of The Rose House, Rosalind Kealiher, 1111 Minnesota Avenue, spoke against the Commonwealth due to parking concerns.

Downtown business owner of Divepoint Scuba, Bob Butt, 1434 Plover Heights Road, Hull, spoke against the Commonwealth project due to a list of concerns distributed to City Alderpersons prior to the meeting. The document is attached in minutes.

Downtown business owner of Ash Tree Arts, Ashley Megal, 1052 Main Street #102, spoke against the Commonwealth project due to parking concerns and the need for community spaces for people to connect through arts, music, and indoor winter kids areas,

Andrea Olson, 410 Franklin Street, spoke about an administrative code, social media policies, meeting dates on the public website calendar, citizens speaking after presentations, expert consultants, and Executive Place as an option for city hall.

5. Presentation to the Mayor and Council: Justin Marquis, Project Architect- Somerville: Update on new City Hall.

Somerville, Project Architect, Justin Marquis, presented an update on the design of City Hall, reviewing how we have gotten to this point: hard costs, schedule review, historic commission approval, environmental hazards, conceptual floor plans, cost control measures, and next steps within the design process. The presentation will be added to the minutes of the Common Council Meeting.

Consideration and Possible Action on the Following:

6. Consent Agenda:

- a. **Minutes of the Common Council Meeting of October 20, 2025 and Special Common Council Meeting of October 27, 2025.**
- b. **Actions of the Police and Fire Commission special meeting of October 14, 2025:**
 2. **Discussion, with possible action, on moving forward with the hiring of the new Assistant Chief of EMS Position within the Stevens Point Fire Department.**
 3. **Discussion, with possible action, on moving forward with the hiring of the new Division Chief of the Bureau within the Stevens Point Fire Department.**
 4. **Discussion, with possible action, relating to Section 3.01 (Original Appointment — Police and Fire Chiefs) of the Stevens Point Police and Fire Commission Administrative Rules and Procedures.**

Actions of the Police and Fire Commission meeting of November 6, 2025:

4. **Confirmation of Bills.**
6. **Discussion, with possible action, to approve the promotion of Lieutenant Jeremy Mueller to Assistant Police Chief of Administration, effective December 1, 2025.**
7. **Discussion, with possible action, to approve Sergeant Alex Beach from probation status to permanent status with completion of the 12-month probationary period, effective November 6, 2025.**
8. **Discussion, with possible action, to approve Officer Garrik Kjenvet from probation status to permanent status with completion of the 18-month probationary period, effective November 28, 2025.**

- 10. Discussion, with possible action, on moving forward with the employment of new Probationary Firefighter/Paramedic candidates Kosobucki, Nielsen, Vlach, and Zvara.**
- c. Minutes and Actions of the Plan Commission meeting of November 3, 2025:**
 - 2. Report of the October 6, October 8, & October 21, 2025 meetings of the City Plan Commission.**
 - 6. A request from Jim Lundberg, representing Point Crossing LLC, for a site plan review to construct multiple multi-family residential buildings on an unaddressed parcel bounded by Songbird Lane (Parcel ID 281240836220063), consistent with Ch. 23.02(2)(e)(5).**
 - 8. A request from Wisconsin Public Service for a Utility Easement along Water Street.**
 - 10. Director's Report.**
- d. Actions of the Board of Water and Sewerage Commissioners meeting of November 10, 2025:**
 - 2. Approval of minutes.**
 - 3. Approval of department claims.**
 - 8. Approval of pump repair costs due to pump failure.**
 - 9. Approval of professional services to create a water supply service area plan to meet the needs of NR854.**
- e. Actions of the Airport Commission meeting of November 10, 2025:**
 - 2. Approval of minutes.**
 - 3. Approval of department claims.**
 - 4. Land sale.**
 - 5. Land lease and solar easement.**
- f. Actions of the Transportation Commission of November 10, 2025:**
 - 2. Approval of the September 8, 2025 Minutes.**
 - 3. Approval of the September and October 2025 Financial/Claims Reports.**
 - 4. Approval to Add Friday, November 21, 2025 as an Additional Free Ride Friday.**
 - 5. Approval of 2026 Fare Structure for Central Transportation.**
- g. Minutes and Actions of the Personnel Committee meeting of November 10, 2025:**
 - 2. Request to Transition Electrical Inspector Position from 32 hours to 40 hours.**
- h. Minutes and Actions of the Public Policy and General Government meeting of November 10, 2025:**
 - 2. License List.**
 - 3. Request to Hold Event/Street closing.**
- i. Minutes and Actions of the Special Finance Committee meeting of October 27, 2025 and the Regular Finance Committee meeting of November 10, 2025:**
 - 6. Approval of Claims Paid.**
- j. Statutory Monthly Financial Report by Comptroller/Treasurer.**
- k. Mayoral Appointments:**
 - Housing Authority - Reappoint George Doxtator for a 5-year term expiring December 31, 2030.**
 - Business Park Business Improvement District Board – Erik Carlson for a 3-year term beginning January 1, 2026, expiring December 31, 2028.**
 - Business Park Business Improvement District Board – Heidi Charlesworth for a 3-year term beginning January 1, 2026, expiring December 31, 2028.**

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

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

- 7. Resolution - A request from Dustin Haugen for a conditional use permit to construct an accessory structure on the property located at 1208 Wisconsin Street (Parcel ID 281240832400814) utilizing "R-TND" Traditional Neighborhood Overlay District setback requirements, consistent with Ch. 23.02(1)(h)(3).**

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

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

- 8. Resolution - A request from Thomas Bushman for a conditional use permit to operate a single-family residence on the property located at 2877 Church Street (Parcel ID 281230805101713), consistent with Ch. 23.02(2)(a)(3)(d).**

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

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

- 9. Resolution - A request from Jim Lundberg, representing Point Crossing LLC, for a conditional use permit to construct multiple multi-family residential buildings on an unaddressed parcel bounded by Songbird Lane (Parcel ID 281240836220063), consistent with Ch. 23.01(14)(f) & Ch. 23.02(1)(f)(3)(b).**

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

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

- 10. Award of project 25-202 to Advance Construction, Inc. of Green Bay, Wisconsin in the amount of \$2,291,803.95.**

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

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

- 11. Pre-Disaster Flood Resilience (PDFR) grant authorization and match commitment letter.**

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

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

12. Pre-Disaster Flood Resilience (PDFR) resolution.

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

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

13. Ordinance Amendment - Chapter 13 ordinance amendment creating a program document for the lateral line replacement fund program and cleaning up previous language.

Ald. Keymer asked if any money had been awarded from this fund.

Mayor Wiza answered that as of this moment the program is still being created, and then it will be enacted.

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

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

14. Ordinance Amendment - Chapter 13 ordinance amendment requiring the use of storm laterals.

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

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

15. Approval of Geotechnical Services Contract for Door 2 Dreams and Surrounding Development Area - ECS Midwest LLC.

Ald. Birr moved, Ald. Broderick seconded, to approve the contract.

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

16. A request from Green Tree Companies to purchase lots 29 and 30 in the Forest Creek Subdivision and combine them for the purpose of constructing a single-family home.

Andrea Olson, 410 Franklin Street, spoke against the combination due to loss of money.

Ald. Morrow spoke in favor of the request due to providing a mix of large and small lots.

Director Kivela spoke about the staff support and recommendation to combine the two lots due to the setbacks not being large enough.

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

Call for the vote: Ayes: Morrow, Lang, Shuda, Steinmetz, Birr, Broderick,
Guthrie.

Nays: Buse, Keymer, Christianson. Motion carried.

17. Disallowance of Claim-Douglas Lawrence: Bicyclist struck city vehicle.

Ald. Christianson moved, Ald. Shuda seconded, to deny the claim.

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

Nays: None. Motion carried.

18. Public Hearing on the City Budget for 2026.

Mayor Wiza declared the public hearing open.

Andrea Olson, 410 Franklin Street, spoke about rental rates on city properties, property not in use, and Riverfront Rendezvous band expenses.

As no one else wished to speak, Mayor Wiza declared the public hearing closed.

19. Resolution Adopting the Budget for the City of Stevens Point for the Year 2026.

C/T Ladick gave a brief overview as well as discussed the changes made at Finance Committee meeting.

Ald. Morrow moved, Ald. Christianson seconded, to approve the resolution.

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

Nays: None. Motion carried.

20. Resolution Appropriating Necessary Funds for the City of Stevens Point for 2026 and Levying the Tax Rate for the Year 2025.

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

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

Nays: None. Motion carried.

21. Resolution Providing for Writing Special Assessments and Special Charges into the Tax Roll for 2025.

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

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

Nays: None. Motion carried.

22. A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed \$18,945,000 General Obligation Promissory Notes, Series 2025A, and Certain Related Details.

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

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

Nays: None. Motion carried.

23. A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed \$2,590,000 Sewerage System Revenue Bonds, Series 2025, and Certain Related Details.

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

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

Nays: None. Motion carried.

24. A Resolution Authorizing and Providing for the Issuance and Establishing Parameters for the Sale of Not to Exceed \$5,215,000 Water System Revenue Bonds, Series 2025, and Certain Related Details.

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

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

Nays: None. Motion carried.

25. A Resolution approving the Portage County Business Park Business Improvement District 2026 Operating Plan, Budget and 2025 BID Assessment Rate.

Director Kivela spoke about the increase in the assessment of the BID properties. This is primarily due to deferred maintenance such as fountains, ponds, irrigation lines and trail work.

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

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

26. A Resolution Approving the Downtown Business Improvement District 2026 Operating Plan, Budget, and BID Assessment Rate for the 2025 Tax Bills.

Business Improvement District Director Executive Director Karen Margelofsky spoke about the need to update the letter from the attorney, however, the contents of the operating plan will remain. Director Margelofsky also spoke about the Holiday Parade, Shop Small week, and Downtown Christmas.

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

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

27. Resolution Authorizing an Application for the Wisconsin Economic Development Corporation's FY26 Site Assessment Grant.

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

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

28. Discussion and Possible Action on a Development Agreement between the City of Stevens Point, the Redevelopment Authority of the City of Stevens Point, and Commonwealth Development Corporation for the redevelopment of a portion of 0 Main Street (former Shopko site, PIDs 281240832202950, 281240832202969, 281240832202804, 281240832202814).

This item was postponed, therefore, no action and no discussion.

29. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session relating to the following:
A. Negotiating the sale of property in Tax Incremental Financing (TIF) District 14.

This item was postponed, therefore, no action and no discussion.

30. Reconvene for Possible Action on the above-referenced closed session items.

This item was postponed, therefore, no action and no discussion.

31. Adjournment.

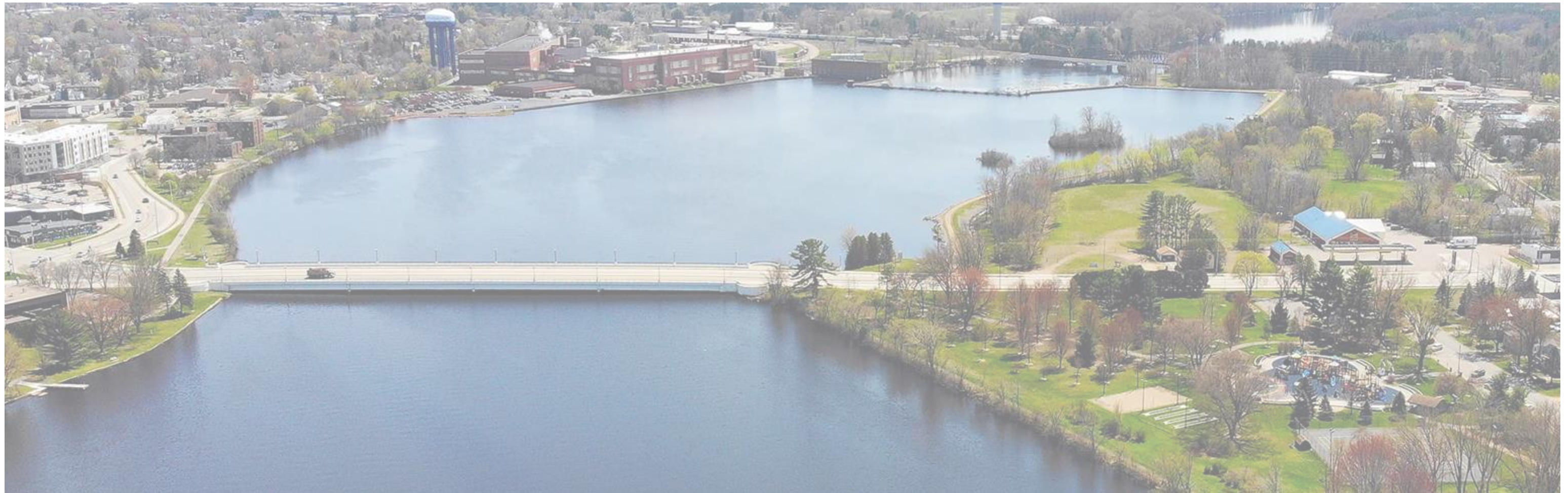
Meeting adjourned at 8:45 p.m.

design mattersSM



NOVEMBER 17TH, 2025 | 7997

CITY OF STEVENS POINT CITY HALL



project goals + vision

Project goals

- Provide a **warm, welcoming, and efficient** building to house **all city services in one place.**
 - Currently most departments are held between 1515 Strongs Ave and other facilities around the city.
- City hall is “**customer service for the community**” so the building needs to be **easily navigable** for **residents.**
- Building needs to be **pleasant and effective** space for **staff.**

TOP RANKED DESIGN ELEMENTS

Visioning session

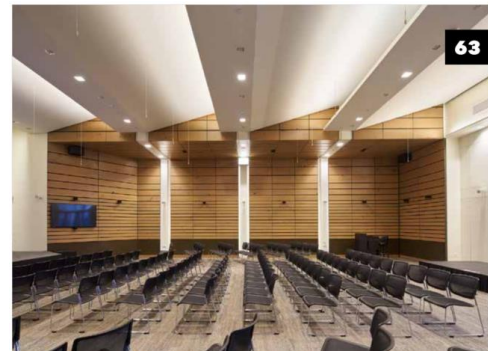
Visioning session held on 7/22/2025 at Mid-State Technical college

10 attendees from Stevens Point Staff

Vision for **open** and **centralized** spaces for **public services**. Easy to navigate & also showcasing **cities heritage**.

50-Year building with low maintenance costs

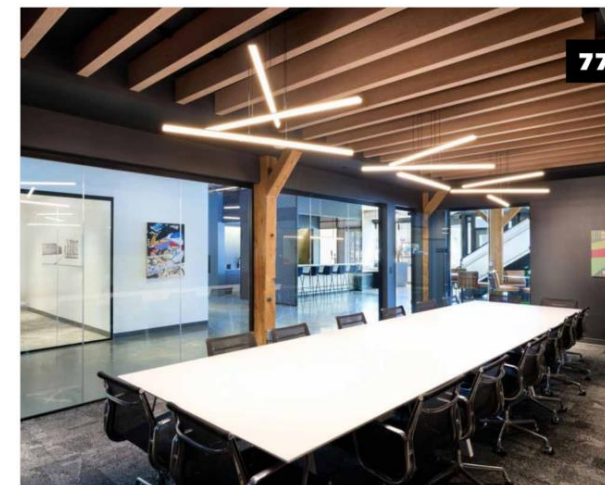
See visioning results book for full list of images



1. NATURAL LIGHT
2. TIMELESS DESIGN & MATERIALS (STEEL/CONCRETE/STONE/WOOD)
3. SECOND FLOOR WITH OPEN STAIR
4. VARIETY OF WORKSTATION TYPES THAT CAN BE RAISED AND LOWERED (ABLE TO STAND AND WORK)
5. OUTDOOR PATIO / GREEN SPACE AT GRADE LEVEL
6. BIOPHILIC DESIGN / NATURE INDOORS
7. KITCHENETTE
8. LARGE MEETING SPACE
9. ELECTRONIC ACCESS CONTROL FOR BUILDING ENTRY
10. HERITAGE / HISTORY
11. OPERABLE WINDOWS (BRING MORE FRESH AIR IN)
12. PROMOTE COLLABORATION AND TEAMWORK
13. PROVIDE OPENNESS, BUT ALSO ALLOW FOR PRIVACY

additional common topics of conversation

- Clear wayfinding
- Collaborative spaces
- 50-year building
- Separate entry for public & staff
- Centralize support area
- Employee lounge
- Thoughtful acoustic design
- Neoclassical or stately design
- No open shelving
- Calming colors
- Welcoming for public and staff
- Variety of private conference room sizes
- Writable surfaces
- Variety of seating
- Rentable room for public
- Exterior shading
- High ceilings
- Outdoor lighting / presence at night
- Avoid trendy architectural styles / design for timelessness
- Low maintenance
- Open concept
- No cubicle farm
- Statement lobby space
- Solar / sun study



Visioning session: #1 ranked image



City Hall | City of Stevens Point

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7997 | November 17th, 2025

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Visioning session: #2 ranked image



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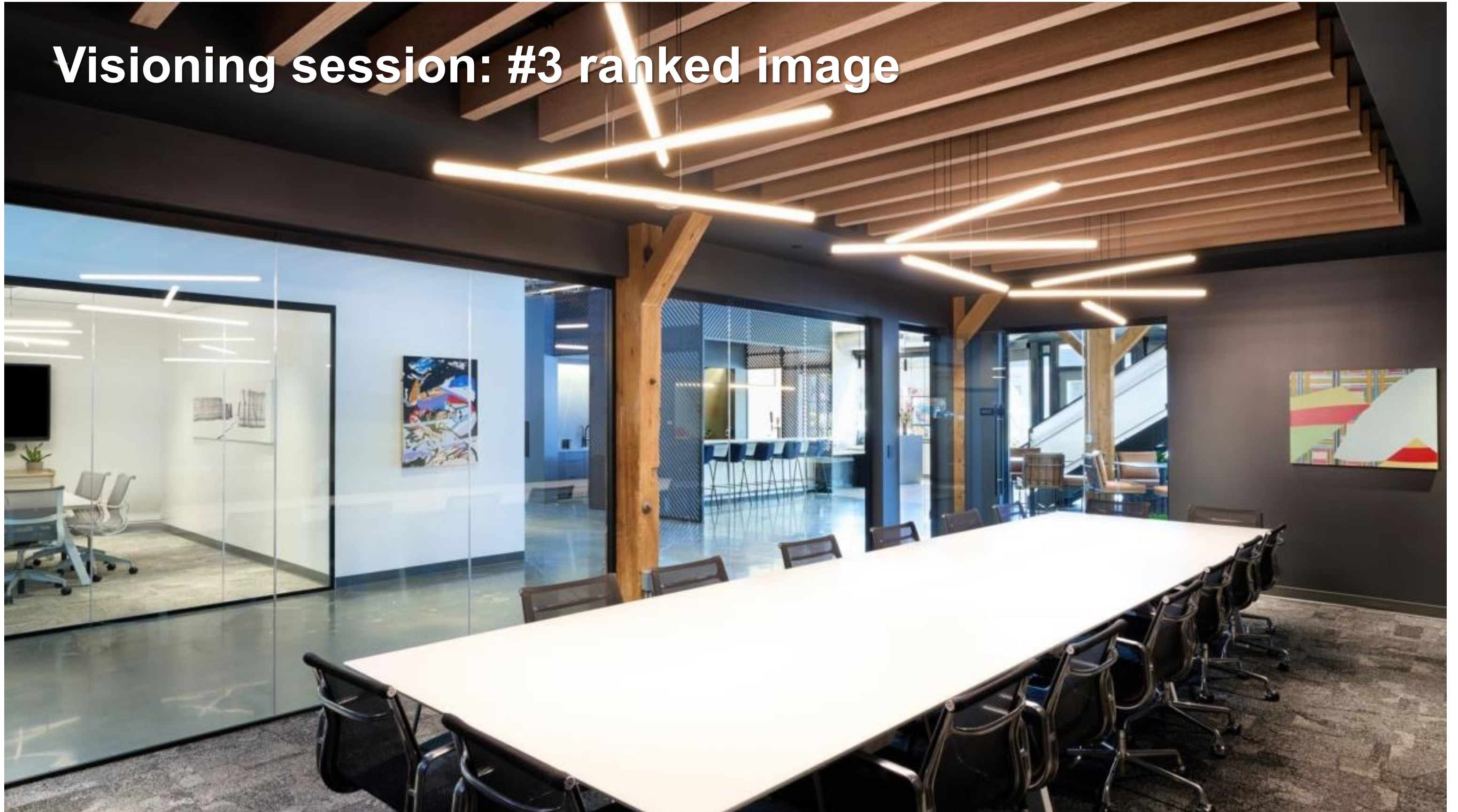
City Hall | City of Stevens Point

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7997 | November 17th, 2025

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Visioning session: #3 ranked image



City Hall | City of Stevens Point

7

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project scope + understanding

project scope + understanding

- New office building to house city **administrative services, council chambers,** and **parking** for fleet vehicles
- Plan for **future expansion**
- Provide **off street parking** for city owned vehicles
- Multiple shared **meeting spaces** of various sizes
- **Large council chamber** to house public meetings, and presentations
- Provide **security** for public officials and staff
- Easy way for public to **get to where they need to go**

project scope + understanding

- Somerville met with Stevens Point staff over **several meetings** to **understand needs** and develop program.
- Staff interviewed/consulted to develop **preliminary program** includes:
 - Mayor- Mike Wiza
 - Community Development Director – Jarod Kivela
 - City Clerk – Susan Pagel
 - Director of Public Works – Scott Beduhn
 - City Attorney – Logan Beveridge
 - Comptroller / Treasurer – Corey Ladick
 - Police Chief – Bob Kussow
 - Fire Chief – Jb Moody
 - IT Manager – Lexi Van Dreel
 - HR Manager – Sandy Frasch
 - Community Media Manager – John Quirk

project scope + understanding

- Interviews with department heads and staff for **requested room sizes, adjacencies, and uses** while factoring in **future growth**.
- Data was entered into programming spreadsheet to understand requested building size.

Room/Space Name	Number of Occupants	Number of Rooms	Room Size	Room Dimensions	Total Area of Rooms (s.f.)	Shared	Comments
CITY ATTORNEY							
Need for sound attenuation for private conversations for offices, door bottom/seals							
Dept Head Office		1	195	15 x 13	195		Meetings in office 5-6 people, table for layout of documents
Large Office		1	144	12 x 12	190		Paralegal. Close to Attorney but no connection needed
Typical Office (Future)		1	120	10 x 12	120		Assistant Attorney, part time (30 hours per week)
Storage		1	64	8 x 8	64		Hardcopies of documents, minimal equipment
Net Subtotal					569		Net Square Footage
			net-to-gross factor	1.55	882		Department Gross Square Footage
			DGSF-to-gross area factor	1.13	997		Grand Total - Gross-up factor accounts for stairs, mechanical shafts, etc.
CLERK'S OFFICE							
On same floor as Treasurer and Community Development. Need separate service lines that do not interfere with each other							
Dept Head Office		1	195	15 x 13	195		Ability to see counter from desk.
Open Work Area cubicals		2	156	12 x 13	312		Open work area immediately adjacent to counter area. 2 staff at individual cubicals. Need
Public Counter		1	18	6 x 3	18		Need area for computer and printer - want three windows
ADA Counter		1	18	6 x 3	18		Standing counter - Seated counter would be additional, would like a computer and printer
LTE/Locked Room		1	120	15 x 8	120		Lockable room to house ballots. 2 work stations for temp workers
Voting Room		1	336	24 x 14	336		30-40 people, two doors (in and out), will be used for voting, voting machine testing, traini
Secure Storage (adjacent to voting room)		1	672	28 x 24	672		Storage for (33) Carts - 4'x3' & (12) Tabulator Machines - 3'x3' and election supplies stora
Mail Room w/ drop area for deliveries		1	180	18 x 10	180		Door between clerk office and mail room for whole building to access. Badge access, copi
scanner area w/ computer & scanner		1	32	8 x 4	32		in close proximity to both desks
Storage Area		1	84	14 x 6	84		Typical office supply storage. Items could be shared with "Library"
Library / Work table (humidity controlled)		1	384	24 x 16	384		Permanently kept books/documents/contracts - shelves, filing cabinets, (1) table/desk, co
Net Subtotal					2,351		Net Square Footage
			net-to-gross factor	1.55	3,644		Department Gross Square Footage
			DGSF-to-gross area factor	1.13	4,118		Grand Total - Gross-up factor accounts for stairs, mechanical shafts, etc.

project scope + understanding

■ Requested Departments:

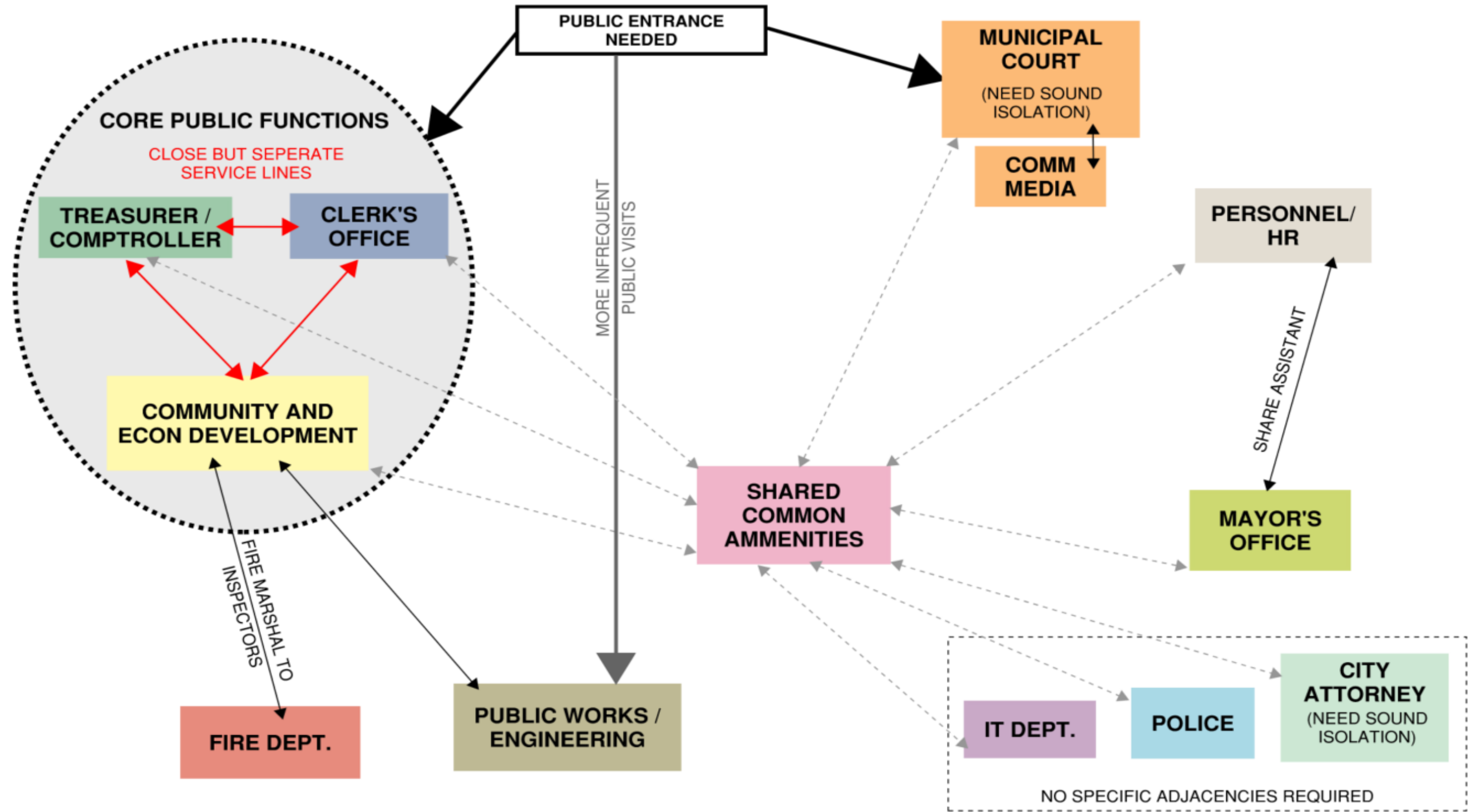
- Mayor
- City Clerk**
- City Attorney
- Treasury / Comptroller**
- Community & Economic Development**
- Public Works / Engineering**
- Municipal Court**
- Human Resources
- IT / Support
- Council Chamber & Community Media**
- Fire Department
- Police Department
- Shared amenities
- Indoor parking

** indicates public facing departments

■ Specific Spaces:

- Standard size offices in each department
- Voting room with secure storage
- Mail room
- 5-7 meeting rooms (various sizes)
- Wellness room
- Fitness room with PT office
- Large shared breakroom
- Large council chamber (min 75 people + full city council + all department heads)
- Indoor parking for 18 vehicles

project scope + understanding

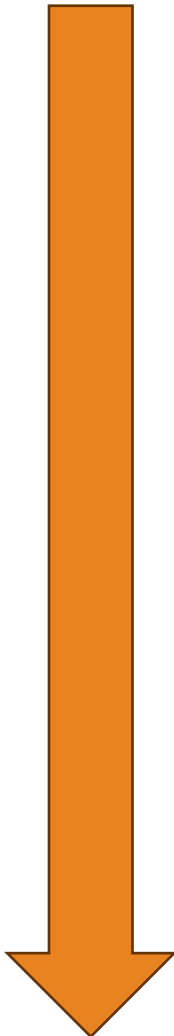


OPC + project area

- **Initial program calculations** show need for approx. **41,000 SF** building area required
- **OPC (opinion of probably cost)**
 - Approx. \$15,000,000 in **cost of construction**
 - Approx. \$17,500,000 in **total project cost** including fees, furniture, abatement, etc. (see full OPC for cost breakdown.
- **Schematic design** to date shows approx. **38,000 SF** building area.
- **OPC (opinion of probably cost)**
 - Approx. \$13,673,000 in **cost of construction**
 - Approx. \$15,900,000 in **total project cost** including fees, furniture, abatement, etc. (see full OPC for cost breakdown.

Schedule review

- **Pre-design:** 5 Weeks
 - 7/15/25 – 8/18/25 (*Decision Date*)
- **Schematic Design:** 1.5 Months
 - 8/18/25 – 9/30/25
- **Design Development:** 2.5 Months
 - 10/1/25 – 12/26/25
- **Construction Documents:** 3 Months
 - 1/8/26 – 4/7/26
- **Bidding:** 3 Weeks
 - 4/19/26 – 5/9/26
- **Construction:** 13 Months
 - 5/18/26 – 6/11/27



Assumes:

- 2 week approval time at each stage for Owner review.
- Few to no changes in approval process
- No unforeseen construction issues
- Existing building demolition occurs before or during beginning of construction

Approximately 24 months

existing site conditions



1039 Ellis St

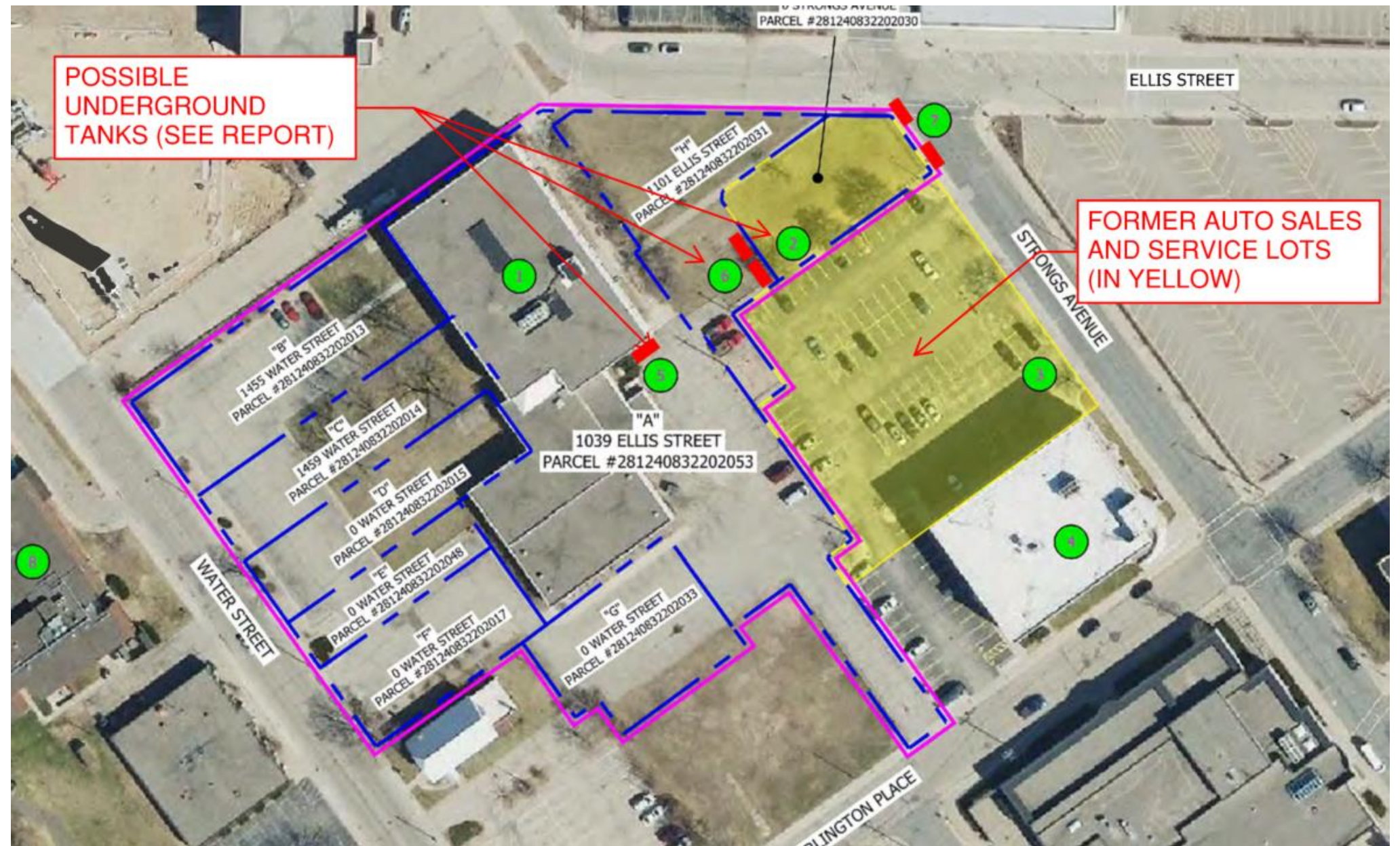
1039 Ellis Street – Historic District

- Property is within the Downtown Design Review district per the Stevens Point Historic Preservation Plan.
- All exterior work preformed must run through historic commission approval.



1039 Ellis Street – Environmental hazards

- **Environmental hazard report** provided by *Stantec* identified:
 - Possible **contaminated soils** from previous site use.
 - Possible **underground storage tanks** on site.
 - See report for full description and recommendations.

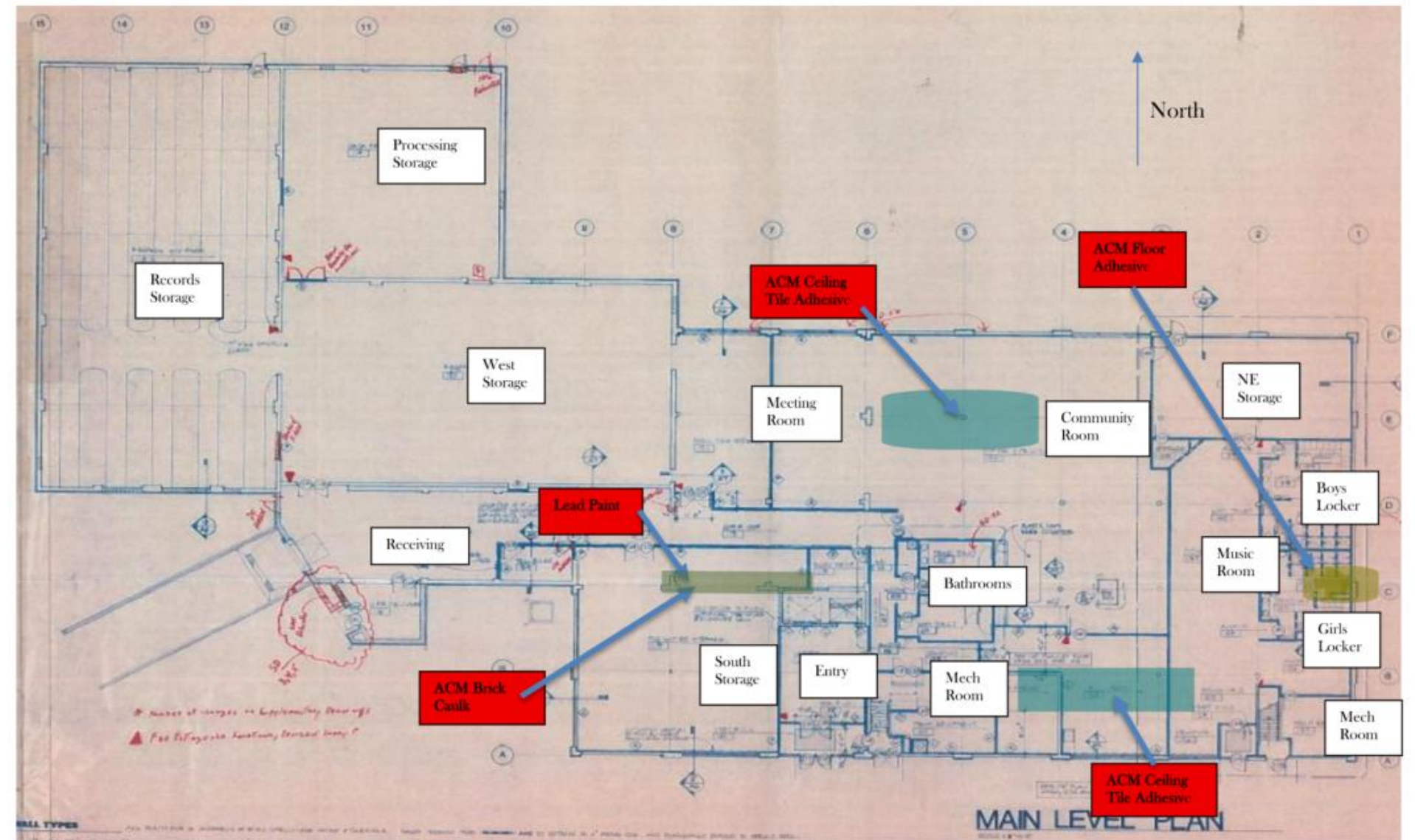


1039 Ellis Street – Hazardous Materials

- **Hazardous materials report** provided by *Stantec* identified:
- **Asbestos, Lead based paint, and Restricted Waste Items** in several locations through out building.
- See report for full description and recommendations

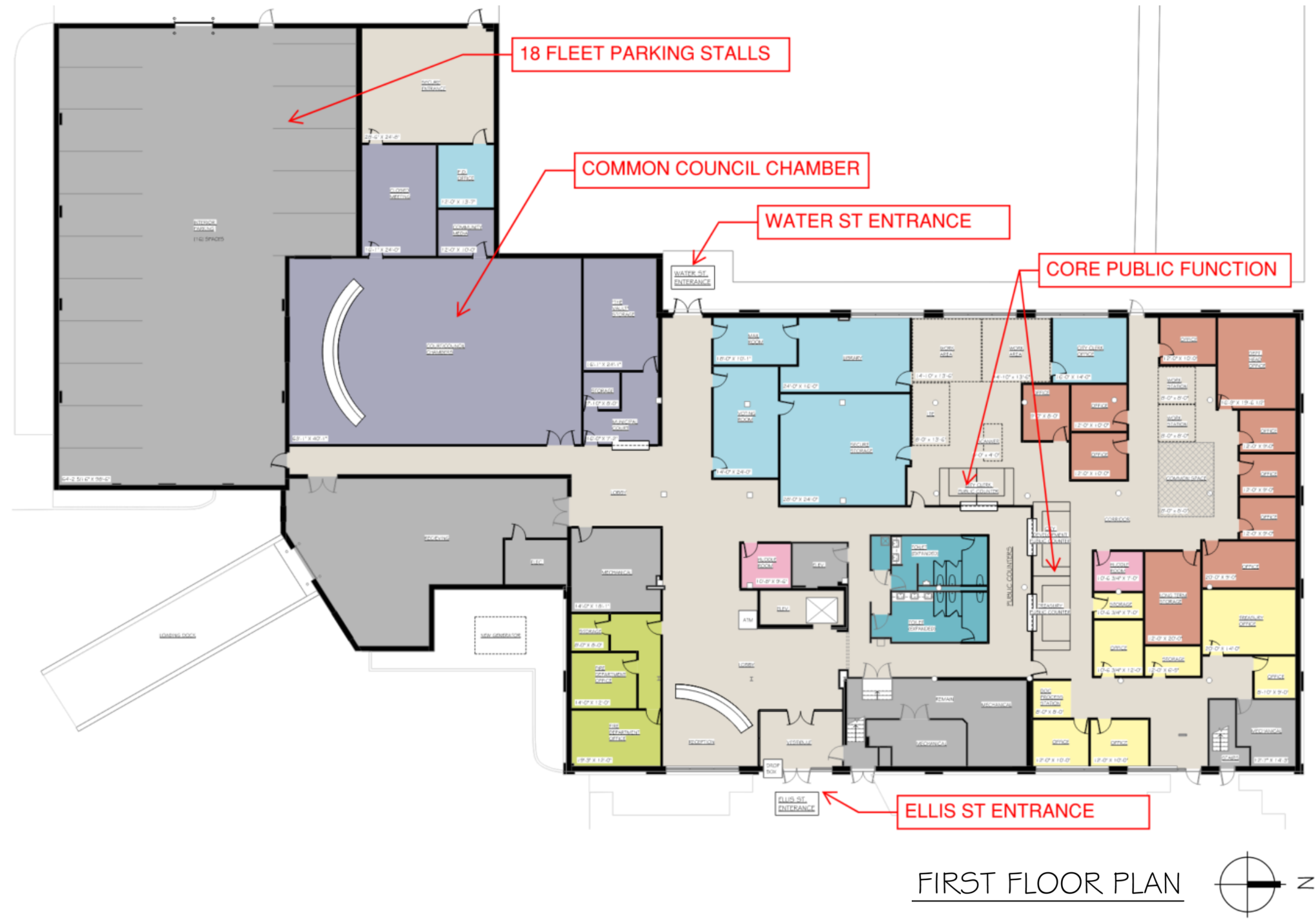
Appendix D

SITE DIAGRAM



1039 Ellis Street – Conclusion

- Facility condition assessment, site investigation, and conceptual floor plans determined existing building renovation was not practical when compared to demolition and new construction.



schematic design

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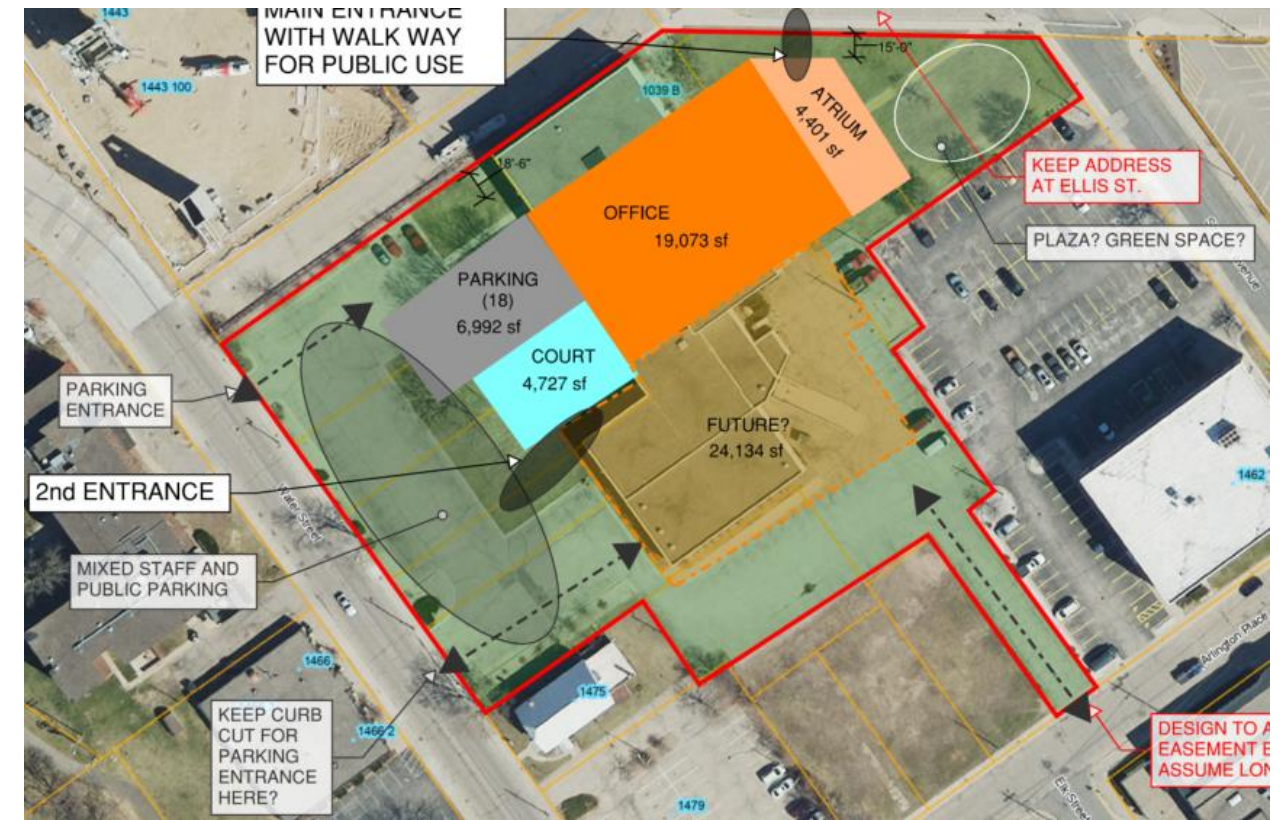
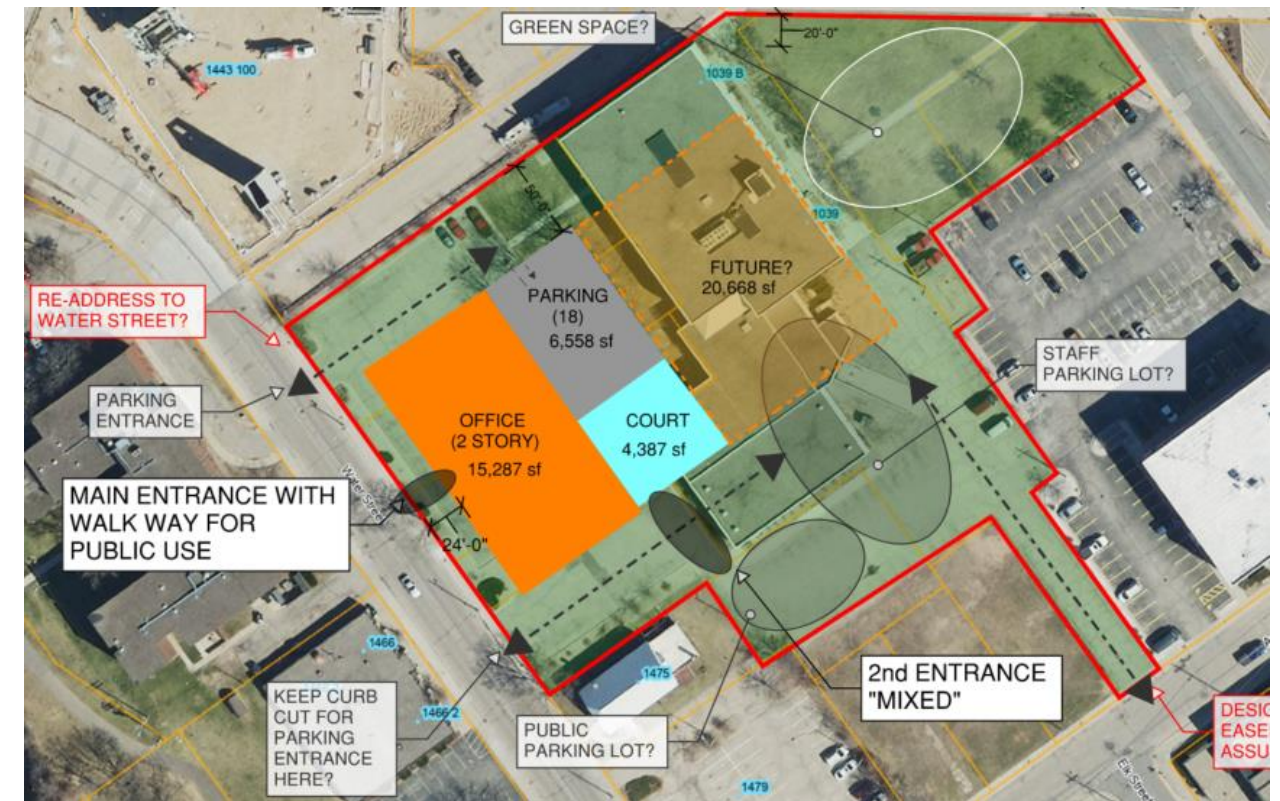
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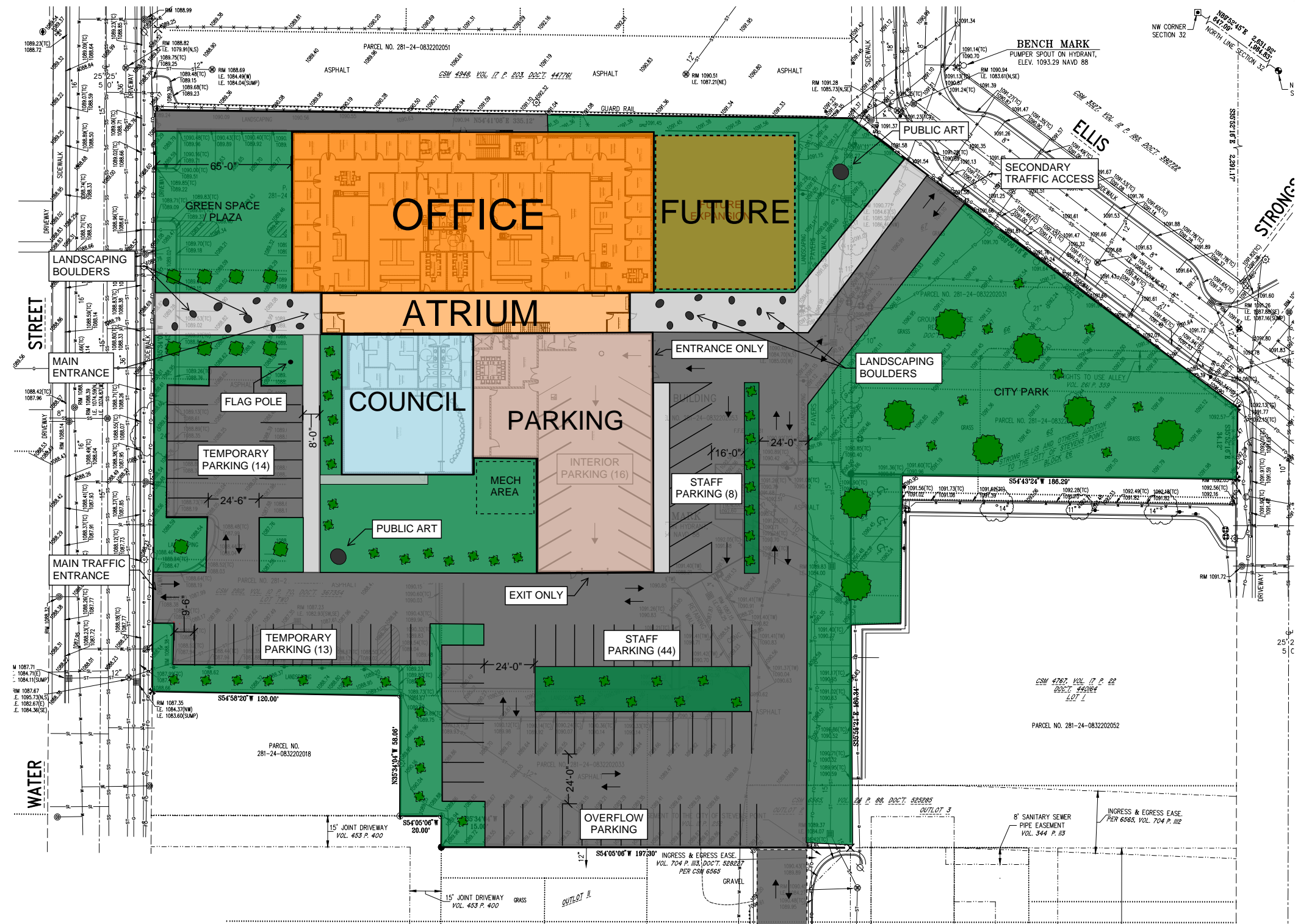
Conceptual – Site Plan

- Several conceptual site building configurations were looked at to determine optimal entrance experience, parking configuration, solar gain, and future expansion ability. (Selected option below)



Schematic – Site Plan

- Readdress building to water street
- Maintain drive access to Ellis St and Water St
- 79 exterior parking stalls
- 18 interior parking stalls
- Main public entrance walk with landscaping from Water St.
- Space between building and Water Street to create public park / plaza



Schematic – 1st Floor Plan

- Main central lobby space allows for easy to find reception windows for public
- Large street facing council chambers with multiple security exits
- 18 stall indoor parking towards rear of building near parking lot
- Double height lobby allows for continuous daylight through out



Schematic – 2nd Floor Plan

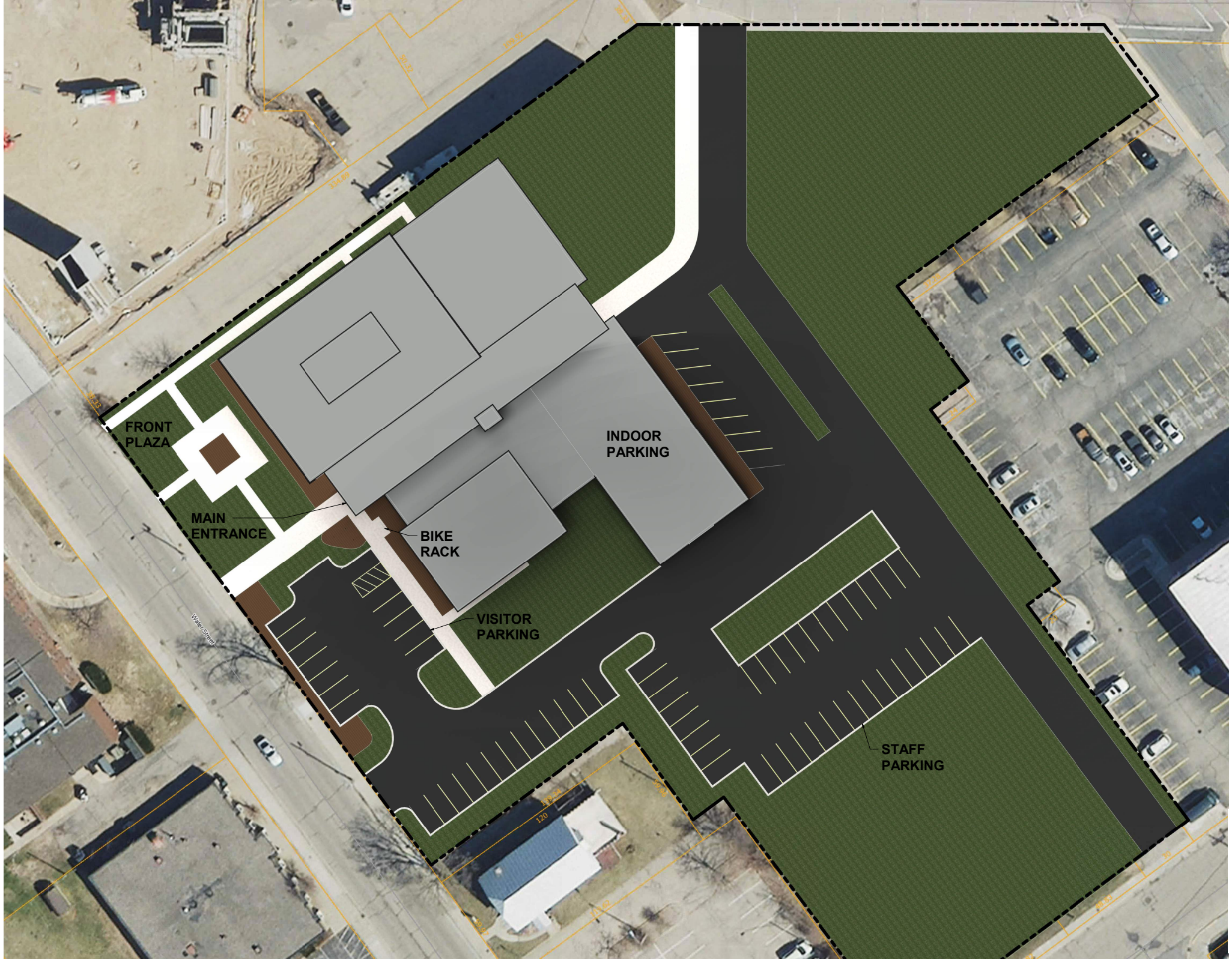
- All staff rooms are located behind secured entrances
- Front facing and secure waiting room for visitors to Mayor
- Large central conference room for department head meetings
- Room to the east for future expansion
- Windows looking into large lobby are for continuous daylighting



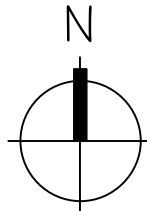
Design Development

- Somerville held individual meetings with each department head to understand department specific needs including:
 - Furniture
 - Security
 - Public interface
 - Equipment use/location
 - Printers, plotters, self service terminals
 - Important accommodations
 - E.G. Elections, ballot box, nightly drop box, package delivery.
 - Future staffing opportunities

Design Development – Site Plan



SITE PLAN
SCALE: N.T.S.



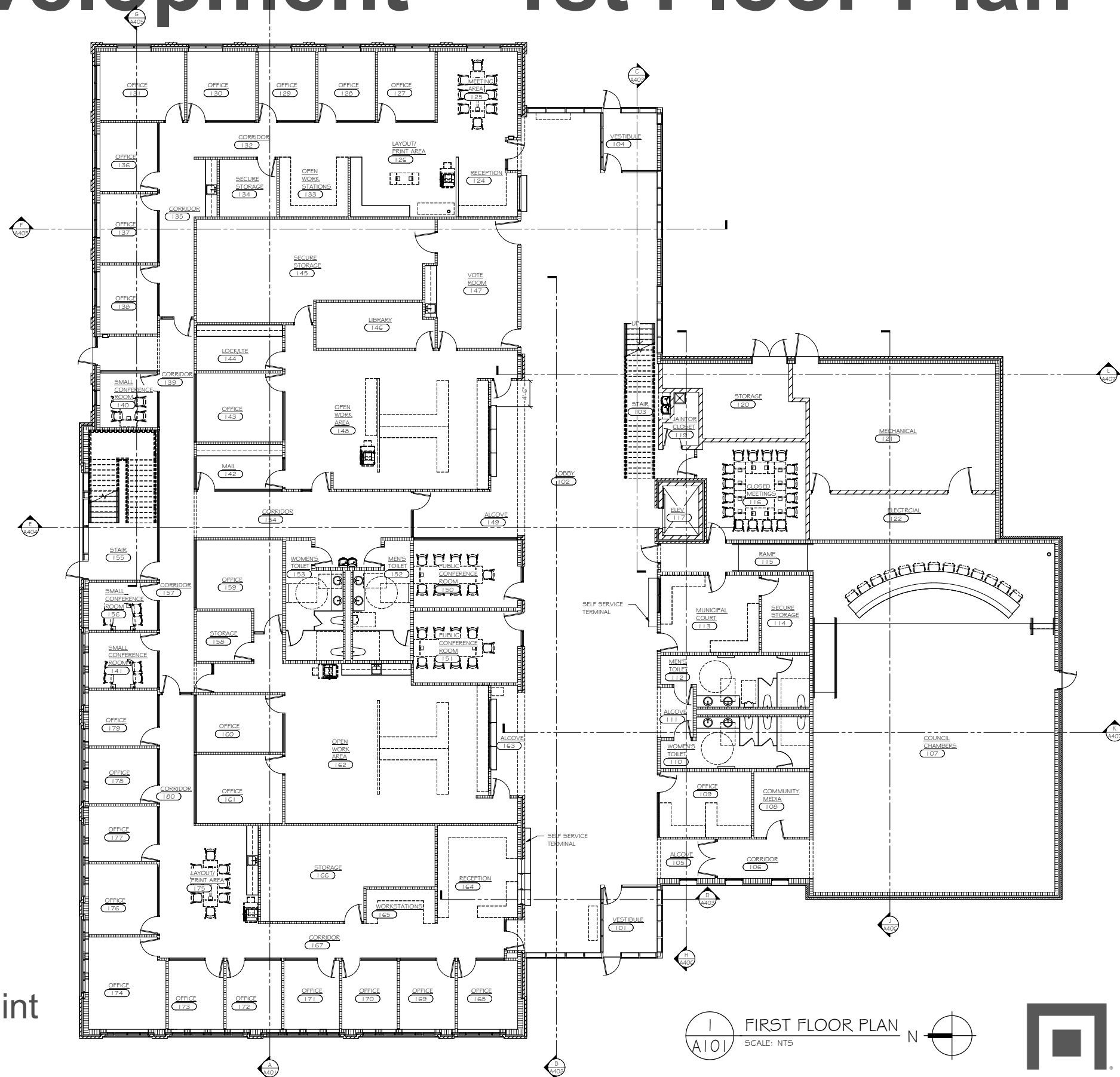
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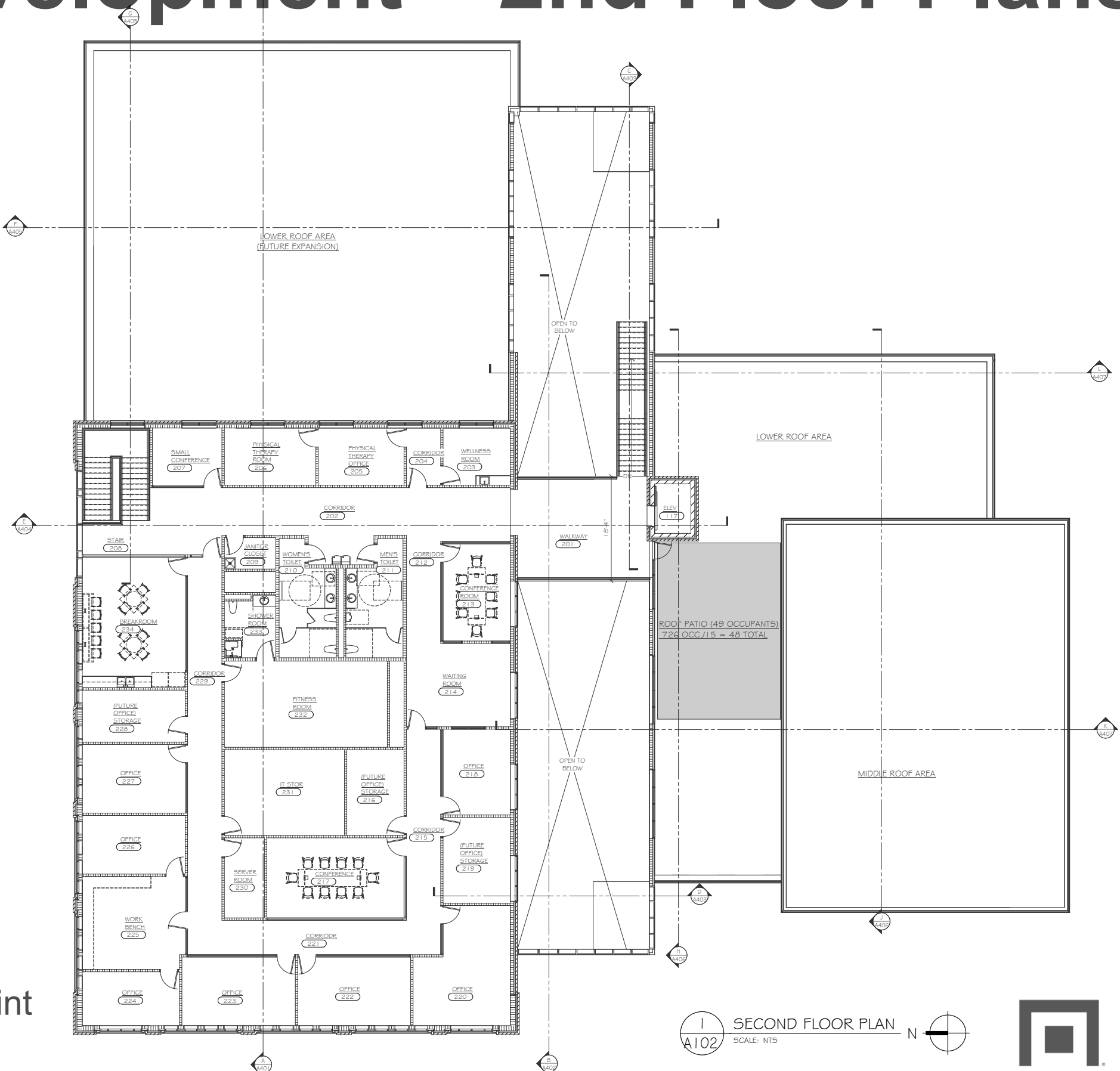


Design Development – 1st Floor Plan

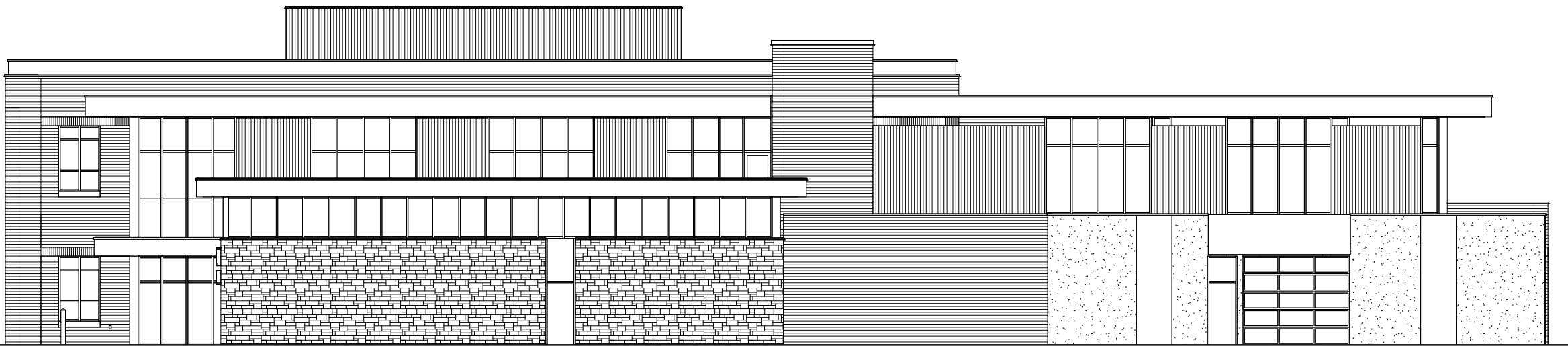


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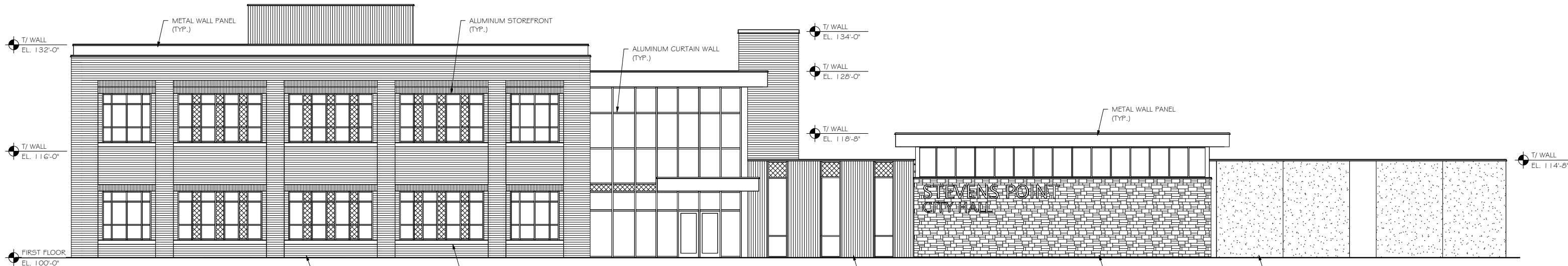
Design Development – 2nd Floor Plans



Design Development – Elevations



SOUTH ELEVATION
SCALE: N.T.S.

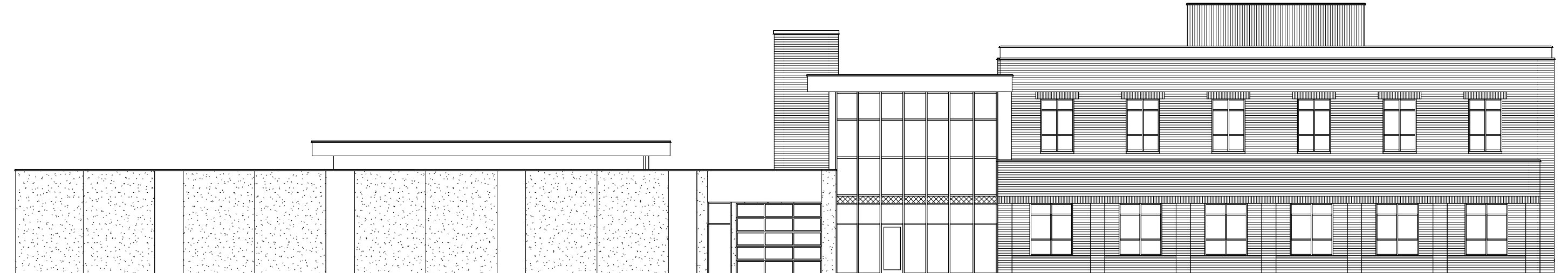


WEST ELEVATION
SCALE: N.T.S.

Design Development – Elevations



NORTH ELEVATION
SCALE: N.T.S.

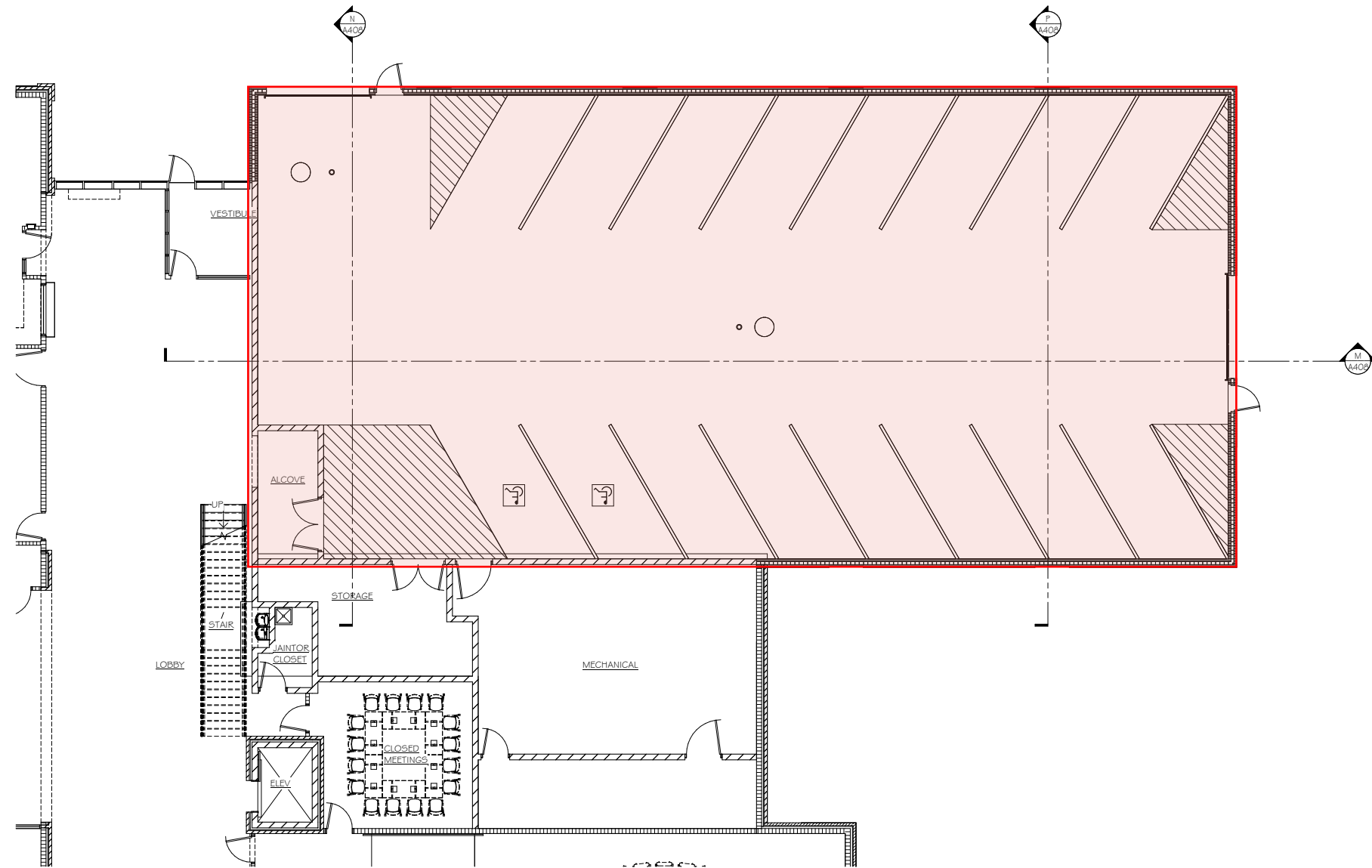


EAST ELEVATION
SCALE: N.T.S.

Design Development – Cost Control

- Alternates have been included in design that allow the city to make decisions about project scope and costs after receiving construction bids; while not compromising the design of the building now.
- Alternate options include:
 - Indoor parking
 - Rooftop staff area
 - Emergency Generator

Design Development – Alternates



1 PARTIAL FIRST FLOOR PLAN - ALTERNATE BID
A104 SCALE: NTS

Design Development – Next Steps

- Designs have been reviewed by city staff to accommodate their needs, now we are looking for any other input on the project elements.
- We are currently scheduling meetings to discuss exterior and interior materials, configurations of space, and uses for the rest of the non-departmental spaces.



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To all Downtown Stakeholders, HELP Save Our Downtown!

Do you know the details about the proposed apartment complex bordering Main St in the current parking lot across from Executive place and AND Law?

Please help STOP this housing project.

Attend the **Common Council Meeting** where they are scheduled to approve this project.

Meeting **November 17 at 7pm 933 Michigan Ave (Police Dept) Community room.** Why we do not need or want another apartment complex downtown. This project WILL create more problems for the downtown!

Location

--We are in a CBD -Central Business District, Businesses First priority-- Not Residential apartments, wrong location for this!

-- Prime real estate location Downtown-- Any project should reflect that.

--Why does this project need to be downtown? "Virtue Signal" from city that we support low income housing? Put this project in the Old Cooper motors lot.

--Where are the Businesses (retail & office) in the project??

--Why do we need a daycare in this location?? Plenty of other better locations!

Parking

--Eliminates spaces for Executive Place (promised space), AND Law, BMO Bank, Church and other business access.

--Proposed spaces with apartment 22 uncovered, 32 covered, 55 total. 50 (1,2 &3 Br units) Apartments -average 2 Persons per unit each with vehicle is 100 vehicles. 45 spaces short!!!!

--Existing Shopko lot parking counts, Informal. 11/12/25 at 9am 142 vehicles in lot, 6/4/25 at 3pm 157 vehicles. Where do they go?

--Keep existing parking lot!!! Already there, lighted, paved and paid for.

--Covered street level parking of complex will attract homeless.

BID

--As former board member there was no input requested anyone downtown.

--Board needs to have input on any city project Downtown otherwise what is its purpose.

--Why is the downtown alderperson, 1 on the BID Board, 2 Finance committee, 3 Common Council, voting on all 3? Is this a conflict of interest??

--More listening sessions from members and an official position from board needed reflecting the downtown stakeholders. Vote?

--The BID collects no funding from residential or non profit property (UWSP) daycare. BID Tax revenue, they are exempt.

Property and \$\$\$

--City to sell this prime location for \$1.... WHY???

--City to provide \$1.4 million from taxpayers.

--Where is the city with the procedural order for all the committees to approve before it goes to the Common Council for final approval? This legal?

--Commonwealth, the project builder has NO money of their own in this, all grants and public monies. They get free development money and reap the benefits.

--Who is the management company that oversees renting?

--Who will occupy these units? Income levels?? Section 8 housing?

--What will this look like in 10 to 15 years?? If this project turns into a boondoggle like the "Mall" who is left bailing it out or tearing it down...

Fire, EMS & Police

--I see no input from our Police and Fire/EMS on this project.

--Fire access to the 4 story structure for ladder and snorkel trucks?

More Downtown Apartments

- Will this turn into a Downtown Johns Drive? Refer to Comm Center dispatch logs.
- Covered ground level parking fire hazard from Electric Vehicles. Parking and Charging?

WHY-WHY-WHY???

- Lets solve other issues before creating more
- What Happened to the Hotel Convention Center Idea??? With Retail and office space??
- Not against low income or subsidised housing just NOT in the CBD!!
- Why is a bad project better than no project at all right now???
- Develop the space where Shopko stood not on Main St. Leave the existing parking lot alone!!!!
- More bad reasons??? This list will grow!

From a fellow Downtown Business and Property Owner

