



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

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

Members

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

AGENDA

CITY PLAN COMMISSION

Date and Time:	December 1, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 875 8571 7924 Passcode: 915118
			<u>By Computer:</u> https://us02web.zoom.us/j/87585717924?pwd=6G47riogqkbH8ln32tG
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the November 3, 2025 meeting of the City Plan Commission.
3. Public Hearing and action on a request from Portage County to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from 'Institutional/Government' to 'Commercial/Office/Multi-Family.'
4. Public Hearing and action on a request from Portage County to rezone the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from the "R-2" Single-Family Residence District to the "R-4" Multiple Family I Residence District.
5. Public Hearing and action on a request from Portage County for a conditional use permit to operate a nursing home on the property located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(f)(3)(g).
6. Adoption of the Housing Affordability Report for permit year 2024.
7. A request from the City of Stevens Point to acquire the following parcels from the Stevens Point Business Improvement District:

- An unaddressed parcel bounded by County Road HH, Business Park Drive and Vern Holmes Drive (Parcel ID 281230802400302)
 - An unaddressed parcel bounded by County Road HH, Business Park Drive and Vern Holmes Drive (Parcel ID 281230802400408)
 - An unaddressed parcel bounded by Brilowski Road and John Joanis Drive (Parcel ID 281230802400404).
 - An unaddressed parcel bounded by Business Park Drive and John Joanis Drive (Parcel ID 281230802400508).
 - An unaddressed parcel bounded by Business Park Drive (Parcel ID 281230802400211).
 - An unaddressed parcel bounded by Business Park Drive (Parcel ID 281230802100004).
 - An unaddressed parcel bounded by Brilowski Road and E M Cops Drive (Parcel ID 281230801220002).
 - An unaddressed parcel bounded by Brilowski Road and Lands End Way (Parcel ID 281230801230002).
8. A request from the City of Stevens Point to acquire the property located at 1625 Ellis Street (Parcel ID 281240832101401).
 9. Staff Update: Zoning Code Rewrite.
 10. Director's Report.

Closing Section:

11. Adjourn

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

Maps further defining the above area(s) may be obtained from the City of Stevens Point Department of Community Development, 1515 Strongs Avenue, Stevens Point, WI 54481, or by calling (715) 346-1567, during normal business hours.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may be in attendance at this meeting.



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Members

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

MINUTES

CITY PLAN COMMISSION

Date and Time:	November 3, 2025 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 863 9687 4563 Passcode: 225205
			<u>By Computer:</u> https://us02web.zoom.us/j/86396874563?pwd=QcNYTakzK6PLkbl74b
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call
 - Meeting called to order at 6:00PM
 - Members Present: Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schuler
 - Members Excused: Mayor Wiza

Discussion and Possible Action on:

2. Report of the October 6, October 8, & October 21, 2025 meetings of the City Plan Commission.
 - Background: All reports are included in the agenda packet.
 - Discussion: No discussion.
 - Motion: Arntsen moves to approve
 - Second: Schuler seconds.
 - Vote: Unanimous approval.
3. Public Hearing and action on 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).

- Background: Associate Planner / Zoning Administrator Kuhn provides background of the request. Staff recommends approval of the request.
 - Public Hearing: No public comments received.
 - Discussion: None.
 - Motion: Arntsen moves to approve the request as presented.
 - Second: Rice seconds.
 - Vote: Unanimous approval.
4. Public Hearing and action on 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).
- Background: Kuhn provides background information regarding the request. Staff recommends approval of the request.
 - Discussion:
 - Rice inquires if the tenant of the office and residence would be required to be the same person. Kuhn answers no.
 - Public Hearing: No public comments received.
 - Discussion:
 - Schuler asks how many housing units could be feasible in the property.
 - Motion: Schuler moves approval of the request subject to staff conditions listed in the report.
 - Second: Arntsen seconds.
 - Vote: Unanimous approval.
5. Public Hearing and action on 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).
- Background: Kuhn provides background information regarding the property and the request. Staff recommends approval subject to staff conditions.
 - Public Hearing:
 - No public comments received.
 - Motion: Beacom moves approval of the request subject to staff recommendations.
 - Second: Schuler seconds.
 - Discussion:
 - Alder Kneebone inquires about the site design, landscaping requirements, and potential wetland impacts. Kuhn refers to the landscaping plan provided in the packet.
 - Schuler asks about the density requirements of the parcel. Kuhn provides an answer, citing the zoning code requirements. Schuler further asks about minimum open space requirements, site conditions, the integration of the pond, and the site plan.
 - Vote: Unanimous approval.
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).
- Background: Background information for the request is included in the agenda packet.

- Discussion:
 - Arntsen asks about the accessory structures included in the site plan.
 - Seth Hornung, 152179 Greenview Drive, Mosinee WI, answers that additional parking would be built for the tenants.
 - Schuler asks for clarification on the staff recommendation since the conditions were included in the conditional use permit.
 - Motion: Schuler moves to approve the site plan review subject to conditions included in the staff report.
 - Second: Beacom seconds.
 - Vote: Unanimous approval.
7. Zoning Code Rewrite - First Review of Draft General Provisions.
- Background: Kuhn provides background of the draft general provisions of the zoning code rewrite project.
 - Discussion:
 - Comments are heard from Commissioners Beacom and Schuler.
8. A request from Wisconsin Public Service for a Utility Easement along Water Street.
- Background: Neighborhood Planner / Economic Development Specialist Klesmith provides background information on the easement request. Staff recommends approval of the request as presented.
 - Discussion:
 - Schuler asks if the easement will impact the Green Circle Trail. Klesmith answers that it will not.
 - Motion: Arntsen moves approval of the easement request.
 - Second: Schuler seconds.
 - Vote: Unanimous approval.
9. 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.
- Background: Director Kivela provides background information regarding the request.
 - Motion: Schuler moves to approve the request.
 - Second: Beacom seconds.
 - Discussion:
 - Alder Christianson, District 1, asks about the legal precedent the decision will make. Kivela answers.
 - Vote: Unanimous approval.
10. Director's Report.
- Background: Director Kivela's report included in the agenda packet.

Closing Section:

11. Adjourn
- Meeting adjourned at 6:43PM.

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Administrative Staff Report

Comprehensive Plan Amendment

Rezone

Conditional Use Permit

825 Whiting Avenue

December 1, 2025



Department of Community
Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Portage County <p>Staff:</p> <ul style="list-style-type: none">Adam Kuhn, Associate Planner akuhn@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">281230805101103 <p>Zone(s):</p> <ul style="list-style-type: none">“R-2” Single-Family Residential <p>Master Plan:</p> <ul style="list-style-type: none">Institutional / Government <p>Council District:</p> <ul style="list-style-type: none">District 10 Ald. Buse <p>Lot Information:</p> <ul style="list-style-type: none">Lot Size: 701,011 sq. ft. (16.093 ac.) <p>Current Use:</p> <ul style="list-style-type: none">Nursing home <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.02(1)(f)(3)(g)	<p>Request</p> <ol style="list-style-type: none">Public Hearing and action on a request from Portage County to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from ‘Institutional/Government’ to ‘Commercial/Office/Multi-Family.’Public Hearing and action on a request from Portage County to rezone the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from the “R-2” Single-Family Residence District to the “R-4” Multiple Family I Residence District.Public Hearing and action on a request from Portage County for a conditional use permit to operate a nursing home on the property located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(f)(3)(g). <p>Attachment(s)</p> <ol style="list-style-type: none">ApplicationPlans <p>Findings of Fact</p> <ol style="list-style-type: none">Portage County has been working towards a possible sale of the Portage County Health Care Center, a nursing home facility located on the subject property.The prospective buyer would be the Ensign Group, Inc., a privately managed post-acute care business.The City’s Zoning Code identifies publicly managed nursing home facilities as a conditional use starting in the “R-2” Single-Family Residence District. Privately managed nursing home facilities are a conditional use starting in the “R-4” Multiple Family I Residence District.The subject property is zoned “R-2” Single-Family Residential, and a rezoning of the subject property to the “R-4” District would be needed for the prospective buyer of the subject property to operate a nursing home facility.With the proposed operator of the nursing home facility not being Portage County, an amendment to the City’s Comprehensive Plan would be needed to adjust the future land use designation of the subject property from ‘Institutional / Government’ to ‘Commercial/Office/Multi-Family.’
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Staff Recommendation

Approve the request to amend the future land use designation of the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from 'Institutional/Government' to 'Commercial/Office/Multi-Family.'

Approve the request to rezone the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from the "R-2" Single-Family Residence District to the "R-4" Multiple Family I Residence District.

Approve the request for a conditional use permit to operate a nursing home on the property located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(f)(3)(g).

Vicinity Map



Background

Overview: For the last several months, Portage County has been working towards a possible sale of the Portage County Health Care Center, a nursing home facility located on the subject property. Portage County currently owns the subject property and administers the nursing home facility. The prospective buyer would be the Ensign Group, Inc., a privately managed post-acute care business, and is proposing to continue operating a nursing home facility. The City's Zoning Code identifies publicly managed nursing home facilities as a conditional use starting in the "R-2" Single-Family Residence District. Privately managed nursing home facilities are a conditional use starting in the "R-4" Multiple Family I Residence District. The subject property is zoned "R-2" Single-Family Residential, and a rezoning of the subject property

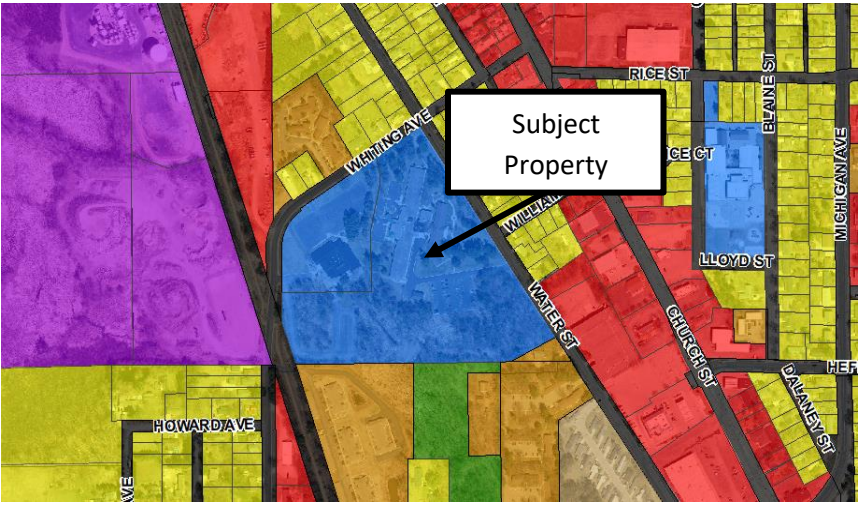
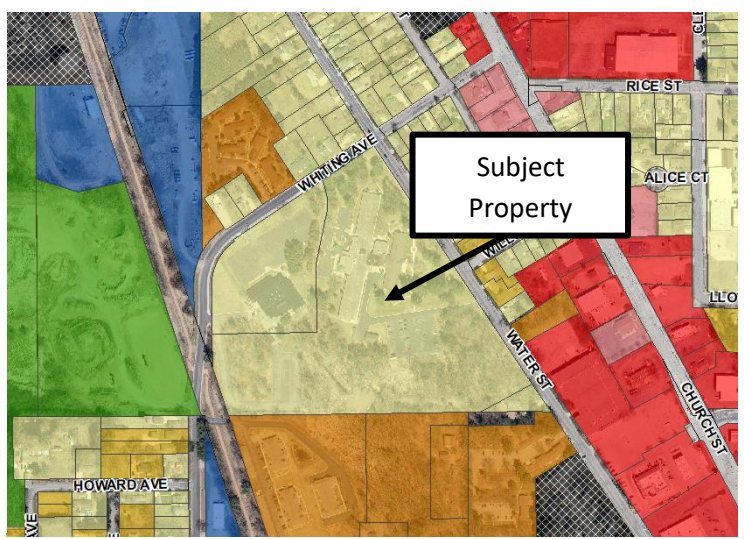
to the “R-4” District would be needed for the prospective buyer of the subject property to operate a nursing home facility. With the proposed operator of the nursing home facility not being Portage County, an amendment to the City’s Comprehensive Plan would be needed to adjust the future land use designation of the subject property from ‘Institutional / Government’ to ‘Commercial/Office/Multi-Family.’

Standards of Review – Comprehensive Plan Amendment

1. Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.

Analysis: The subject property is designated as ‘Institutional / Government’ on the City’s Future Land Use Map.

Findings: Although the future land use plan is an integral component of the City’s Comprehensive Plan, other components of the plan need to be taken into consideration. The applicant is proposing to transfer ownership and administration of a nursing home facility from a public entity to a private entity. By amending the Future Land Use Map, it would accurately depict that the future administration of the nursing home facility would not be from a governmental institution – rather, a ‘Commercial/Office/Multi-Family’ designation would more aptly acknowledge private ownership of the facility.



2. Granting Special Privileges or Placing Limitations Not Permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.

Analysis: The proposed amendment from 'Institutional' to 'Commercial/Office/Multi-Family' would not alter the land use currently located on the subject property. Rather, the proposed amendment would adequately address the proposed change in ownership and administration of the facility from a public to private entity.

Findings: The amendment is consistent with the surrounding land uses. Multi-family residential development exists to the south, which creates more uniform land use intensities across this large city block.

3. The amendment shall not create an adverse impact on adjacent land/land uses.

Analysis: Single-family residential uses exist to the north and east. Multi-family residential uses and a park exists to the south, while commercial uses exist to the southeast.

Findings: As mentioned earlier, the proposed land use is not proposed to change. Additionally, there are no plans for building additions or any other improvements that would alter the pre-approved land use intensity for the subject property. Allowing for a 'Commercial/Office/Multi-Family' designation would create more uniform land use allowances for this city block, and would enable streets to serve as transitions in land use intensities – rather than interior property lines.

4. The amendment shall not create an adverse impact on public facilities and services.

Analysis: The existing land use is not proposed to change with these submitted zoning requests. Additional public infrastructure and emergency services are not needed for the nursing home facility.

Findings: This standard is met.

Standards of Review – Rezone

1. Minimum performance standards are met with the proposed district.

Analysis: Performance standards for the “R-4” Multiple Family I Residence District are identified below:

“R-4” MULTIPLE FAMILY I RESIDENCE DISTRICT:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE	MIN. BLDG. WIDTH
Dwellings	One Unit Dwelling: 8,000 s.f. Min. Two Unit Dwelling: 8,000 s.f. Min. 3-4 Unit Dwelling: 15,000 s.f. Min. 2,000 s.f. of lot area per person not a member of resident family in development with 1-4 units. 5-9 Units: Ground floor - 3,500 s.f. /1st fl. +100 s.f./bdm. Above gr. fl. - 2,600 sq. Ft. + 100s.f./bdm. 10-23 Units: Ground floor - 3,700 s.f. + 100s.f./bdm. Above gr. fl. - 2,900 s.f. + 100 s.f./bdm. 24+ Units: Ground floor - 4,100 s.f. + 100 s.f./bdm. Above gr. fl. - 3,300 s.f. + 100 s.f./bdm.	60 ft., 80 ft. For corner lots	45 ft. Or 4 stories	10 ft. On each side	25 feet	Not less than 20% of lot depth, but not less than 15 ft. And need not exceed 30 ft.	Per 23.01(14)	One family dwelling - 900 sq.ft.	18 ft.
All other Permitted Uses	8,000 sq.ft.					30 ft.			
Cond. Uses	3 or more units shall be required to submit a site plan, building elevations, and landscaping plans prior to Cond. Use. Review.								

Analysis: The subject property is over 700,000 sq ft in size and meets minimum density restrictions for a nursing home land use. Peak building height is 21 feet and meets maximum building height requirements. The principal structure on the subject property exceeds minimum building setback requirements. Staff believes that minimum performance standards of the “R-4” District would be met.

2. The change in zoning is consistent with the City’s Comprehensive Plan.

Analysis: Please see the above section pertaining to the request to amend the City’s Future Land Use Map.

Findings: Staff believes that this standard is met provided that the Future Land Use Map is amended to reflect a ‘Commercial/Office/Multi-Family’ designation for the subject parcel. If the Future Land Use Map amendment is not approved, this rezoning request should be rejected.

3. The change in zoning will not create adjacent incompatible uses.

Analysis: The subject parcel exists near single-family residential uses to the north and northeast. Multi-family and park development exists to the south, while commercial development exists to the east. The Portage County Health and Human Services Department is located immediately west of the subject property. A range of zoning

designations surround the subject property – the “R-2” District, “R-4” District, “C” Conservancy District and the “B-4” Commercial District.

“R-2” Single-Family Residence District

This district is established to provide the population density and used primarily for single family living, which is expected to accommodate the numerous residential developments already at the density of this district, and this district would accommodate other housing not on City sewer. This district is to be located consistent with the City's Comprehensive Plan.

“R-4” Multiple Family I Residence District

This district is established to provide a medium density, mixed residential district intended to provide a transition between lower density detached housing areas and more intense non-residential land usage consistent with the City's Comprehensive Plan.

“C” Conservancy District

This district is established to provide protection to environmentally-sensitive lands such as flood plains, wetlands, shorelands, well fields, airport fringe lands and fringe lands remote from City services and access. The district is also intended to be applied as a means of regulating the timing and direction of land development in accordance with the City's Comprehensive Plan.

“B-4” Commercial District

This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

Findings: Given the intent of the above district, surrounding uses, lots and other land use features, a rezoning to the “R-4” Multiple Family I Residence District does not interfere with the existing land uses and future land use planning of the area.

- 4. The impact of the proposed amendment, and potential subsequent amendment requests, will likely have on area parking, street capacity, street access, neighborhood traffic levels, pedestrian mobility and other traffic-related issues.**

Analysis: Two parking lots exist on the subject property, with two access points off of two different streets. There are no plans currently for increasing the amount of rooms within the facility.

Findings: Staff believes that parking on the subject property, along with access and neighborhood traffic circulation for all road users, will not be negatively impacted with the proposed rezoning request.

- 5. The impact the proposed amendment, and potential subsequent amendment requests, will likely have upon area drainage, its impact on surrounding properties and the natural environment, and the capacity of public systems to accommodate the drainage.**

Analysis: Portions of the subject property are left in an undeveloped state to ensure that there is an adequate ratio of impervious and pervious surfacing. No building and parking lot additions are planned at this time.

Findings: This standard is met.

6. Population density changes.

Analysis: Social and protective services in the area can support the nursing home facility, even when at full capacity.

Findings: This standard is met.

7. School population changes.

Analysis: N/A.

Findings: N/A.

8. Costs to provide adequate sanitary and storm sewer and water to the area.

Analysis: Utility infrastructure currently exists to support the nursing home facility.

Findings: This standard is met.

9. Adequacy of recreational facilities serving the proposed area.

Analysis: The Green Circle Trail and Groholski Park are in close proximity to the subject property. Social gathering spaces are located on the property for residents and visitors to utilize.

Findings: Staff believes that there are adequate recreational facilities serving the proposed area.

Standards of Review – Conditional Use Permit

1. The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

Analysis: Provided that the above Future Land Use Map request is approved, the proposed use is consistent with the City's Comprehensive Plan and the existing surrounding uses are unlikely to be negatively impacted by this request. The current land use of the subject property will not be changed – the only change will be the organization managing the nursing home facility. There are no indications that the current nursing home facility is a detriment to, or endangers the public health, safety, morals, comfort, or general welfare.

Findings: This standard is met.

2. The use will not be injurious to the use and for the purpose already permitted, nor substantially diminish and impair property values.

Analysis: Nursing home facilities are permitted by right in the "R-4" District if operated by a governmental entity, while it is a conditional use if operated by a private entity.

Findings: Multi-family housing and other congregate living are near the subject property. Staff believes that the proposed conditional use permit would not be contrary to uses allowed within the “R-4” District.

3. The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Analysis: The respective area is in an established and developed area of the city. The City’s Comprehensive Plan identifies this area for government and institutional uses, with an amendment request being submitted to change the future land use designation to ‘Commercial/Office/Multi-Family.’

Findings: See standards one and two above. The applicant’s proposal will not impede on the normal and orderly development and improvement of the surrounding area.

4. The exterior architectural appeal and function plan of any proposed structure will not be variance with either the exterior architectural appeal and function plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood.

Analysis: The exterior of the building is not planned to be altered.

Findings: Staff believes that the architectural appeal of the existing building is complementary for higher-intensity residential living. While an architectural plan does not exist for this area of the city, staff believe that the building appearance is of satisfactory design.

5. Adequate utilities, access roads, drainage and/or facilities have been, or are being, provided.

Analysis: Additional utility connections are not planned as part of this development. If needed in the future, appropriate connections exist off of Water Street and Whiting Avenue.

Findings: Staff believes that this standard is met.

6. Adequate measures have been, or will be taken, to provide ingress and egress so designed to minimize traffic congestion in the public streets.

Analysis: The proposed use will be serviced by an existing driveway off of Water Street and Whiting Avenue.

Findings: Staff believes that access is appropriate and is not anticipated to incur additional traffic congestion compared to what is existing.

7. The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point and any of its components.

Analysis: See the ‘Comprehensive Plan Amendment’ and ‘Rezone’ sections above.

Findings: Staff believes that this request is met provided that the aforementioned Comprehensive Plan amendment and rezoning requests are approved.

8. **The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.**

Analysis: This conditional use request is seeking to operate a private nursing home facility on the subject property.

Findings: The regulations of the district are met provided that the above permit conditions are fulfilled.

9. **The proposal will not result in result in an over-concentration of high-density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective systems of the community.**

Analysis: There are no plans to increase the amount of beds that are currently located in the building.

Findings: This standard is met.

10. **Access to the site shall be safe.**

Analysis: Vehicular and pedestrian access to the site is off of Water Street and Whiting Avenue.

Findings: Staff believes that access to the property is appropriate.

12. **There shall be adequate utilities to serve the site.**

- a. **The Public Works Director, Police Chief and Fire Chief shall determine whether there is adequate sanitary sewer, portable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.**

Analysis: While utility connections for the subject property exists off of Water Street and Whiting Avenue, additional utility infrastructure is not planned at this time.

Findings: This standard is met.

13. **The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:**

- a. **Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: Refuse storage is currently located on the subject property and is screened from public view.

Findings: This standard is met.

- b. **Lighting shall be located to minimize intrusion onto neighboring properties.**

Analysis: Exterior light fixtures currently exist on the building, and additional fixtures are not planned.

Findings: This standard is met.

c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.

Analysis: The use will be operating within the confines of the building and property.

Findings: The use should not create excessive noise.

14. Principal – Applications for exclusive multi-family residential uses. Landscaping shall be provided, or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

Analysis: Existing trees are located around the parking lot and helps shield visibility of the principal structure from public right-of-ways. No exterior improvements are planned. If improvements are planned in the future, additional landscaping may be required.

Findings: N/A

Based on the findings above, staff would recommend approval of the conditional use permit with the conditions outlined on page one. Please keep in mind that State legislation has placed limitations on local jurisdictions regarding the denial of conditional use permits. Conditional use permits shall be reviewed by a means to permit a use under certain conditions applied to the use or property. For example, if a concern is raised regarding to a standard above, a condition can be applied to the permit to address the concern and grant the permit.



APPLICATION FOR AN ORDINANCE / CODE AMENDMENT

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Ordinance Chapter / Section			

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	John Pavelski, County Executive	Contact Name	Kevin Ramakrishna
Address	1462 Strongs Ave	Address	22 East Mifflin Street
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Madison, WI 53703
Telephone	715-346-1999	Telephone	608-229-2252
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

ORDINANCE AMENDMENT SUMMARY

Describe the requested ordinance amendment change	
Comprehensive Plan amendment to the Future land use map. Applicant is requesting a Commercial/Office/Multi-Family designation.	
Describe the reason for the requested change in the ordinance	
designation for the Property is "Institutional", and is specific to government ownership. Private ownership requires a change.	
How is the proposed ordinance amendment consistent with the comprehensive plan?	Does the proposed ordinance amendment represent a new policy or revision of existing policy?
The current use will not change.	No.

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>John Pavelski</i>	10/23/2025	Portage County	10/23/2025



APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date							

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	John Pavelski, County Executive	Contact Name	Kevin Ramakrishna
Address	1462 Strongs Ave	Address	22 East Mifflin Street
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Madison, WI 53703
Telephone	715-346-1999	Telephone	608-229-2252
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281230805101103		
Legal Description of Subject Property		
Part of Lot 1 of CSM #1580-6-38, located in the Southeast 1/4 of the Northeast 1/4 of section 5, T23N, R8E, City of Stevens Point, Portage County, Wisconsin.		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
16.0930		16.0930
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Current Zone District		Proposed Zone District
R-2		R-4

Reason for the zone change request

The Property is currently owned by Portage County and operates as the Portage County Health Care Center, located on the Property. Portage County seeks to sell the Property to a private entity.

Pursuant to Chapter 23 of the Stevens Point General Ordinances §23.02(1)(d)(3)(h), the current R-2 zoning allows for a Municipal Nursing Home as a conditional use but does not permit privately owned nursing facilities. Therefore, a rezone of the Property to R-4 as a conditional use is required to allow for a privately owned nursing facility (see 23.02(1)(f)(3)(h)). Following the transfer, the use of the Property would not change.

Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

Use of the property is not changing. No redevelopment.

Current Zoning Surrounding Subject Property

North:	R-2	South:	R-4
East:	R-2; R-3; R-4; B-4	West:	C

Current Land Use Surrounding Subject Property

North:		South:	
East:		West:	

Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?

No, it is not. The current Comprehensive Plan requires government ownership. The Comprehensive Plan will need to be amended as well due to the change in ownership of the Property.

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>John Pavelski</i>	10/23/25	Portage County	10/23/25



APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications if Any				Assigned Case Manager			
Pre-Application Conference Date				Conditional Use Permit Request	Use	<input type="checkbox"/>	Amend
					<input type="checkbox"/>		<input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	John Pavelski, County Executive	Contact Name	Kevin Ramakrishna
Address	1462 Strongs Ave	Address	22 East Mifflin Street
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Madison, WI 53703
Telephone	715-346-1999	Telephone	608-229-2252
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name		Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281230805101103		
Legal Description of Subject Property		
Part of Lot 1 of CSM #1580-6-38, located in the Southeast 1/4 of the Northeast 1/4 of section 5, T23N, R8E, City of Stevens Point, Portage County, Wisconsin		
Designated Future Land Use Category		Current Use of Property
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

--

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

--

Current Zoning Surrounding Subject Property

North:	R-2	South:	R-4
East:	R-2; R-3; R-4; B-4	West:	C

Current Land Use Surrounding Subject Property

North:		South:	
East:		West:	

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Building Elevations	<input type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
<i>John Paveleski</i>	10/23/25	Portage County	10/23/25

Adam Kuhn

From: Kevin Ramakrishna
Sent: Tuesday, October 21, 2025 1:39 PM
To: Adam Kuhn
Cc: Migena Vula
Subject: Portage County Rezone

Hi Adam,

We sent a message to the Alder (below). I'm not sure if you have a real email address for him, but hopefully he responds to the submission.

Thanks!

[Kevin Ramakrishna](#)

O: 608-229-2252

[reinhardtlaw.com](#) | [Bio](#) | [vCard](#)

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, October 21, 2025 1:35 PM
To: Kevin Ramakrishna
Subject: [EXTERNAL] Online Form Submittal: Contact Alderperson - District 10

Contact Alderperson - District 10

First and Last Name: Kevin Ramakrishna

Street Address: 22 E. Mifflin Street

City: Madison

State: WI

Zip: 53703

Phone Number: 608-229-2252

Email Address:

Please enter your questions or comments below:

I am writing to seek your approval and support to proceed with an application to rezone the property located at 825 Whiting Avenue, Stevens Point, WI 54481 (the "Property") from its current R-2 Single Family Residence zone ("R-2") to R-4 Multiple Family Residence zone ("R-4").

The Property is currently owned by Portage County and operates as the Portage County Health Care Center (the

"Facility"), located on the Property. Portage County seeks to sell the Property to a private entity.

Pursuant to Chapter 23 of the Stevens Point General Ordinances §23.02(1)(d)(3)(h), the current R-2 zoning allows for a Municipal Nursing Home as a conditional use but does not permit privately owned nursing facilities. Therefore, a rezone of the Property to R-4 as a conditional use is required to allow for a privately owned nursing facility (see 23.02(1)(f)(3)(h)). Following the transfer, the use of the Property would not change.

This e-mail and any attachments may contain privileged or confidential information. This e-mail is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient of this e-mail, you are hereby notified that any copying, distribution, dissemination or action taken in relation to the contents of this e-mail and any of its attachments is strictly prohibited and may be unlawful. If you have received this e-mail in error, please notify the sender immediately and permanently delete the original e-mail and destroy any copies or printouts of this e-mail as well as any attachments. To the extent representations are made herein concerning matters of a client of the firm, be advised that such representations are not those of the client and do not purport to bind them. This communication is not intended to constitute an electronic signature unless expressly stated otherwise.



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: December 1, 2025

RE: Housing Affordability Report: Posting Year 2025, Permit Year 2024

Background: As required by Wis. Stats. 66.10013, enclosed the Plan Commission will find the "Housing Affordability Report" for permitting year 2024.

This document details projected financial impact on subdivision development based on the City's fee schedule. Please note that this report is intended to outline the financial impact on subdivision development based on the developer's viewpoint of 'greenfield' development, wherein the property being developed has not had a previous human-centric land use. State statute does not outline the costs the City takes on as part of a subdivision development (i.e., long-term financial obligations of maintaining road and utility infrastructure). While this document is as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.

§66.10013 requires that the City find ways to reduce the cost of new housing construction by 20%. While the sentiment still holds true that the City's true ability to reach this 20% threshold is limited - a significant share of construction costs are outside of the City's sphere of influence (e.g., cost of materials, cost of labor, and federal regulations like the Davis-Bacon Act and the Buy American Act) - it is nonetheless a useful document to outline a community's aspirations to address high housing costs. Overall, recommendations are to advocate for planned development rezonings for multi-family housing construction, amend land use regulations by making more housing developments a permitted land use, and encourage partnerships between the City and third-party organizations to reduce the cost burden on a developer.

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

www.stevenspoint.com

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

Housing Affordability Report



REPORT YEAR 2025, PERMIT YEAR 2024

Department of Community Development
City of Stevens Point, Wisconsin



Introduction

In 2017, Wis. Act 243 was passed into law. This Act created a reporting requirement to address housing affordability for communities with a population exceeding 10,000 residents. This Housing Affordability Report is intended to provide the City of Stevens Point specific information on the following:

- (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
- (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
- (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
- (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
- (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 - 1. Meet existing and forecasted housing demand.
 - 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Additionally, this Housing Affordability Report will analyze the progress toward goals contained in the Housing Element Chapter of the City's 2005 Comprehensive Plan. This 2025 Housing Affordability Report is written to analyze the 2024 permit year, and complies with all requirements contained within §66.10013 of Wis. Stats.

Process & Data

As a result of §66.10013, this report was compiled utilizing data from permitting year 2024. This includes platting, development, and other permit data required to comply with the January 1, 2025 posting deadline outlined in 2017 Act 243. In 2023, changes in the fee schedule for various permits were proposed and adopted. Most changes saw a slight increase in fees required for scopes of work that charged a flat fee (e.g., water heater replacements, installation of accessory structures, roofing and siding replacement, etc.). These changes were effective starting with the 2024 permit year, and this is the first report where such fee increases are represented.

Additionally, as required by 2017 Act 243, this report is posted to the City's website (<https://stevenspoint.com/197/Community-Development>) for the public to view. All members of the City's Plan Commission and Common Council will also receive a copy of this report.

This plan highlights the projected financial impact on subdivision development based on the City's fee schedule. **Please note that this document is intended to outline the financial impact on subdivision development based on the developer's viewpoint of 'greenfield' development, wherein the property being developed has not had a previous human-centric land use.** The statute does not outline the costs the City takes on as part of a subdivision development (e.g., installing road and utility infrastructure). While as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.

Housing Demand & Affordability

Population

Over the last ten years, Portage County has had a 0.51% increase in population. Over the same time period, the City of Stevens Point and the Village of Whiting saw a slight decrease in population (3.93% and -7.13%, respectively), while the Village of Plover saw a significant increase in population (11.52%). The urban area of Portage County (considered the City of Stevens Point, the Village of Plover, the Village of Whiting and the Town of Hull), make up 66.22% of the total County population. This percentage has stayed stagnant over the last decade.

As the County seat, Stevens Point has a traditional development pattern, mixed with some suburban residential development. The City's existing housing stock similar in nature to other older communities that have experience population growth. The City has roughly 5,638 homes, of which 45% were constructed before 1950, 6% were constructed prior to 1900, and 11% were constructed

after 2000. Home construction has been cyclical in Stevens Point. Single-family home construction reached its peak in the 1960s during which 13% of the City's current stock was built. In the 1980's, only 3% of the City's current housing stock was constructed (note: Town of Hull and Village of Plover saw significant single-family housing development during this time). In the 1990's, the City's housing development increased as correlated to the development of the more suburban parts of the city. As of now, single-family construction since 2010 in Stevens Point accounts for 2% of its total housing stock, meaning a moment of waning in single-family housing development within the city. 54% of the City's housing stock are detached single-unit structures, meaning one residential unit is on one tax parcel. 95% of all homeowners in the city live in single-unit structures. Due to significant student populations encompassing the University of Wisconsin-Stevens Point and Mid-State Technical College, the city does have a disproportionate percentage of City households occupied by renters (49%). For the last several years, this number has remained nearly the same, but there has been a slight decline, from 51% to 49%.

There are several factors that play into the outward growth, or lack thereof, of the City's population. Environmental constraints on the City's municipal boundaries (high ground water and bedrock, for example) have limited the City's ability to grow 'outward' in a traditional suburban development pattern. Additionally, local public policy has shifted from outward growth to core redevelopment, which replaces existing, older homes with newer homes. This means a one-for-one replacement of existing housing stock, and typically takes a longer time to achieve neighborhood turnover. Other factors also indicate that over the last several years, surrounding municipalities have been developing tax-forfeiture (County-owned) subdivisions in the former Tree Acres Golf Course in the Southeast corner of the Village of Plover. This land was being sold undeveloped between \$9,500 and \$10,000 per acre, as opposed to similar properties in or around the City of Stevens Point selling for \$30,000 to \$35,000 per acre. This has drawn significant new residential development and subsequent population to surrounding municipalities as opposed to the City.

In 2025, the Wisconsin Department of Administration (DOA) provided population estimates for the year 2050 based on the 2020 Census and other data provided to the State. The DOA estimates a gradual decrease in population: 24,861 persons by 2030, 23,387 persons by 2040, and 21,521 persons by 2050.

Growth Trends & Focus Areas of the Community

For the last several years, a significant refocus in public policy towards housing has occurred. Local elected and appointed officials have opted to spend efforts on redeveloping and reinvesting the City's existing neighborhoods, while discouraging suburban greenfield development. This means that fewer new utilities and roadways are installed, and therefore fewer (if any) impact fees are assessed to developers seeking to construct new residential subdivisions. The implementation of this shift in policy is new – however, the City's 2005 Comprehensive Plan identified upkeep, maintaining, and

offering incentives to homeowners to improve the existing housing stock. Major non-single-family developments either have occurred (Berkshire Senior Housing, BANTR Apartments, Northside Yard and The Grove), and several additional multi-family housing developments are planned in the next few years. These developments are on existing lots within the City’s core neighborhoods, and are not considered greenfield development. While infill development does require building permits and some impact fees, it is not as impactful to the developer if a greenfield development were to occur. Additionally, given the focus on infill redevelopment and reinvestment, you will see that the City’s building permits on alterations is higher than other municipalities that are hyper-focused on suburban development and subdivisions.

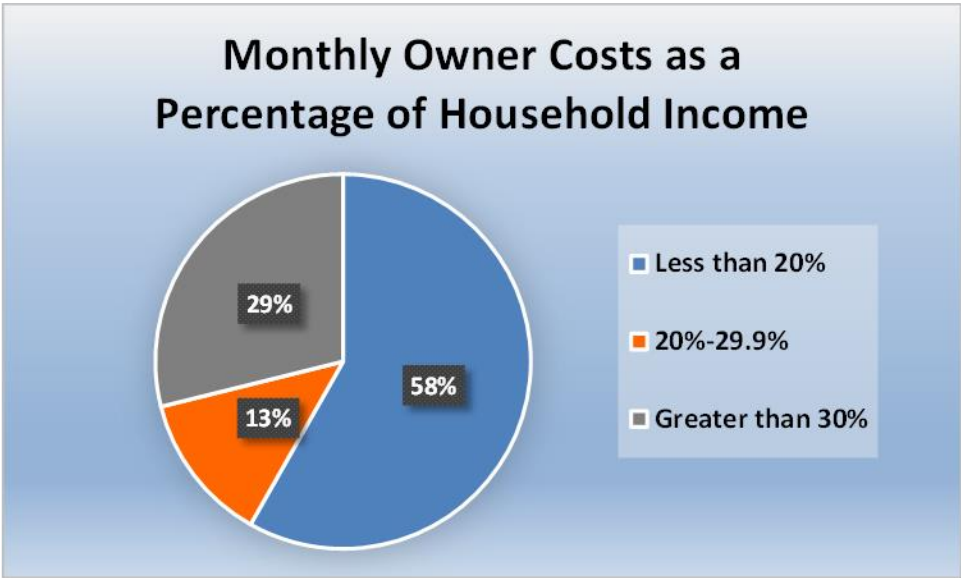
Housing Affordability

Utilizing data from the American Community Survey, we can provide generalizations on how affordable housing (whether rental or owner-occupied) is within the City of Stevens Point. Housing affordability has been defined by the amount of monthly income that is dedicated to paying a mortgage or rent. According to the U.S. Department of Housing and Urban Development, families that pay more than 30% of their monthly income for housing are considered housing cost-burdened. This means that those families are financially limited on other non-discretionary costs of living within the community (transportation, groceries, student loans & debt service, childcare, etc.). In the City of Stevens Point, the median gross household income is \$46,663.

Owner-Occupied Housing

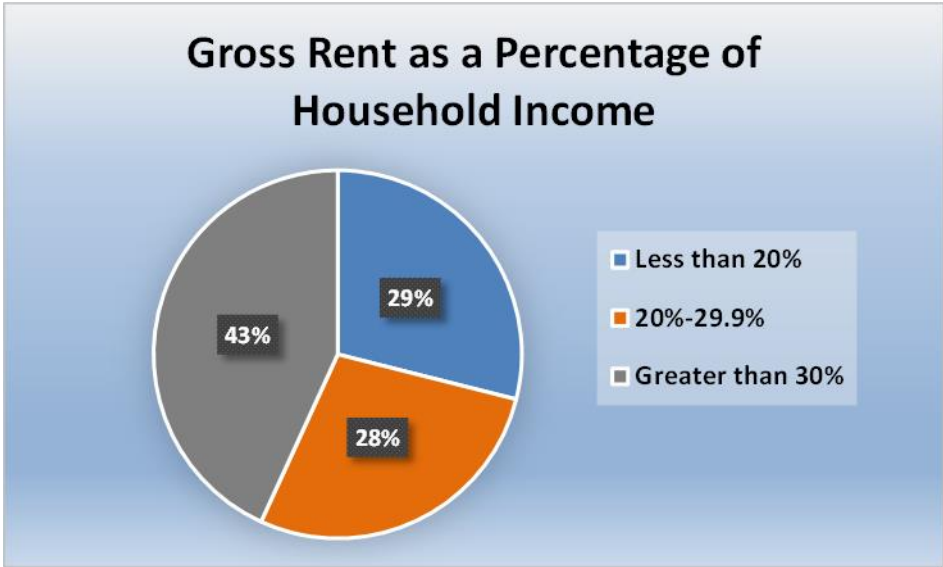
For us to dive further into the concept of housing affordability, we need to better understand the data in which we are pulling this information from. When identifying “Monthly Owner Costs,” it should be known that this includes the sum of payments for mortgages, deeds of trust, contracts to purchase, or other similar debts on the property. It also includes real estate taxes, proper insurances, and utilities.

According to the 2023 American Community Survey, there are 11,566 occupied housing units within the city. Of those, 5,512 (47.7%) are owner-occupied. Additionally, of the 5,512 owner-occupied units, 3,108 (56.38%) have a mortgage or mortgage equivalent. Of those with a mortgage or mortgage-equivalent, roughly 655 households (21%) spend more than 30% of their household income on Monthly Owner Costs. Below is a percentage breakdown of the percentage of household income spent on Monthly Owner Costs.



Non-Owner-Occupied Housing (Renters)

With a high student population and older housing stock, it is no surprise to public officials that the city has a higher percentage of non-owner-occupied housing than peer communities. Of the 11,566 occupied housing units in the community, 5,551 (47.99%) are renter-occupied. Based on data gathered from the U.S. Census, 43% of renter-occupied housing units pay over 30% of their household income towards rent.



This state-mandated report is well intended and affords municipalities the opportunity to review our internal fee structures and identify ways to reduce the cost of developing housing within the City, thereby reducing the cost shift from the developer to the new home owner. With that said, it is

important to point out the contradictory language between §66.10013, §66.10014, and §66.1015. §66.1015 outlines limitations on a municipality’s ability to enact inclusionary zoning. It reads, in part:

(3) Inclusionary zoning prohibited.

(a) In this subsection:

1. “Inclusionary zoning” means a zoning ordinance, as defined in s. [66.10015 \(1\) \(e\)](#), regulation, or policy that prescribes that a certain number or percentage of new or existing residential dwelling units in a land development be made available for rent or sale to an individual or family with a family income at or below a certain percentage of the median income.

2. “Median income” has the meaning given in s. [234.49 \(1\) \(g\)](#).

(b) No city, village, town, or county may enact, impose, or enforce an inclusionary zoning requirement.

It is a contradiction to require municipalities to write this report annually and identify ways to reduce our impact fees at the time of approval of a new subdivision by 20 percent – under the premise of ‘Housing Affordability’ – but prohibit local governments to require that new housing developments have *some* type of affordable housing. Arguably, one of the best ways to address local housing shortages is to allow the local municipality to regulate development of *some* affordable housing when working through a new development – not by solely relying on the market to drive this component.

Housing Goals in the Comprehensive Plan

The City’s most recently adopted Comprehensive Plan was approved in 2005. The existing Comprehensive Plan focuses on strengthening our neighborhoods, improving the housing stock, and furthering housing policy that promotes affordability, availability, and accessibility of units. Each of those development goals include specific policy items as outlined below:

Goal A. Allow for an adequate supply of housing to meet the needs of all citizens; a diverse housing stock exists across income levels and within neighborhoods.

Objective A1: *Planning policies and development regulations should be flexible, and not impose unnecessarily rigid or strict residential environments, allowing for variation in housing type and density, and in the socio-economic composition of neighborhoods in all sections of the city.*

Policy A1.1: *Create zones where maximum lot sizes, smaller lots, and mixed uses would be considered as part of an overall design theme perhaps using Traditional Neighborhood Principles.*

Policy A1.2: *Promote the availability of adequate and affordable housing for the elderly, disabled, and low income.*

Policy A1.3: *Residential growth should be clustered, where appropriate, within walking or biking distance of everyday necessities, incorporate green space and other natural resources into its design, contain a diverse housing stock, be located near services, and less reliant on the automobile.*

Policy A1.4: *Mixed-Use Flexibility - To plan for “mixed-use” residential areas where appropriate, with guidance and participation by neighborhood residents and alderperson to assist the Planning Department in establishing specific neighborhood densities, zoning districts, and zoning boundaries.*

Policy A1.5: *Environmental Quality - To reject or require changes in residential development proposals which are determined to result in environmental problems such as groundwater or surface water pollution, destruction of scenic quality, adverse effects on shorelands or wetlands, creation of surface drainage problems, and loss of good farmland.*

Objective A2: *Infilling and Avoidance of Sprawl - To plan for and advocate the development and/or redevelopment of close-in parcels of land having some or all existing City services as a means of bringing available City lands on the market for residential expansion. As a general rule these lands will be less costly to develop than the extension of services to fringe lands.*

Policy A2.1: *To develop incentives for the owners of such lands to initiate developments.*

Policy A2.2: *To provide reasonable incentives to developers to develop such parcels where there is a confirmed fiscal benefit to the City.*

Policy A2.3: *Develop housing close to places of employment.*

Policy A2.4: *Reemphasize residential development at downtown locations in conjunction with retail and commercial development.*

Goal B. Maintain or improve the quality and integrity of existing housing and neighborhoods. The result will be residential neighborhoods which are safe and pleasant, where property values are protected, and which are free from incompatible land uses and traffic volumes.

Objective B1: *Housing is monitored and quality maintained through the strict enforcement of guidelines and codes*

Policy B1.1: *Review and update building maintenance and occupancy codes; enforce minimum housing standards throughout the City.*

Policy B1.2: *Enforce maintenance and occupancy codes to targeted neighborhoods and respond to housing maintenance concerns on a complaint-made basis.*

Policy B1.3: *Take action to address property maintenance and night-time noise complaints, surrounding college housing. Possible actions include targeted policing and neighborhood watch programs.*

Policy B1.4: *Apply codes relating to sidewalk maintenance and shoveling uniformly across the City.*

Objective B2: *Establish a subcommittee to evaluate costs and benefits of a design review process for multifamily projects approvals.*

Objective B3: *Maintain and expand housing owner and landlord rehabilitation loan programs.*

Policy B3.1: *Maintain and administer City Housing and Community Development Authority Housing rehabilitation programs.*

Policy B3.2: *Apply for additional City housing rehabilitation funding through Community Development Block Grant and other programs.*

Policy B3.3: *Assist renters to become homeowners with down payment assistance, training, rehabilitation costs and others as needed.*

Policy B3.4: *Coordinate City housing programs with CAP Services Inc. housing programs to maximize leverage of additional funds.*

Policy B3.5: *Support the expansion and continuation of CAP Services Inc. housing rehabilitation programs.*

Policy B3.6: *Provide assistance to the Stevens Point Area Senior High School, Habitat for Humanities, or other appropriate new house construction program by assisting with financing, lot purchase, or other assistance.*

Policy B3.7: *Apply public housing programs in a manner that does not result in the over-concentration of low-income persons or a single ethnic group in a single area.*

Objective B4: *Older homes are preserved through incentives that are offered to those who revitalize and maintain existing housing within the urban area.*

Policy B4.1: *Allow for the reasonable remodeling and expansion of those older homes and garages to modern standards while at the same time protecting the rights of privacy and enjoyment of open space of neighbors.*

Policy B4.2: *Create a working group to study the impact of current setback requirements on older neighborhoods and to amend those codes as necessary.*

Policy B4.3: *Identify existing homes that are in such poor condition that they should be demolished and the lots made available for new housing.*

Goal C. Plan for an adequate supply of land for residential development which allows choices between different types of residential environments.

Objective C1: *The City works to identify and preserve areas for future city growth.*

Policy C1.1: *Work with neighboring towns to identify and preserve areas for future city growth.*

Policy C1.2: *Maintain an adequate supply of land for residential development.*

Policy C1.3: *Avoid residential sprawl outward along Highways 10 and 66 through use of available City powers including extraterritorial plat review.*

Policy C1.4: *Compliance With Development Standards - review all subdivision plats and lot splits to assure that all City residential development standards are met and to insure that each subdivision is planned to interrelate well with surrounding development, existing or future.*

Policy C1.5: *Encourage housing projects which have a net positive tax impact to the City.*

Policy C1.6: *Neighborhood design enhances community character.*

Objective C2: *Growth boundaries are established and maintained in the urban area to assist zoning in regulating and managing outward growth and protecting undeveloped land.*

Policy C2.1: *Local units of government work together to develop creative ways to plan for and share the benefits of growth across municipal boundaries.*

Policy C2.2: *Develop an educational program for municipal boards and the public related to housing issues.*

Objective C3: *Payment for Development Costs - require developers to provide required public services as determined by Council, and provide arrangements for payment of that portion of development costs before such developments receive final approval by the City.*

Policy C3.1: *Investigate strategies to reimburse the City for the costs of new development.*

Meeting the Housing Goals of the Comprehensive Plan

The City's Comprehensive Plan contains several goals relating to housing affordability and meeting demand for households of all income levels. Notable policies to reduce cost of fees and infrastructure include encouraging infill development, revising regulation to allow higher-density housing types, and prioritizing redevelopment, mixed-used, and housing rehabilitation within the City.

There are policies within the Plan that are aimed at marketing assistance programs to homeowners for rehabilitation, especially lower-income households, as well as directly analyzing locations for likely new workforce housing development. Importantly, the Plan recognizes the necessary collaboration with adjacent municipalities. Partnership is necessary to ensure flexibility in the ability to provide a range of housing choices and locations for residents of the region.

As outlined earlier, much of the lack of greenfield development is partly due to development constraints that limit the City’s possibilities for expansion, such as growth boundaries, utility expansion, and natural challenges such as prevalence of both wetland and bedrock in locations that would otherwise support development.

Lastly, it should be noted that the City is currently undergoing a rewrite of its Comprehensive Plan, creating neighborhood plans along targeted areas of the city. 2023 saw the adoption of the City’s first neighborhood plan – a plan for the Goerke Park-Washington Elementary School neighborhood. As the City adopts additional neighborhood plans, careful emphasis should be given to ensure that the housing goals identified are representative of the need for new and refurbished housing units among the city as a whole.

Residential Activity & Fees Collected

Consistent with §66.10013(2)(a) and (b) of the Housing Affordability Report requirements, in 2024 the City approved the following plats, permits, and maps for residential development:

Table 1: Residential Activity, 2024

Fees Collected - 2024	Projects	Total Fees (\$)	Avg. Project Cost (\$)	Avg. Fee per Project (\$)
New Single Family Residential	22	3,318,210.00	150,827.73	856.18
New Duplex(s)	7	2,504,000.00	357,714.29	1,946.39
New Multi-Family	1	7,365,500.00	7,365,500.00	4,714.15
Addition	13	952,588.42	73,276.03	245.57
Alteration	343	2,511,977.48	7,323.55	86.61
Demolition	7	78,568.00	11,224.00	78.57
New (Deck, Driveway, etc.)	139	948,099.04	6,820.86	69.41
Replacements	489	3,853,124.51	7,879.60	54.80
Unclassified	17	291,170.36	17,127.67	58.24
TOTAL	1,038	21,823,237.81	7,997,693.72	8,109.92

Table 2: Residential Units Created, 2024

Type	Residential Units Created
Subdivision Plat	60
Certified Survey Maps	15
Condo Plats	0
Single-Family Permits	22
Two-Family Permits	7
Multi-family Permits	0

Permits issued and units created in 2024 represent all residential activity in the City. Consistent with previous years, there is significantly more activity with alterations and additions as opposed to creation of new units of housing. This also indicates that homeowners within the City of Stevens Point are working to

maintain their properties and could also be considered that property owners within the City are living within their financial means. This provides for a more resilient community during economic uncertainties.

Of note in meeting affordability and upkeep/maintenance goals that improve the condition of existing housing stock, it is worth reiterating that 81% of all permits were issued for additions, alterations and replacements. Considering the general homeownership affordability in the City, as well as the number and percentage of improvement-related fees, owners appear to be spending significant amounts of capital in increasing the condition of homes.

Table 3: Residential Permits, 2024

Type	Residential Permits
Subdivision Plats	1
Certified Survey Maps	8
Condo Plats	0
New Unit Building Permits	30
Alteration Permits	343
Addition Permits	13

For new construction, the average new home project cost for single-family residential in 2024 was nearly \$150,827 per unit – a nearly \$20,000 increase from 2023. This indicates that while there is a small market for new construction, these homes are targeted to higher-income households. This is consistent with the known gap in housing availability, higher-priced new construction lifts pressure and burden on lower-cost housing options for lower income households - especially under consideration of stagnant or slightly decreasing housing demand in the City, and inflationary measures within the global economy.

Financial Impact of Fees on Development

City fees for new development are modeled below to illustrate impact on a hypothetical subdivision.

Fee	Amount	Unit
Park Improvement Fees and Fee in Lieu of Land - Single family	\$300.00	Dwelling Unit
Park Improvement Fees and Fee in Lieu of Land - Duplex	\$500.00	Dwelling Unit
New Residential Building Plan Review (1 and 2 family)	\$0.02	SF (min \$40)
New Residential Electrical Review	\$0.01	SF (min \$40)
New Residential HVAC Review	\$0.01	SF (min \$40)
New Residential Plumbing Review	\$0.01	SF (min \$40)
New Residential Zoning Review	\$0.02	SF (min \$200)
New Residential Building Inspection	\$0.10	SF (min \$200)
New Residential Electrical Inspection	\$0.10	SF (min \$200)
New Residential HVAC Inspection	\$0.10	SF (min \$200)
New Residential Plumbing Inspection	\$0.10	SF (min \$200)
New Residential Zoning Inspection	\$0.06	SF (min \$120)
Wisconsin Uniform Building Permit Seal	\$43.00	Dwelling Unit
Temporary Electric Permit	\$50.00	Per Service
Preliminary Plat	\$300.00	Application
Preliminary Plat	\$10.00	Lot
Final Plat	\$50.00	Application

Analysis of Development Regulations

Regulation

Residential development within the City of Stevens Point is generally consistent, predictable, and effective across different zoning districts. The City updated fee tables in 2018 to increase transparency of development and addition/alteration, and offer straightforward calculations to estimate impact. The City Plan Commission meets monthly to review and discuss development proposals. In addition, the City Code of Ordinances is complete in zoning and development requirements – creating uniformity in consistency and expectation for developers who are proposing new construction or alteration/rehab within the City.

There are sections and Districts within the current ordinance that are prohibitive to new housing construction, especially of specific unit types for infill and small-lot development. Both the Zoning and Subdivision Ordinance are in need for revision to include tiny houses, cluster subdivisions, cottage clusters, etc. which would increase the diversity of development and redevelopment options.

The Subdivision Ordinance creates additional requirements in platting and survey maps, consistent with Chapter 36 of the Wisconsin State Statutes. The ordinance also creates consistency with the City's Comprehensive Plan, requiring public dedication and improvements for final subdivision plats and maps to be granted. Amendments to this Ordinance are underway and is expected to be completed in 2026.

Costs of improvements and dedications are funded through unit sales and rent revenue and are generally passed on to consumers which impacts affordability of development in the City. However, in 2024 the degree of new unit development is reflective of the need for rehabilitation and redevelopment across many districts. Generally, the City's land use regulations are not considered overly burdensome to the development of housing within the community.

Land Costs

Land costs are directly impacted by land use regulations and are passed onto development through regulatory requirements of individuals districts. Due to the necessary costs associated with fees to promote health, safety, and welfare of residents, the largest potential for reducing time and cost of development is through regulations associated with land cost. However, due to the nature of the housing market affordability of rehabilitation as opposed to new construction, the amount of impact is limited. It is not believed that it is the responsibility nor the role of the City to reduce land costs for the development of a greenfield subdivision. Developers take on specific risks when developing greenfield subdivision, and the land regulations regulated through the City's Zoning and Subdivision Code are specifically written for a purpose. As an example, the [2018 Housing Affordability Report](#) encourages the City to consider reducing the minimum square footage requirements for low-density residential developments. Currently, the required lot size is two acres. The intention of this district is to provide for low-density residential land usage and accessory uses particularly in fringe areas of the City to reduce the need for and cost of public services such as sewer and water, or to be applied in those areas of the City where natural environmental conditions present physical development problems such as from high ground water, bedrock, clay soils, etc. If the City were to reduce the size of the minimum square footage required, we would actively be working against our own zoning code.

If a developer wanted to do smaller lots and a lesser footprint than typically allowed, City staff would encourage the developer to pursue a Planned Development District. A Planned Development is a zoning district that allows for deviation from the standards of this zoning ordinance in exchange for higher quality development. This could include higher density wherein higher density may not be

allowed or if a developer intended to develop a residential project outside of a typical subdivision (tiny homes, cottage development, etc.). This is the most effective way to reduce overall costs to develop a residential project in the City by 20 percent. The City could reduce the time required for review to get a Planned Development District in place by offering a more streamlined process that could eliminate the public hearing component if the development is smaller than a certain number of acres or parcels. Additionally, the City could remove the conceptual review process for Planned Development Districts before going through the approval process.

Undeveloped Parcels Permitted for Residential Use

Per §66.10013(2)(c) and (d) of the Housing Affordability Report, a list and map of undeveloped parcels in the municipality that are zoned for residential development and a list of all undeveloped parcels in the municipality that are suitable for, but not zoned for residential development, are found at the end this document.

Zoning regulations for development within the City of Stevens Point are regulated within [Chapter 23](#) of the Revised Municipal Code.

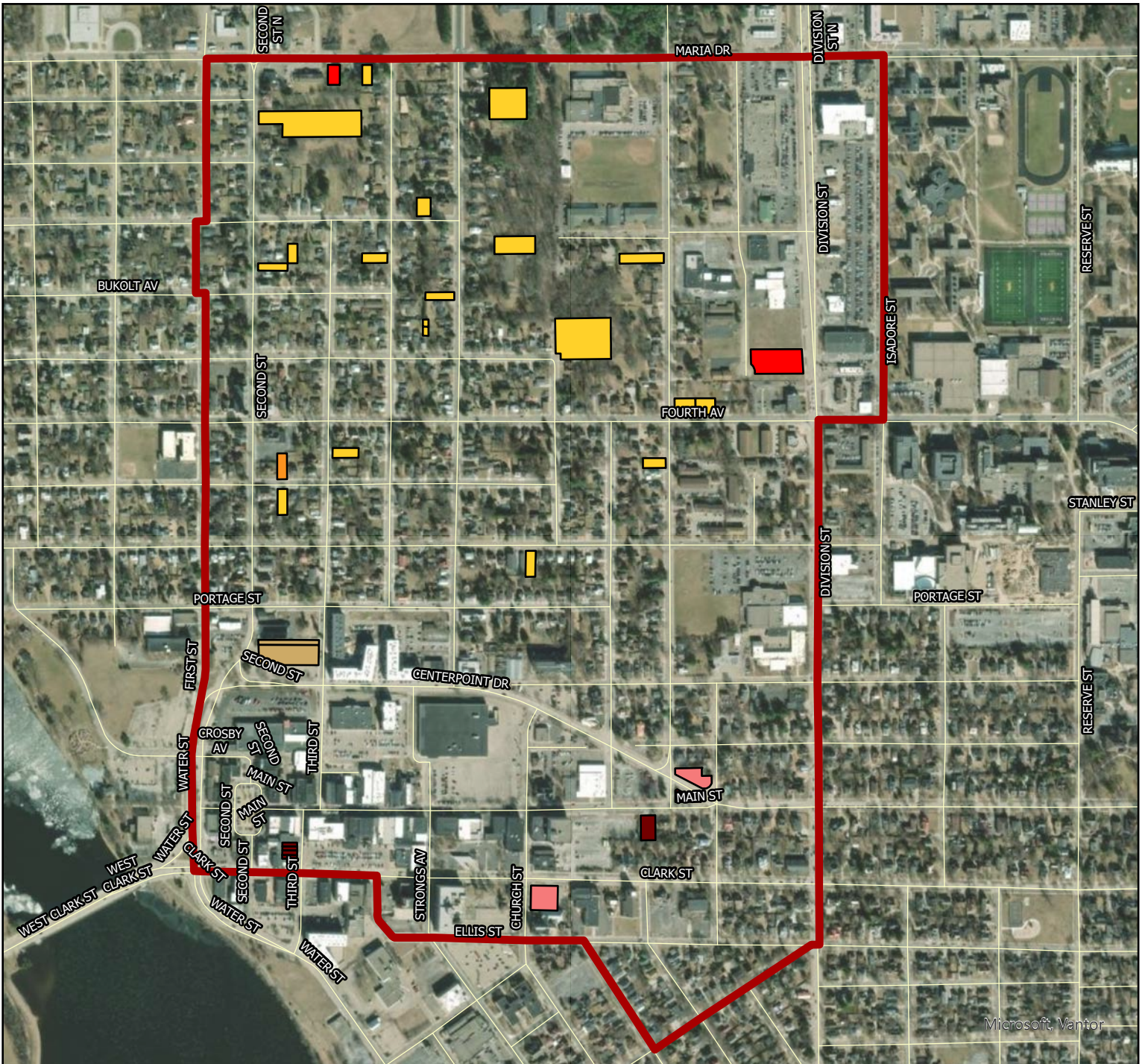
Subdivision regulation for development within the City of Stevens Point are regulated within [Chapter 20](#) of the Revised Municipal Code.

Plan Review and Building Permit Fees for development within the City of Stevens Point are outlined in the [Fee Schedule](#) of the Community Development Department.

Developers and Builders are strongly advised to reach out to [Community Development Staff](#) before making offers to purchase on any land for residential development.

This regulatory document was reviewed by the City Plan Commission on December 1, 2025 and accepted by the Common Council of the City of Stevens Point on December 15, 2025.

Undeveloped Land Zoned for Residential Development District #1




0 0.07 0.15 0.3
Miles

 Aldermanic District 1


Zoning District


 Central Business (B3)

 Central Business Transition (B2)

 Commercial (B4)

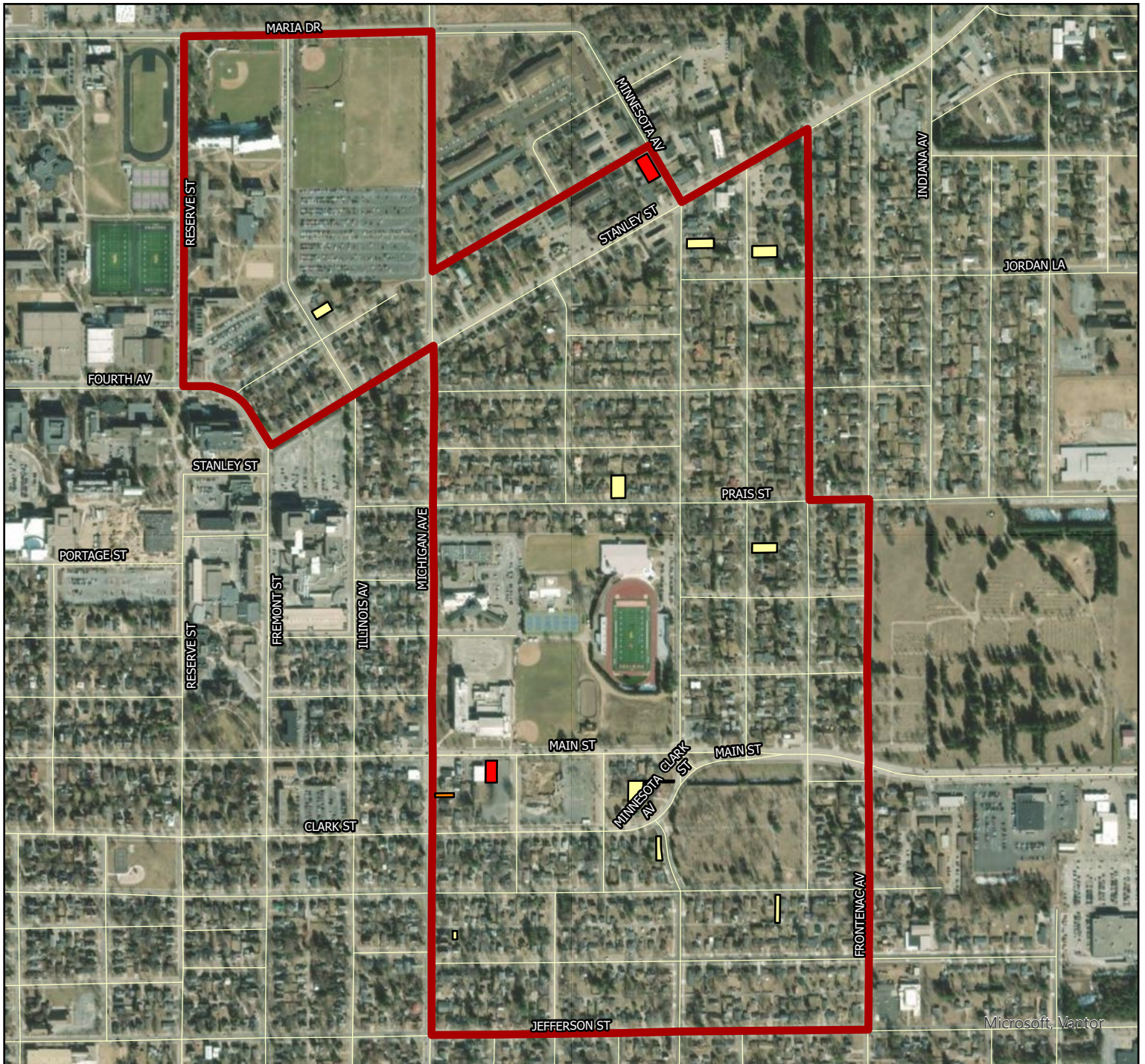
 Multiple Family I Residential (R4)

 Multiple Family II Residential (R5)

 Single and Two Family Residential (R3)



Undeveloped Land Zoned for Residential Development District #2



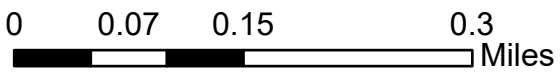
0 0.07 0.15 0.3 Miles



- Aldermanic District 2
- Zoning District**
- Commercial (B4)

- Multiple Family I Residential (R4)
- Single Family Residential (R2)

Undeveloped Land Zoned for Residential Development District #3



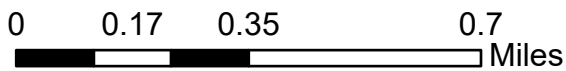
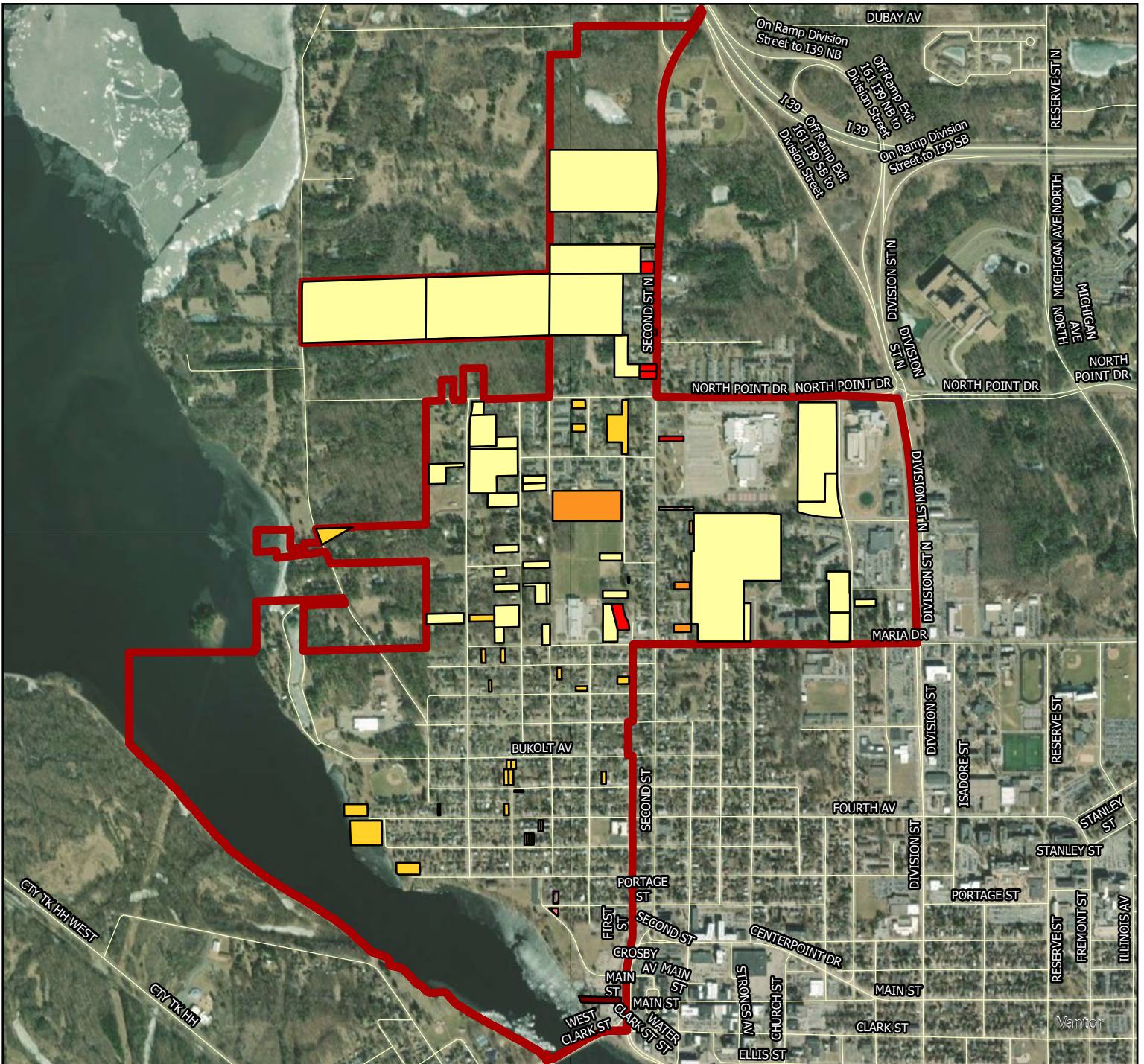
 Aldermanic District 3


Zoning District

 Single and Two Family Residential (R3)

Undeveloped Land Zoned for Residential Development

District #4



 Aldermanic District 4

Zoning District


 Single and Two Family Residential (R3)

 Central Business (B3)

 Commercial (B4)

 Multiple Family I Residential (R4)

 Multiple Family II Residential (R5)

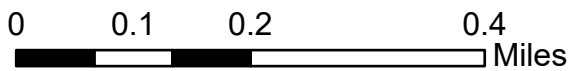
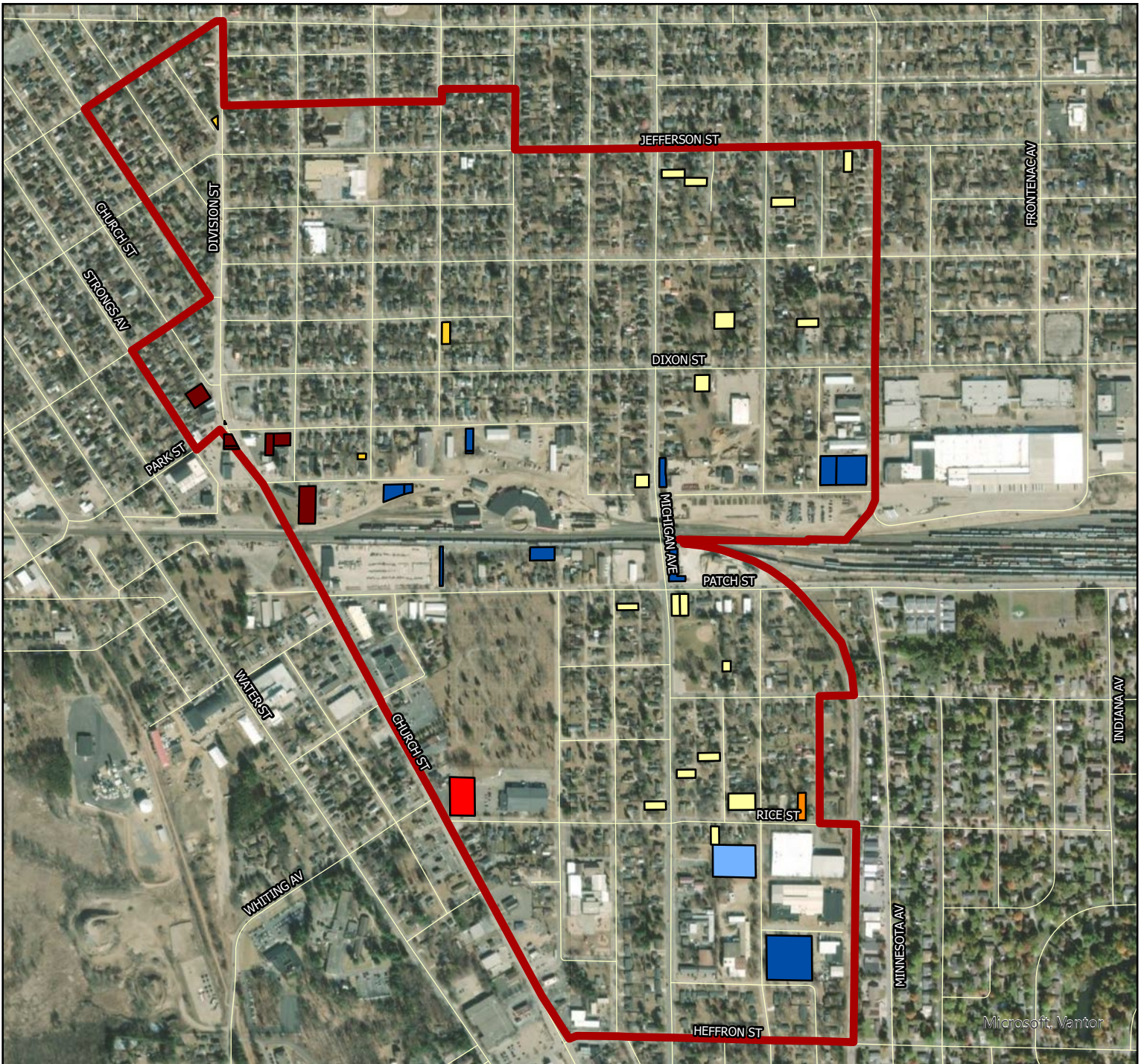
 Single Family Residential, Multiple Family I Residential (R2/R4)

 Single Family Residential (R2)

 Split Zoned

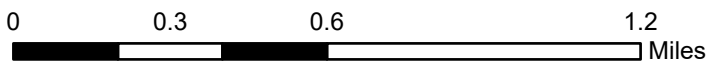
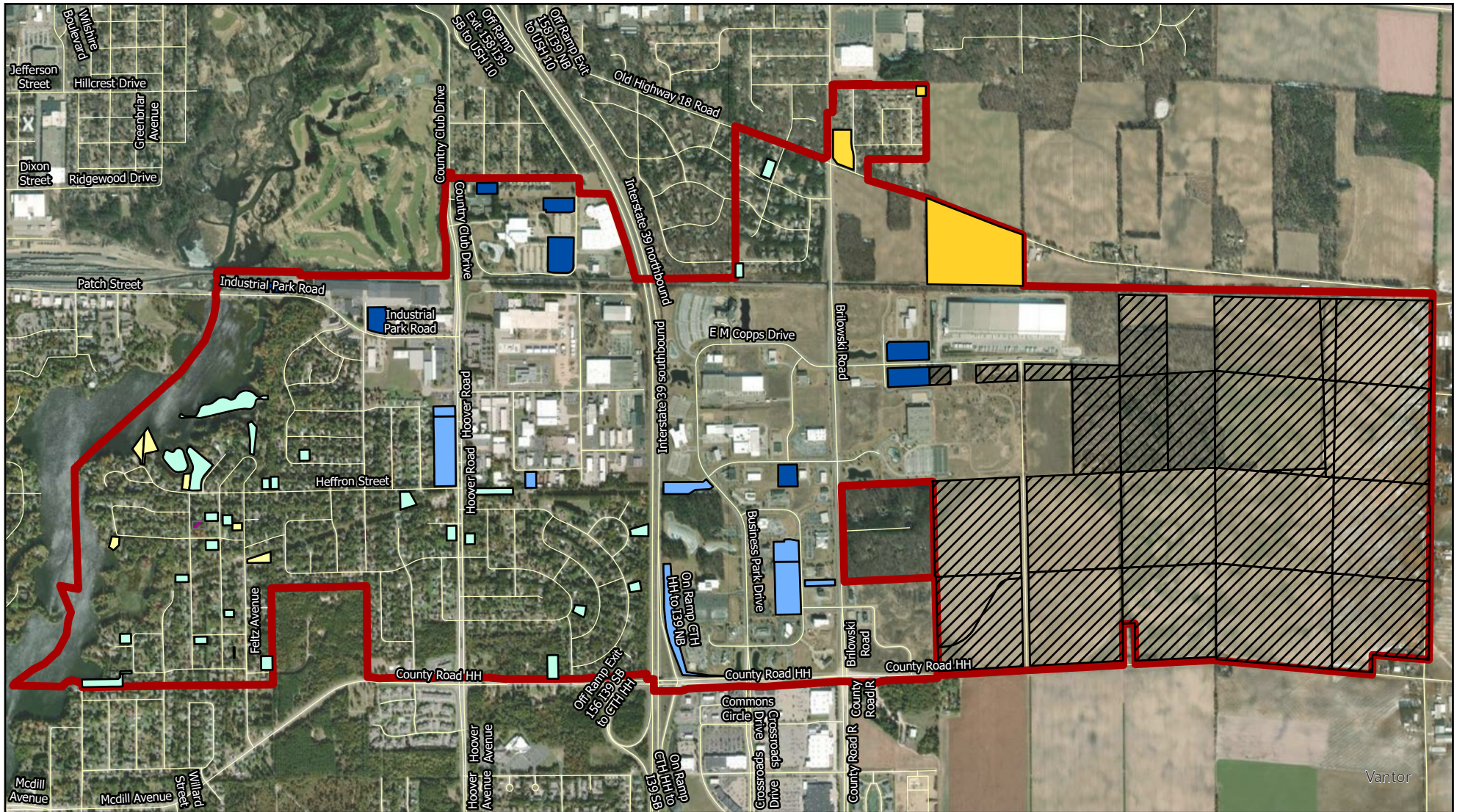
Undeveloped Land Zoned for Residential Development

District #5



- | | |
|------------------------|--|
| Aldermanic District 5 | Heavy Industrial (M2) |
| Zoning District | Light Industrial (M1) |
| Central Business (B3) | Multiple Family I Residential (R4) |
| Commercial (B4) | Single Family Residential (R2) |
| | Single and Two Family Residential (R3) |

Undeveloped Land Zoned for Residential Development District #6

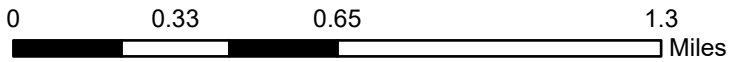
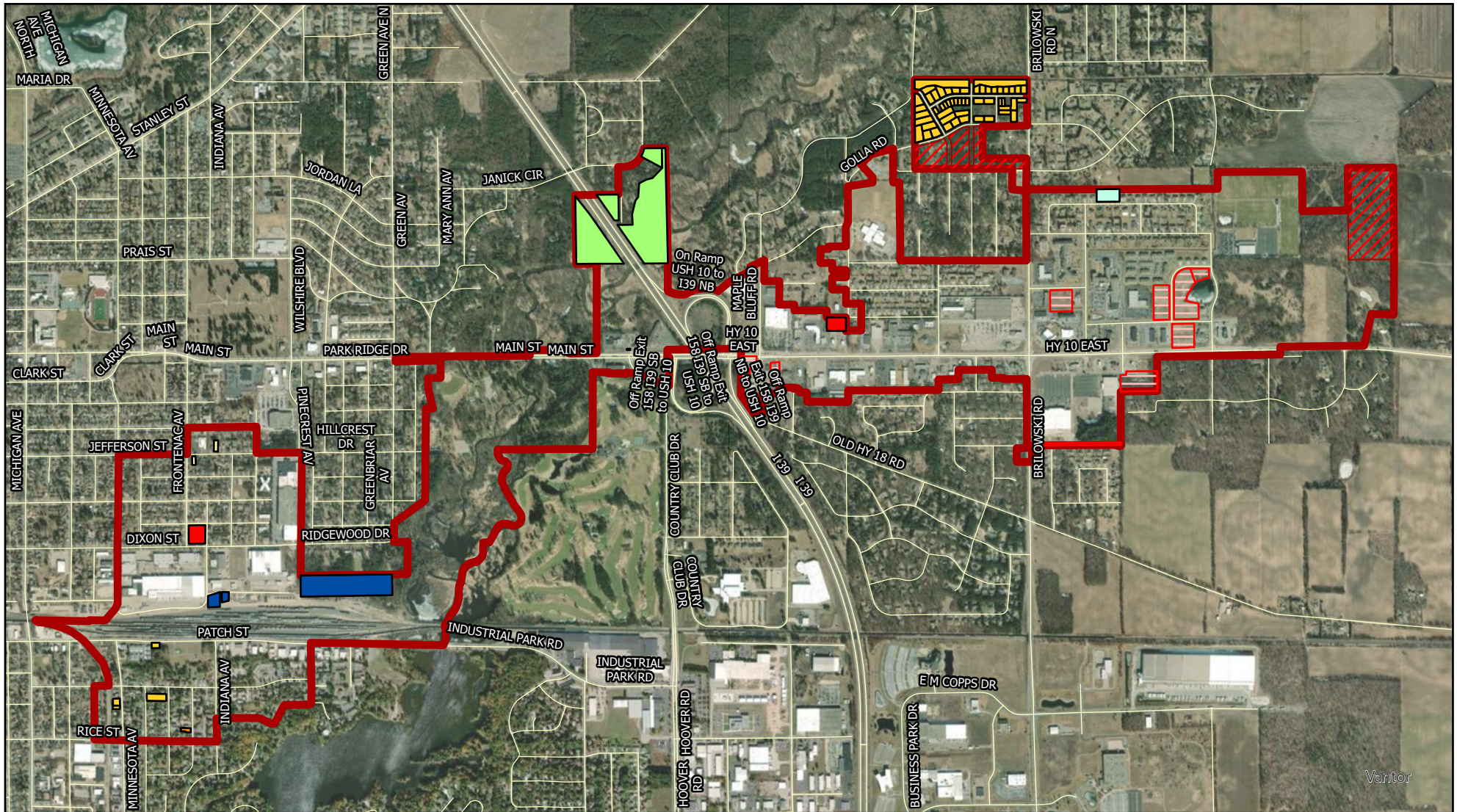


- | | |
|---|---|
| Aldermanic District 6 | Single Family Residential (R2) |
| Zoning District | Single and Two Family Residential (R3) |
| Heavy Industrial (M2) | Split Zoned |
| Light Industrial (M1) | Suburban Single Family Residential (R1) |
| Planned Industrial Development District (PID) | |



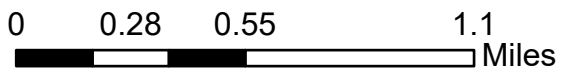
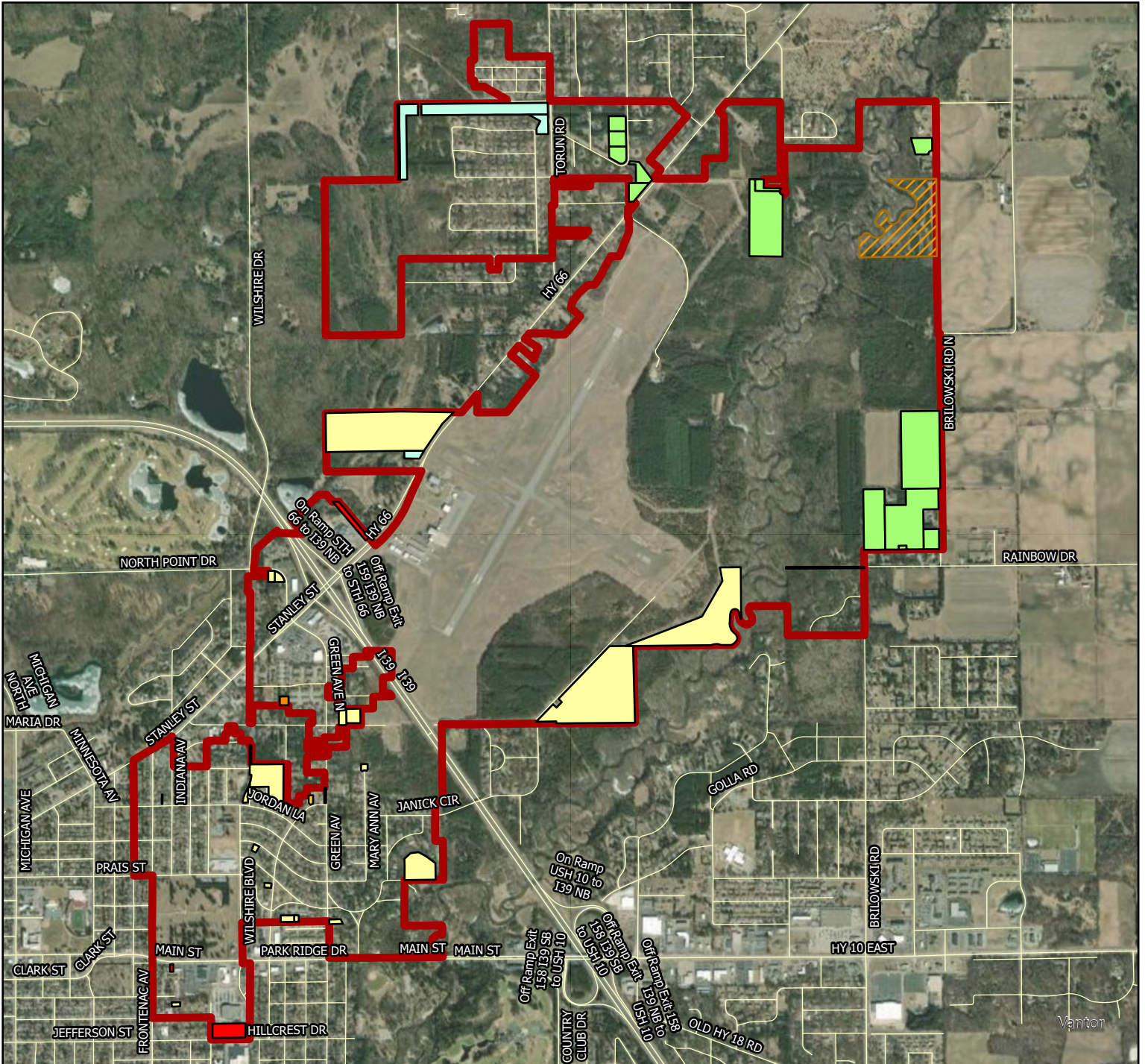
Undeveloped Land Zoned for Residential Development

District #7



- | | | |
|------------------------|------------------------------------|---|
| Aldermanic District 7 | Highway Commercial (B5) | Single Family Residential (R2) |
| Zoning District | Low Density (RLD) | Single and Two Family Residential (R3) |
| Commercial (B4) | Multiple Family I Residential (R4) | Suburban Single Family Residential (R1) |
| Heavy Industrial (M2) | Not Zoned | |

Undeveloped Land Zoned for Residential Development District #8



Aldermanic District 8

Zoning Districts

Commercial (B4)

Low Density (RLD)

Multiple Family I Residential (R4)

Multiple Family II Residential (R5)

Single Family Residential, Conservancy (R2/C)

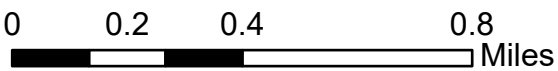
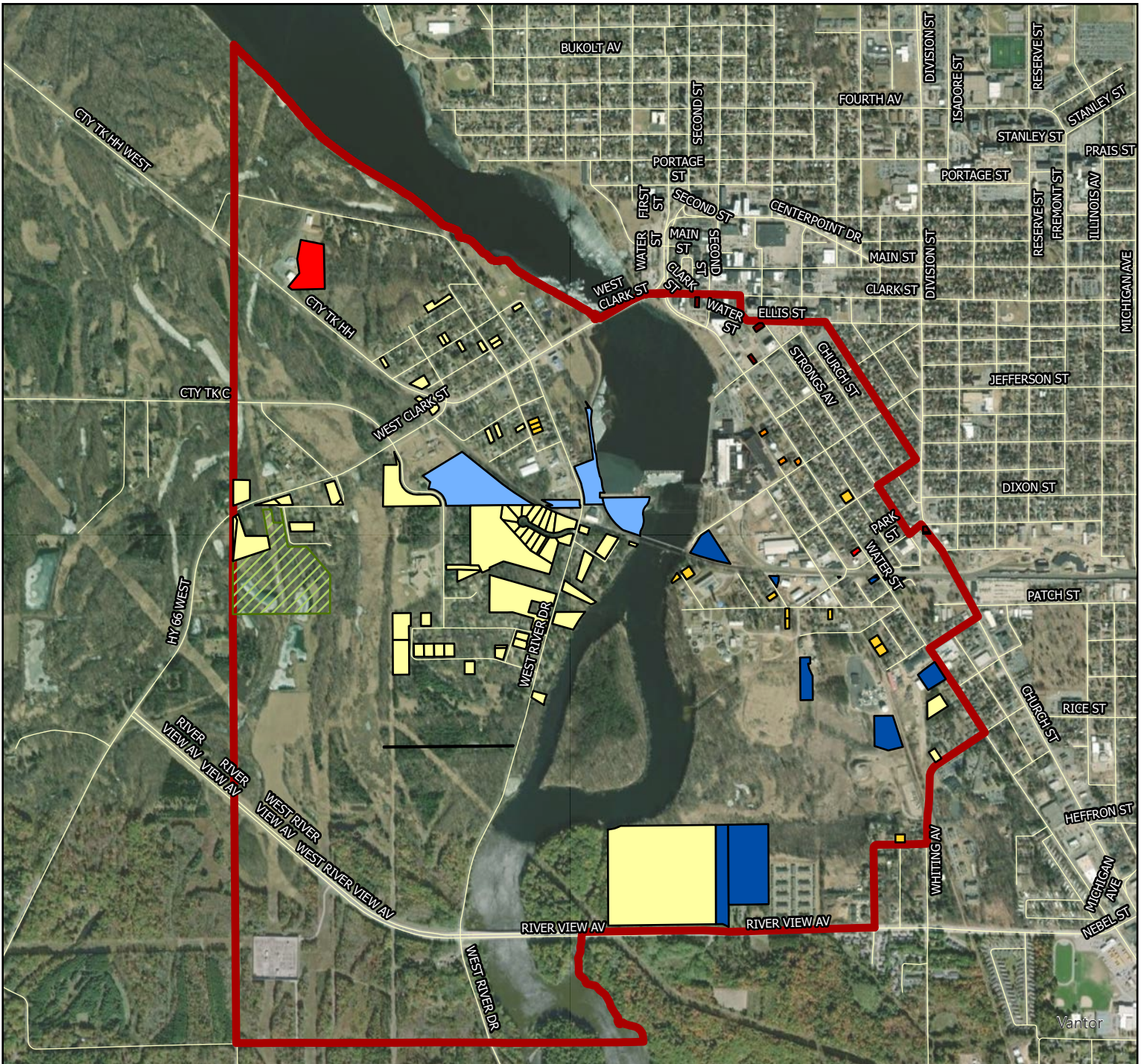
Low Density, Conservancy (RLD/C)

Single Family Residential (R2)

Single and Two Family Residential (R3)

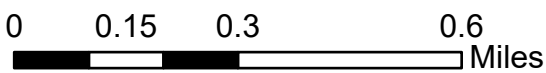
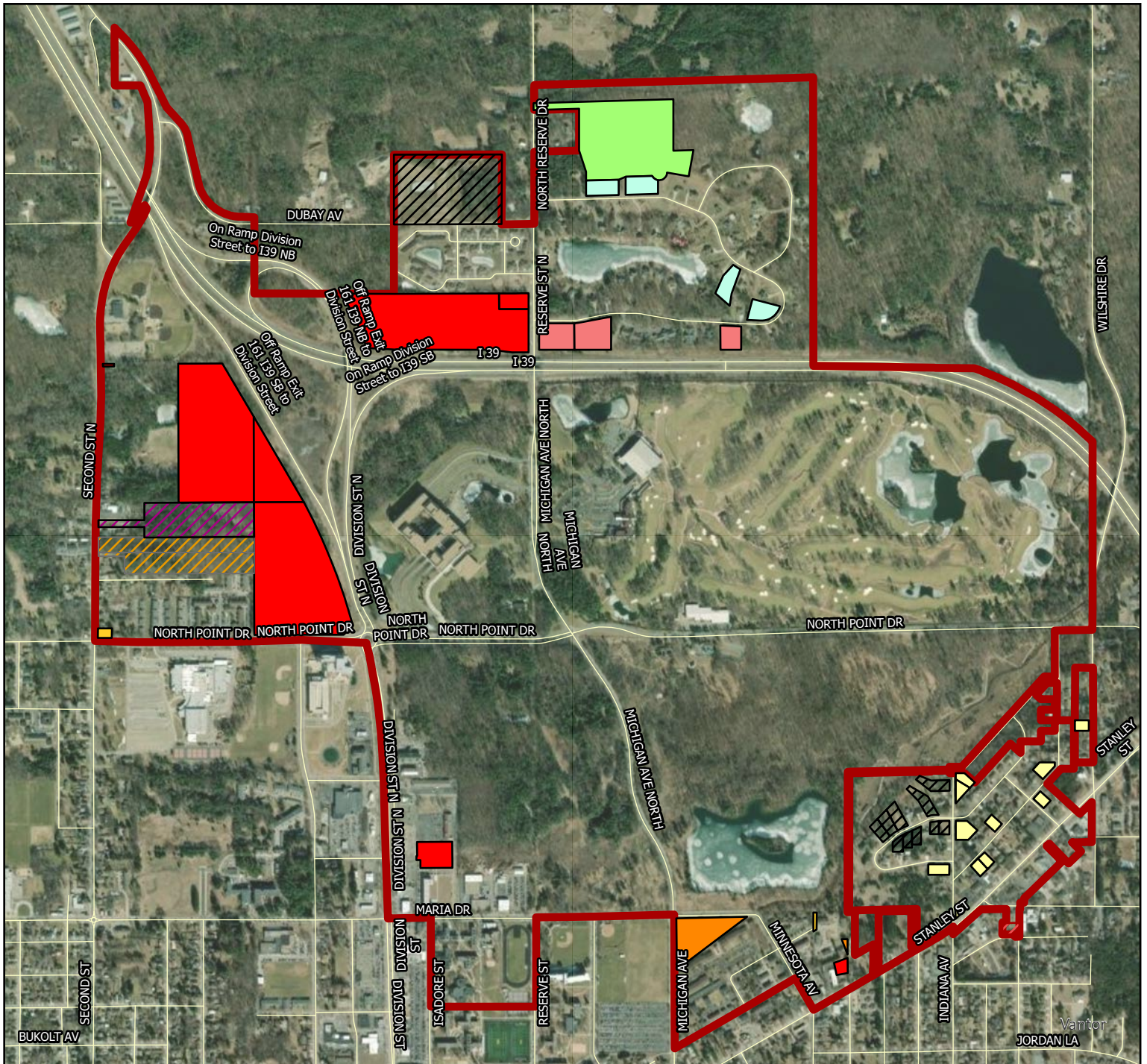
Suburban Single Family Residential (R1)

Undeveloped Land Zoned for Residential Development District #9



- | | |
|-------------------------|---|
| Aldermanic District 9 | Low Density (RLD) |
| Zoning Districts | Multiple Family I Residential (R4) |
| Central Business (B3) | Multiple Family II Residential (R5) |
| Commercial (B4) | Single Family Residential, Conservancy (R2/C) |
| Heavy Industrial (M2) | Single Family Residential (R2) |
| Light Industrial (M1) | Single and Two Family Residential (R3) |

Undeveloped Land Zoned for Residential Development District #11



- | | |
|--|--|
| <ul style="list-style-type: none"> Aldermanic District 11 Zoning District Not Zoned Commercial (B4) Low Density (RLD) Multiple Family I Residential (R4) | <ul style="list-style-type: none"> Multiple Family II Residential (R5) Planned Developmental District (PID) Single Family Residential, Multiple Family I Residential (R2/R4) Single Family Residential (R2) Single and Two Family Residential (R3) Split Zoned Suburban Single Family Residential (R1) |
|--|--|

PIN	Site Address	Zoning Code
281240832200423	0 THIRD ST STEVENS POINT WI 54481	B2
281240832200421	0 SECOND ST STEVENS POINT WI 54481	B2
281240832101611	0 CENTERPOINT DR STEVENS POINT WI 54481	B3
281240832100605	0 MAIN ST STEVENS POINT WI 54481	B3
281240832201705	0 CLARK ST STEVENS POINT WI 54481	B3
281240832201819	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201820	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201821	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201822	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201220	0 MAIN ST STEVENS POINT WI 54481	B3
281240832403505	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832403519	0 WYATT AVE STEVENS POINT WI 54481	B3
281240832404012	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832403308	0 MONROE ST STEVENS POINT WI 54481	B3
281240832403506	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832403503	0 MADISON ST STEVENS POINT WI 54481	B3
281240832402619	0 CHURCH ST STEVENS POINT WI 54481	B3
281240832403505	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832202020	0 ARLINGTON PL STEVENS POINT WI 54481	B3
281240832202030	0 STRONGS AVE STEVENS POINT WI 54481	B3
281240832403506	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832201903	0 CLARK ST STEVENS POINT WI 54481	B3
281240829401024	0 DIVISION ST STEVENS POINT WI 54481	B4
281240829300305	0 MARIA DR STEVENS POINT WI 54481	B4
281240828302401	0 FOURTH AVE STEVENS POINT WI 54481	B4
281240833202402	0 MAIN ST STEVENS POINT WI 54481	B4
281240829230012	0 FIRST ST NORTH STEVENS POINT WI 54481	B4
281240829210004	0 SECOND ST NORTH STEVENS POINT WI 54481	B4
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281240836230016	0 JEFFERSON ST STEVENS POINT WI 54482	B5
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281240828100747	0 VINE ST STEVENS POINT WI 54481	PD
281230906230003	0 COUNTY ROAD HH STEVENS POINT WI 54481	PID
281230801130002	0 OLD HIGHWAY 18 RD STEVENS POINT WI 54482	PID
281230906220002	0 BURBANK RD STEVENS POINT WI 54481	PID
281230906220001	0 OLD HIGHWAY 18 RD STEVENS POINT WI 54482	PID
281230801110002	0 OLD HIGHWAY 18 RD STEVENS POINT WI 54482	PID
281230906340001	0 COUNTY ROAD HH STEVENS POINT WI 54481	PID
281230906310001	0 BURBANK RD STEVENS POINT WI 54481	PID
281230801420001	0 COUNTY ROAD HH STEVENS POINT WI 54482	PID
281230906240001	0 BURBANK RD STEVENS POINT WI 54481	PID
281230906210001	0 BURBANK RD STEVENS POINT WI 54481	PID
281230906230002	0 BURBANK RD STEVENS POINT WI 54481	PID
281230906320001	0 COUNTY ROAD HH STEVENS POINT WI 54481	PID
281230906230001	0 OLD HIGHWAY 18 RD STEVENS POINT WI 54482	PID
281230801140002	0 OLD HIGHWAY 18 RD STEVENS POINT WI 54482	PID
281230801140001	0 OLD HIGHWAY 18 RD STEVENS POINT WI 54482	PID
281230801410001	0 COUNTY ROAD HH STEVENS POINT WI 54482	PID
281230801440001	0 COUNTY ROAD HH STEVENS POINT WI 54482	PID
281230906330001	0 COUNTY ROAD HH STEVENS POINT WI 54481	PID
281230801210010	0 E M COPPS DR STEVENS POINT WI 54481	PID
281230801210008	0 E M COPPS DR STEVENS POINT WI 54481	PID
281230801340002	0 COUNTY ROAD HH STEVENS POINT WI 54481	PID
281230801120005	0 E M COPPS DR STEVENS POINT WI 54482	PID
281230801120007	0 E M COPPS DR STEVENS POINT WI 54482	PID
281230801310002	0 BADGER AVE STEVENS POINT WI 54482	PID
281230801340005	0 BADGER AVE STEVENS POINT WI 54482	PID
281230801430002	0 COUNTY ROAD HH STEVENS POINT WI 54482	PID
281230803340207	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803340208	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230803340302	0 ALDER ST STEVENS POINT WI 54481	R1
281230803330107	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803310709	0 OAK AVE STEVENS POINT WI 54481	R1
281230802300906	0 FOREST CIR NORTH STEVENS POINT WI 54481	R1
281230802300132	0 HOWARD AVE STEVENS POINT WI 54481	R1
281230803310024	0 ALDER ST STEVENS POINT WI 54481	R1
281230803310401	0 OAK AVE STEVENS POINT WI 54481	R1
281230803400610	0 RANCLAND CIR STEVENS POINT WI 54481	R1
281230802300125	0 CLOVER CT STEVENS POINT WI 54481	R1
281230803310309	0 OAK AVE STEVENS POINT WI 54481	R1
281230803200103	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803130057	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230803130040	0 PIONEER DR STEVENS POINT WI 54481	R1

281240835400511	0 ELMWOOD AVE STEVENS POINT WI 54482	R1
281230803330120	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230803330123	0 BONNIE BAY RD STEVENS POINT WI 54481	R1
281230802300604	0 HOOVER RD STEVENS POINT WI 54481	R1
281230803310509	0 OAK AVE STEVENS POINT WI 54481	R1
281230803400124	0 HEFFRON ST STEVENS POINT WI 54481	R1
281230802300102	0 HOWARD AVE STEVENS POINT WI 54481	R1
281230803200105	0 OAK AVE STEVENS POINT WI 54481	R1
281240835401317	0 GLENWOOD AVE STEVENS POINT WI 54482	R1
281230803200130	0 FELTZ AVE STEVENS POINT WI 54481	R1
281230802301119	0 COUNTY ROAD HH STEVENS POINT WI 54481	R1
281230803200121	0 ISLAND VIEW CT STEVENS POINT WI 54481	R1
281230803340109	0 FIRST ST STEVENS POINT WI 54481	R1
281240825340174	0 KINGFISHER DR STEVENS POINT WI 54482	R1
281240815400121	0 BLACK BEAR TRL STEVENS POINT WI 54481	R1
281240815400201	0 WOJCIK MEMORIAL DR STEVENS POINT WI 54482	R1
281240822340013	0 STATE HIGHWAY 66 STEVENS POINT WI 54481	R1
281240815400120	0 WOJCIK MEMORIAL DR STEVENS POINT WI 54482	R1
281240815310001	0 WOJCIK MEMORIAL DR STEVENS POINT WI 54482	R1
281240827300425	0 GREEN AVE STEVENS POINT WI 54481	R1
281230804101638	0 RICE ST STEVENS POINT WI 54481	R1
281240821200316	0 EAGLE SUMMIT STEVENS POINT WI 54482	R1
281240821200319	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200343	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200130	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200124	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240821200123	0 FALCONS COVE STEVENS POINT WI 54482	R1
281240833202226	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281240833100808	0 ELLIS ST STEVENS POINT WI 54481	R2
281240833202901	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240833100305	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
281240828301206	0 ILLINOIS AVE STEVENS POINT WI 54481	R2
281240828400607	0 LINDBERGH AVE STEVENS POINT WI 54481	R2
281240833203013	0 CLARK ST STEVENS POINT WI 54481	R2
281240828301811	0 PRAIS ST STEVENS POINT WI 54481	R2
281240828400713	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281240830100249	0 MARIA DR STEVENS POINT WI 54481	R2
281240829230024	0 SECOND ST NORTH STEVENS POINT WI 54481	R2
281240830100220	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100135	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830190002	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829230027	0 FIRST ST NORTH STEVENS POINT WI 54481	R2
281240830100107	0 RED ARROW DR STEVENS POINT WI 54481	R2
281240829230051	0 SECOND ST NORTH STEVENS POINT WI 54481	R2
281240830100238	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100138	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240830100139	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240819400301	0 OLD WAUSAU RD STEVENS POINT WI 54481	R2
281240830100114	0 MARIA DR STEVENS POINT WI 54481	R2
281240830100309	0 FOREST ST NORTH STEVENS POINT WI 54481	R2
281240830100212	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829230043	0 MARIA DR STEVENS POINT WI 54481	R2
281240829130009	0 PRENTICE ST NORTH STEVENS POINT WI 54481	R2
281240830100234	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829240033	0 MARIA DR STEVENS POINT WI 54481	R2

281240830100260	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829120009	0 SCHOLFIELD AVE STEVENS POINT WI 54481	R2
281240830100316	0 FOREST ST NORTH STEVENS POINT WI 54481	R2
281240830100202	0 GEORGIA ST NORTH STEVENS POINT WI 54481	R2
281240829120008	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240820330007	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240819400401	0 FREDERICK ST NORTH STEVENS POINT WI 54481	R2
281240820330023	0 SECOND ST NORTH STEVENS POINT WI 54481	R2
281240820320008	0 SECOND ST NORTH STEVENS POINT WI 54481	R2
281240820320001	0 SECOND ST NORTH STEVENS POINT WI 54481	R2
281240830100265	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240830100270	0 GEORGIA ST STEVENS POINT WI 54481	R2
281240829240043	0 PRENTICE ST STEVENS POINT WI 54481	R2
281240829240044	0 PRENTICE ST NORTH STEVENS POINT WI 54481	R2
281240829240047	0 MARIA DR STEVENS POINT WI 54481	R2
281240830100271	0 FOREST ST NORTH STEVENS POINT WI 54481	R2
281230804201408	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281230804202211	0 MARY ST STEVENS POINT WI 54481	R2
281230804202108	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281230804202125	0 MARY ST STEVENS POINT WI 54481	R2
281230804200403	0 BLAINE ST STEVENS POINT WI 54481	R2
281230804200307	0 PATCH ST STEVENS POINT WI 54481	R2
281230804200306	0 PATCH ST STEVENS POINT WI 54481	R2
281240833302102	0 DIXON ST STEVENS POINT WI 54481	R2
281240833302417	0 DIXON ST STEVENS POINT WI 54481	R2
281240833300207	0 WELSBY AVE STEVENS POINT WI 54481	R2
281240833300344	0 MILLER CT STEVENS POINT WI 54481	R2
281230804202004	0 RICE ST STEVENS POINT WI 54481	R2
281230804200330	0 BUSH ST STEVENS POINT WI 54481	R2
281240833301413	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281240833302323	0 WELSBY AVE STEVENS POINT WI 54481	R2
281240833300310	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281240833300103	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281230803230030	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803310604	0 FELTZ AVE STEVENS POINT WI 54481	R2
281230803320011	0 NEBEL ST STEVENS POINT WI 54481	R2
281230803310503	0 FELTZ AVE STEVENS POINT WI 54481	R2
281230803230009	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803230008	0 HEFFRON ST STEVENS POINT WI 54481	R2
281240833400415	0 OAK ST STEVENS POINT WI 54481	R2
281240833400402	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281240833400307	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281240833101721	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281240827300918	0 SUNSET BLVD STEVENS POINT WI 54481	R2
281240827300805	0 SIMONIS ST STEVENS POINT WI 54481	R2
281240827302034	0 MARY ANN AVE STEVENS POINT WI 54481	R2
281240833101924	0 ALGOMA ST STEVENS POINT WI 54481	R2
281240834200305	0 GREEN AVE STEVENS POINT WI 54481	R2
281240827301912	0 RIDGE RD STEVENS POINT WI 54481	R2
281240828400426	0 JORDAN LN STEVENS POINT WI 54481	R2
281240827300507	0 WEIR BLVD STEVENS POINT WI 54481	R2
281240827240310	0 EAST MARIA DR STEVENS POINT WI 54481	R2
281240827240311	0 EAST MARIA DR STEVENS POINT WI 54481	R2
281240826230001	0 STATE HIGHWAY 66 STEVENS POINT WI 54481	R2
281240826210001	0 STATE HIGHWAY 66 STEVENS POINT WI 54481	R2

281240822310001	0 STATE HIGHWAY 66 STEVENS POINT WI 54481	R2
281240828400119	0 JORDAN LN STEVENS POINT WI 54481	R2
281240834201110	0 GREEN AVE STEVENS POINT WI 54481	R2
281240834201109	0 GREEN AVE STEVENS POINT WI 54481	R2
281240827200230	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281240827200229	0 NORTH POINT DR STEVENS POINT WI 54481	R2
281230805310001	0 RIVER VIEW AVE STEVENS POINT WI 54481	R2
281230805101206	0 WHITING AVE STEVENS POINT WI 54481	R2
281230806100112	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281230806100403	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100511	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100512	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100517	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100518	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100519	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100520	0 WEST MCDONALD DR STEVENS POINT WI 54481	R2
281230806100303	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100603	0 WEST BRENTWOOD DR STEVENS POINT WI 54481	R2
281230806100602	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281230806100306	0 WEST BIRCHWOOD LN STEVENS POINT WI 54481	R2
281230806100304	0 WEST MAPLERIDGE DR STEVENS POINT WI 54481	R2
281230806100101	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401429	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401236	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401401	0 WEST COTTAGE ST STEVENS POINT WI 54481	R2
281240831401224	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401223	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401506	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401226	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401222	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401221	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401220	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401507	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401219	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300623	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300622	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831401212	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401213	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401214	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401218	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401217	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401215	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831390400	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300505	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300504	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831300209	0 WEST GATES DR STEVENS POINT WI 54481	R2
281240831400903	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831400407	0 WEST KARNER ST STEVENS POINT WI 54481	R2
281240831400424	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831400405	0 WEST KARNER ST STEVENS POINT WI 54481	R2
281240831100505	0 COUNTY ROAD HH STEVENS POINT WI 54481	R2
281240831100307	0 WEST HARDING AVE STEVENS POINT WI 54481	R2
281240831100705	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831101006	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831101005	0 WEST PEARL ST STEVENS POINT WI 54481	R2

281240831100816	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831100817	0 WEST CORNELL AVE STEVENS POINT WI 54481	R2
281240831101201	0 WEST WHITNEY ST STEVENS POINT WI 54481	R2
281240831300508	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281230805101216	0 WATER ST STEVENS POINT WI 54481	R2
281240831401103	0 WEST RIVER DR STEVENS POINT WI 54481	R2
281240831401232	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281240831401427	0 WEST PLEASANT ST STEVENS POINT WI 54481	R2
281240831401225	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831300613	0 WEST SESAME ST STEVENS POINT WI 54481	R2
281240831401211	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831401216	0 WEST PLEASANT CT STEVENS POINT WI 54481	R2
281240831100510	0 WEST CLARK ST STEVENS POINT WI 54481	R2
281240831100409	0 WEST WILSON AVE STEVENS POINT WI 54481	R2
281240831100724	0 WEST WILSON AVE STEVENS POINT WI 54481	R2
281240831100132	0 WEST PEARL ST STEVENS POINT WI 54481	R2
281240831401241	0 WEST ZINDA DR STEVENS POINT WI 54481	R2
281230804401511	0 OSPREY CT STEVENS POINT WI 54481	R2
281230804401510	0 OSPREY CT STEVENS POINT WI 54481	R2
281230804401512	0 OSPREY CT STEVENS POINT WI 54481	R2
281230804401509	0 OSPREY CT STEVENS POINT WI 54481	R2
281230804401516	0 DELLA ST STEVENS POINT WI 54481	R2
281230804401508	0 DELLA ST STEVENS POINT WI 54481	R2
281230805420408	0 WHITING AVE STEVENS POINT WI 54481	R2
281230804300413	0 NEBEL ST STEVENS POINT WI 54481	R2
281230805420621	0 COON AVE STEVENS POINT WI 54481	R2
281230804300314	0 MARTHA'S LN STEVENS POINT WI 54481	R2
281230805420808	0 WHITING AVE STEVENS POINT WI 54481	R2
281230804300533	0 MARY ST STEVENS POINT WI 54481	R2
281230805420707	0 COON AVE STEVENS POINT WI 54481	R2
281230805420811	0 WHITING AVE STEVENS POINT WI 54481	R2
281230804300720	0 DALANEY ST STEVENS POINT WI 54481	R2
281230804400203	0 CLIFFORD ST STEVENS POINT WI 54481	R2
281230804400509	0 CHANNEL DR STEVENS POINT WI 54481	R2
281230804200802	0 WILLIAMS ST STEVENS POINT WI 54481	R2
281230804401005	0 MINNESOTA AVE STEVENS POINT WI 54481	R2
281230804401513	0 DELLA ST STEVENS POINT WI 54481	R2
281230805420620	0 WHITING AVE STEVENS POINT WI 54481	R2
281230804300306	0 WELSBY AVE STEVENS POINT WI 54481	R2
281230805420622	0 COON AVE STEVENS POINT WI 54481	R2
281230804300406	0 MARY ST STEVENS POINT WI 54481	R2
281230805420709	0 ECHO DELLS AVE STEVENS POINT WI 54481	R2
281230804300701	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230804100517	0 BELKE ST STEVENS POINT WI 54481	R2
281230805101315	0 HENRIETTA ST STEVENS POINT WI 54481	R2
281230805101316	0 HENRIETTA ST STEVENS POINT WI 54481	R2
281230805101317	0 HENRIETTA ST STEVENS POINT WI 54481	R2
281230804101408	0 CHANNEL DR STEVENS POINT WI 54481	R2
281230804101637	0 CHANNEL DR STEVENS POINT WI 54481	R2
281230805101610	0 HENRIETTA ST STEVENS POINT WI 54481	R2
281230803220072	0 SUNSET BLVD STEVENS POINT WI 54481	R2
281230805101602	0 MATILDA ST STEVENS POINT WI 54481	R2
281230804101214	0 DAN'S DR STEVENS POINT WI 54481	R2
281240828400001	0 STANLEY ST STEVENS POINT WI 54481	R2
281240828100023	0 FOURTH AVE STEVENS POINT WI 54481	R2

281240828100024	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100510	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100005	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100408	0 BIRCH ST STEVENS POINT WI 54481	R2
281240828100215	0 WILSHIRE BLVD NORTH STEVENS POINT WI 54481	R2
281240828100409	0 INDIANA AVE NORTH STEVENS POINT WI 54481	R2
281240828100312	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100519	0 VINE ST STEVENS POINT WI 54481	R2
281240828100105	0 INDIANA AVE NORTH STEVENS POINT WI 54481	R2
281240831300624	0 WEST CLARK ST STEVENS POINT WI 54481	R2 / C
281240829210024	0 SCHOLFIELD AVE STEVENS POINT WI 54481	R2 / R4
281240820340054	0 SECOND ST NORTH STEVENS POINT WI 54481	R2 / R4
281240820340053	0 SECOND ST NORTH STEVENS POINT WI 54481	R2 / R4
281240829304407	0 FRANKLIN ST STEVENS POINT WI 54481	R3
281240829400818	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829401040	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829304810	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829303608	0 SECOND ST STEVENS POINT WI 54481	R3
281240829400624	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829300132	0 UNION ST STEVENS POINT WI 54481	R3
281240829300220	0 SIXTH AVE STEVENS POINT WI 54481	R3
281240829300302	0 MARIA DR STEVENS POINT WI 54481	R3
281240829303203	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240829304006	0 THIRD ST STEVENS POINT WI 54481	R3
281240829304809	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829400627	0 PULASKI PL STEVENS POINT WI 54481	R3
281240829304818	0 UNION ST STEVENS POINT WI 54481	R3
281240829303711	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829303614	0 THIRD ST STEVENS POINT WI 54481	R3
281240829300340	0 SECOND ST STEVENS POINT WI 54481	R3
281240829300107	0 MARIA DR STEVENS POINT WI 54481	R3
281240829401041	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240833200514	0 MAIN ST STEVENS POINT WI 54481	R3
281240829401306	0 DIVISION ST STEVENS POINT WI 54481	R3
281240830401319	0 FRANKLIN ST STEVENS POINT WI 54481	R3
281240830401001	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830400921	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830401915	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830402504	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829301913	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829300714	0 WEST ST STEVENS POINT WI 54481	R3
281240830401511	0 WADLEIGH ST STEVENS POINT WI 54481	R3
281240829300705	0 WALKER ST STEVENS POINT WI 54481	R3
281240830400203	0 WALKER ST STEVENS POINT WI 54481	R3
281240830100243	0 FOREST ST NORTH STEVENS POINT WI 54481	R3
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281240829220030	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240830400908	0 FOURTH AVE STEVENS POINT WI 54481	R3
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281240830401823	0 FIFTH AVE STEVENS POINT WI 54481	R3
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281240830401807	0 BUKOLT AVE STEVENS POINT WI 54481	R3
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281240826400565	0 GOLLA RD STEVENS POINT WI 54482	Not Zoned



To: City of Stevens Point Plan Commission and Council

From: Jarod Kivela, Director of Community Development

Date: November 25, 2025

RE: Transfer of Business Park BID–Owned Real Estate to the City of Stevens Point

Staff is requesting approval from the Plan Commission and Common Council to accept the transfer of real estate owned by the Business Park Business Improvement District (BID) to the City of Stevens Point. These properties primarily include drainage facilities, retention ponds, utilities, and green space areas located within the Portage County Business Park and the East Park Commerce Center.

The Business Park BID currently holds title to several parcels that serve functional, non-development purposes within the Business Park. These parcels consist mainly of stormwater management areas (ponds and drainage facilities), public utility corridors, and open green-space buffers intended to support the industrial and commercial activity within the district.

Over time, the BID Board has identified a number of practical challenges related to retaining ownership of these parcels, particularly relating to:

- **Taxation:** The BID is subject to carrying costs associated with property ownership, including special assessments or tax-related administrative obligations, despite these parcels not contributing taxable value or development potential.
- **Policing and Public Safety:** As the Business Park continues to grow, the City is the primary entity responsible for enforcement, risk management, incident response, and general safety oversight within these areas. BID ownership creates unnecessary complications in coordinating these duties.
- **Long-Term Maintenance Responsibilities:** The parcels serve public functions, stormwater, utilities, and community green space, which align more closely with City operation, maintenance standards, and capital planning than with a Business Improvement District structure. The BID will still maintain parcels (mowing, pond/trail/bridge maintenance, etc.)

www.stevenspoint.com

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

BID Board Action

At their special meeting on November 18, 2025, the Business Park BID Board of Directors approved a **Resolution Authorizing the Transfer of Real Estate to the City of Stevens Point**, contingent upon the execution of a **Property Use and Maintenance Agreement** between the BID and the City.

The Resolution authorizes:

- Transfer of all BID-owned parcels to the City
- Acceptance of terms and conditions as outlined in the Property Use and Maintenance Agreement
- Execution of all related documents by the BID Board President

Proposed Action

The City would accept ownership of these parcels **subject to the terms of the Property Use and Maintenance Agreement**, which outlines responsibilities for continued use, access, stormwater functionality, and general maintenance of the transferred parcels.

City ownership will:

- Consolidate responsibility for public facilities under the appropriate municipal department
 - Improve coordination of public safety and code enforcement
 - Eliminate unnecessary BID liabilities
 - Align long-term stormwater and utility management with City standards and capital improvement planning
 - Provide clearer oversight for future Business Park development and infrastructure needs

Fiscal Impact

No direct acquisition cost is associated with the transfer. Some operational or maintenance responsibilities may shift to the City; however, these responsibilities are consistent with typical City management of stormwater, utilities, and green space across other industrial and commercial districts.

Recommendation

Staff recommends approval of the resolution authorizing the transfer of the Business Park BID-owned parcels and authorizing the Mayor and staff to execute the Property Use and Maintenance Agreement and all necessary closing documents.

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
BUSINESS PARK BUSINESS IMPROVEMENT DISTRICT**

WHEREAS, the Business Park Business Improvement District (the “**BID**”) is the owner of certain parcels of real estate located within the area commonly referred to as the Portage County Business Park and part of the East Park Commerce Center (collectively, the “**Business Park**”);

WHEREAS, the real estate owned by the BID primarily consists of drainage facilities, retention ponds, utilities, and green space within the Business Park;

WHEREAS, for various reasons, including but not limited to taxation, policing, and general safety, the Board of Directors of the BID believe it is in the best interest of the BID and the property owners within the BID that the real estate owned by the BID be conveyed to the City of Stevens Point, subject to the terms and conditions of a Property Use and Maintenance Agreement to be entered into between the parties; and

WHEREAS, the City of Stevens Point has agreed to accept ownership of the real estate owned by the BID, subject to the terms and conditions of a Property Use and Maintenance Agreement to be entered into between the parties.

BE IT RESOLVED:

1. That the Board of Directors of the BID hereby authorizes the transfer of the real estate owned by the BID to the City of Stevens Point, subject to the terms and conditions of the Property Use and Maintenance Agreement to be entered into by the BID and the City of Stevens Point.

2. That the Board of Directors of the BID do hereby ratify and approve of the terms and conditions of the Property Use and Maintenance Agreement to be entered into between the BID and the City of Stevens Point simultaneously with the transfer of the real estate owned by the BID to the City of Stevens Point, in the form and substance presented to the Board of Directors prior to the approval of these resolutions.

3. That Mike Trzinski, as President of the Board of Directors, acting alone, is authorized and empowered, on behalf of the BID, to enter into, execute, deliver, file and/or record all documents that he deems necessary or appropriate to carry out and

complete the transfer of the property, including, but not limited to, a deed, real estate transfer return, and other necessary documents.

4. That Mike Trzinski, as President of the Board of Directors, acting alone, is authorized and empowered, on behalf of the BID, to take such other action as he deems necessary or appropriate to complete the transfer of the real estate owned by the BID, and he is authorized to approve any modifications to this transaction.

The undersigned, as President of the BID, hereby certifies that the above resolutions were adopted by the Board of Directors of the BID at a special meeting called for that purpose on the 18th day of November, 2025, and that such action was taken in accordance with the BID's bylaws.

Dated as of the ____ day of November, 2025.

Mike Trzinski – President

PROPERTY USE AND MAINTENANCE AGREEMENT

This Property Use and Maintenance Agreement (this “**Agreement**”) is made and entered into as of the ____ day of December, 2025 (the “**Effective Date**”) by and between the CITY OF STEVENS POINT BUSINESS PARK BUSINESS IMPROVEMENT DISTRICT (the “**BID**”) and the CITY OF STEVENS POINT (the “**City**”). The BID and the City may be referred to herein individually as a “**party**” and collectively as the “**parties**” to this Agreement.

WHEREAS, the BID was created by the City pursuant to Wis. Stat. § 66.1109 and consists of eighty (80) parcels of real estate within the City, which includes the areas commonly referred to as the Portage County Business Park and part of the East Park Commerce Center (collectively referred to herein as the “**Business Park**”);

WHEREAS, the BID was created for the purpose of allowing land owners and businesses within the Business Park to develop, manage, and promote the Business Park;

WHEREAS, simultaneous with the execution of this Agreement, the BID has conveyed that certain real estate owned by the BID and more particularly described herein, to the City; and

WHEREAS, as a condition precedent to the BID agreeing to convey said real estate to the City, the City has agreed to the terms, conditions, and restrictive covenants contained herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties do hereby agree as follows:

1. Conveyance of Real Estate. Simultaneous with the execution of this Agreement, the BID has conveyed that certain real estate more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the “**Real Estate**”), to the City by quit claim deed. The Real Estate consists of six separate tax parcels that are used for the maintenance of drainage facilities, retention ponds, utilities, and green space within the Business Park subject to the BID. Following the Effective Date and the conveyance of the Real Estate by the BID to the City, the City will own fee title to the Real Estate and shall be considered the owner of the Real Estate for all purposes under Wisconsin law, provided that the City’s ownership of the Real Estate shall be subject in all respects to the terms and conditions of this Agreement.

2. Protective Covenants. The Real Estate is subject to the terms and conditions of the Portage County Business Park Deed Restrictions and Protective Covenants dated March 18, 1997, recorded in the office of the Portage County Register of Deeds on April 23, 1997 as Document Number 522959, as amended by the Multi-Purpose Trail Addendum to the Portage County Business Park Deed Restrictions and Protective Covenants dated April 19, 2011, recorded in the office of the Portage County Register of Deeds on April 20, 2011 as Document Number 757204, and as further amended by that certain Amendment to Deed and Restrictive Covenants dated August 6, 2025, recorded in the office of the Portage County Register of Deeds on August 20, 2025 as Document Number 916039 (collectively referred to herein as the “**Protective Covenants**”).

3. Utilities. The Real Estate is also subject to existing utility easements as described in the Protective Covenants. The City shall continue to be responsible for the maintenance and repair of any its utilities located within the Real Estate during the term of this Agreement. Provided however, the City may not expand, relocate, or modify the utilities located within the Real Estate without the prior written consent of the BID, unless such expansion, relocation, or modification is otherwise permitted under the terms of the existing utility easements.

4. Obligations of BID. Following the Effective Date, the BID, through its board of directors, shall continue to be responsible for all obligations of the BID described in the Protective Covenants with regard to the Real Estate, including but not limited to: (a) maintaining the storm water detention ponds and related wells, pumps, aerators, fountains, liners, landscaping, lighting, and signage associated therewith; (b) mowing, trimming, fertilization, and suppression of weeds in all existing green spaces within the Real Estate; (c) repair and maintenance of any general signage identifying the Business Park and any associated flag poles, flags, and landscaping; and (d) such other general maintenance and repair as is required by the Protective Covenants. The BID shall be solely responsible for all costs and expenses associated with the performance of its obligations described herein.

5. Obligations of City. Except for the obligations of the BID described herein, and subject to the terms and conditions of this Agreement, the City shall have full ownership and control of the Real Estate. In addition to its other obligations described herein, the City, at its sole expense, shall be responsible for insuring, securing, policing, and the general safety of the Real Estate.

6. Restrictive Covenants. In addition to the restrictions contained in the Protective Covenants, the City agrees that the Real Estate will not be improved, modified, or developed in any way beyond the improvements currently located on the Real Estate, without the express written consent of the BID. The City further agrees that the Real Estate will not be used for any purpose other than the current use of the Real Estate as drainage facilities, retention ponds, utilities, and green space, without the express written consent of the BID.

The City may not lease, license, assign, convey, or grant any option to purchase or right of first refusal to any third party without the express written consent of the BID. Any rights or conveyance granted by the City in contravention of this Agreement shall be null and void.

7. Remedies. The BID, or its successors or assigns, has the right to enforce the restrictive covenants described in Section 6 above. The subject matter of the restrictive covenants described in Section 6 above is unique, a violation of the restrictive covenants could cause irreparable harm, and money damages to the BID and the property owners in the Business Park in the event of default or violation of any provision hereof may be inadequate and, accordingly, the BID shall have the right, in addition to any other remedy available, to apply for and receive from a court of competent jurisdiction, equitable relief by way of a restraining order, temporary injunction, permanent injunction and/or other remedies, without the necessity of posting a bond, to prevent a breach or violation of the terms of these restrictive covenants, or by way of specific performance to enforce performance of the terms of these restrictive covenants. However, such right of equitable relief shall not be construed to be in lieu of the right of the BID to seek any remedy available by law. All remedies conferred by these restrictive covenants shall be deemed cumulative and no one exclusive of the other or of any other remedy conferred by law.

8. Recovery of Costs Upon Default. In the event that any litigation results from or arises out of this Agreement or in the event that a party defaults in or violates its obligations under this Agreement, the prevailing party shall be entitled, in addition to all other available rights and remedies, to recover all costs and expenses incurred by the prevailing party in enforcing the provisions of this Agreement, pursuing its rights hereunder and collecting its damages, including without limitation all reasonable attorneys' fees, disbursements and court costs.

9. Term and Termination. The term of this Agreement shall commence on the Effective Date and shall continue until terminated as provided herein. Either party may voluntarily terminate this Agreement upon thirty (30) days prior written notice to the other party. In the event either party breaches the terms and conditions of this Agreement and fails to cure such breach within ten (10) days following receipt of written notice from the other party, the non-breaching party may terminate this Agreement with written notice to the breaching party. Upon the termination of this Agreement for any reason, the City shall convey the Real Estate back to the BID by quit claim deed within ten (10) days following the effective date of the termination of this Agreement.

10. General Provisions.

(a) Entire Agreement. This Agreement shall be governed by the laws of the State of Wisconsin and shall be binding on the parties hereto and their respective successors and assigns. This Agreement constitutes the entire agreement between the

parties with respect to the subject matter hereof and shall supersede and take the place of any prior agreements or discussions related thereto. This Agreement may only be altered, amended, or modified in writing, signed by both parties.

(b) Covenants Run with Land. All of the terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon the Real Estate, and shall inure to the benefit of, and be enforceable by the parties hereto, and their respective successors and assigns.

(c) Notices. All notices pursuant to this Agreement shall be delivered in person or sent by certified or registered mail, postage prepaid, return receipt requested, to such party at the party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. A party may change its address for notices by providing written notice to that effect to the other party or parties.

(d) Severability. If any provision of this Agreement is found or declared to be invalid or unenforceable by any court having jurisdiction, such finding or declaration shall not invalidate any other provision herein, and this Agreement shall thereafter continue in full force and effect except that such invalid or unenforceable provision, and (if necessary) other provisions herein, shall be reformed by a court of competent jurisdiction so as to effect insofar as is practicable the intention of the parties as set forth in this Agreement. Provided, that if such court is unable or unwilling to effect such reformation, the invalid or unenforceable provision shall be deemed deleted to the same extent as if it had never existed.

(e) Waiver. The failure of a person or entity to insist upon strict performance of any of the restrictions or other terms and conditions contained herein shall not be deemed a waiver of any rights or remedies that said person or entity may have, and shall not be deemed a waiver of any subsequent breach or default in the performance of any of the restrictions or other terms and provisions contained herein by the same or any other person or entity.

(f) Counterparts and Signatures. The undersigned warrant and represent that they have the legal authority to execute and deliver this Agreement on behalf of the parties hereto. This Agreement may be executed in any number of counterparts, each of which when so executed will be deemed to be an original and all of which when taken together will constitute one Agreement.

(Signature Page Attached)

CITY OF STEVENS POINT

By: _____

ATTEST:

By: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF PORTAGE)

Personally came before me on _____, 2025, the above-named _____ and _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

SEAL

*
Notary Public, State of Wisconsin
My commission: _____

This instrument drafted by:
Attorney Keith J. Pilger
Anderson O'Brien, LLP
1257 Main Street, P.O. Box 228
Stevens Point, WI 54481

Exhibit A
Legal Description of Real Estate

281-23-0801220002

Lot 1 Portage County Certified Survey Map 7501-27-181, as recorded in Volume 27 of Survey Maps, page 181, as Document No. 578118, being part of the Fractional Northwest Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

281-23-0802100004

Outlot 1 of Portage County Certified Survey Map No. 6714, as recorded in Volume 24 of Survey Maps, page 237, as Document No. 532138, being located in part of the Fractional Northwest Quarter of the Northeast Quarter, and part of the Southwest Quarter of the Northeast Quarter, Section 2, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

281-23-0801230002

Lot 2 of Portage County Certified Survey Map 7448, as recorded Volume 27 of Survey Maps, page 128, as Document No. 575644, being located in the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 1, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

281-23-0802400211

Outlot 1 of Portage County Certified Survey Map No. 6683, as recorded in Volume 24 of Survey Maps, page 206, as Document No. 530348, being located In part of the Southwest Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, and part of the Southwest Quarter of the Northeast Quarter, Section 2, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, EXCEPT Certified Survey Map No. 9623, as recorded in Volume 41 of Survey Maps, page 103, as Document No. 719627, AND FURTHER EXCEPTING Certified Survey Map #11235, as recorded in Volume 52, page 65, as Document No. 852625.

281-23-0802400302

Outlot 1 of Portage County Certified Survey Map No. 9794, as recorded in Volume 42 of Survey Maps, page 124, as Document No. 730929, being Outlots 1 and 2 of Portage County Certified Survey Map No. 8971, located in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 2, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

281-23-0802400408

Outlot 2 of Portage County Certified Survey Map No. 9794, as recorded in Volume 42 of Survey Maps, page 124, as Document No. 730929, being Outlots 1 and 2 of Portage County Certified Survey Map No. 8971, located in the Southeast Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 2, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

281-23-0802400508

Lot 2 of Portage County Certified Survey Map No. 9071-38-1, as recorded in Volume 38 of Survey Maps, page 1, as Document No. 689068, being part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

281-23-0802400404

Lot 1 of Portage County Certified Survey Map No. 8822-36-52, as recorded in Document No. 672590, being part of the Southeast Quarter of the Southeast Quarter, Section 2, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.



To: City of Stevens Point Plan Commission, Finance Committee, and Council
From: Jarod Kivela, Director of Community Development
Date: November 25, 2025
RE: Acquisition of 1625 Ellis Street for Brawley Street Realignment

Staff is requesting authorization to proceed with the purchase of the property located at 1625 Ellis Street for the purpose of correcting the current geometric and safety concerns at the Brawley Street/Ellis Street/Division Street intersection.



Brawley Street and Ellis Street currently intersect with Division Street in close proximity, with Brawley Street connecting at a skewed angle. This configuration creates multiple conflict points for vehicles, bicyclists, and pedestrians, increasing the potential for crashes and unsafe movements.

Realigning Brawley Street into a standard T-intersection at Ellis Street will significantly improve safety and operational efficiency. To accomplish this, the City must acquire the property at 1625 Ellis Street to secure adequate right-of-way for the new roadway geometry.

www.stevenspoint.com

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

Property Acquisition and Use

The City intends to acquire the full 0.22-acre parcel. Upon closing:

1. The detached garage on the property would be removed (conflicts with the new ROW).
2. A portion of the land would be dedicated as a public right-of-way to accommodate the new Brawley Street alignment.
3. The remaining parcel, estimated at approximately 7,500 square feet, will be evaluated by City staff for future disposition.

Following the acquisition, the City Assessor and Building Inspection Division will complete an interior walkthrough of the home to determine whether:

- The existing structure is suitable for resale and private occupancy, or
- The home should be demolished and the site marketed for new residential construction.

Project Structure and Funding

Although this improvement is physically connected to the future Division Street reconstruction, staff recommends that this be pursued as a stand-alone project. Keeping the projects separate ensures that:

- Potential state or federal grant funding opportunities for the Division Street project are not affected by early realignment work, and
- The realignment can be planned, budgeted, and constructed in advance, ensuring the intersection is corrected prior to the larger corridor project.

Funding for the Brawley Street realignment would be included in a future City budget and paid for using standard capital project allocations.

Recommendation

Staff recommends that the Plan Commission authorize the purchase of 1625 Ellis Street for roadway realignment purposes and allow staff to proceed with necessary due diligence, property evaluation, and future project planning. Staff will bring forward the financials to the Finance Committee on December 8th and the Council on December 15th for a final decision.



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: December 1, 2025

RE: Update on Zoning Ordinance Rewrite – December 2025

While there are no draft ordinance sections brought before the Plan Commission in December, there is ample progress being made behind the scenes. The following provides a snapshot of what has been worked on, and what to expect in January.

- **Floodplain Ordinance:** A rewritten floodplain ordinance has been sent over to the Wisconsin Department of Natural Resources (WDNR) and the Federal Emergency Management Agency (FEMA) for review, as required by State law. Once the WDNR and FEMA sign off on the new ordinance, it will be brought before the Plan Commission for review. Please note that this ordinance has limited local police powers – a floodplain ordinance is required to adhere to NR 116 and 44 CFR 59-72. The City's existing Floodplain Ordinance can be found on pages 11-13 of the [Zoning Code](#).
- **Shoreland Ordinance:** A rewritten floodplain ordinance has been sent over to the WDNR for review. Unlike a floodplain ordinance, there is more local discretion when drafting a shoreland ordinance. Shoreland zoning standards are not mandated city-wide; rather, it is only required for shoreland areas annexed into the municipal boundaries after May 7, 1982, or for shoreland areas incorporated into municipal boundaries after April 30, 1994. Since most properties within City limits do not apply to the aforementioned dates, the City can choose to regulate their shorelands how they wish, and the setback can be whatever the city chooses since they are not subject to the above. Some cities require a 75' setback and some don't have any setback. Currently, the City requires a 30' setback from a navigable stream, lake or flowage.
- **Zoning Map:** The new zoning map is nearing completion and will be subject to further internal review in December. My expectation is that the first draft zoning map will be brought before the Plan Commission for review in late-January or

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early-February. As a reminder, this review will only highlight the proposed zoning classifications, how they are applied to each parcel in city limits, and the purpose statements of all proposed zoning district. Development standards (e.g., setbacks, building height, etc.), lot dimensional standards (e.g., lot size, lot width, etc.), and allowed land uses will not be covered during this January/February review. Once the green light is given on the draft zoning map, I will proceed with drafting the performance standards for each proposed zoning district.

As always, feel free to reach out if you have any questions.



DIRECTORS REPORT

To: City Plan Commission
From: Jarod Kivela, Director of Community Development
Date: November 25, 2025
RE: **Directors Report**

Development Updates

- **Portage County Business Park BID/Downtown BID:** The Operating plans, budgets, and assessment rates for both the Business Park and Downtown BID's have been approved by the council. The Director will work to finalize those documents and ensure they are readily available to both board members and the public, if requested.

As you will see on this meeting's agenda, the BP BID is now working to finalize the transfer of the parcels under its ownership to the City. The parcels were owned by the County, then they were transferred to the Owners Association, then they were transferred to the BID, and now they will be transferred to the City to finalize the process. The BP BID will be working on updating its Deed Restrictions and Protective Covenants, updating its branding, and focusing on deferred park maintenance items through 2026.

The DT BID is in full swing with events including the Holiday Parade (Nov 20) and Shop Small Week. The Director continues to advance efforts on the Alleyway Activation project and meet with downtown business owners. A full outline of Executive Director tasks can be found in each BID meeting packet.

- **Forest Creek Subdivision:** A total of 27 lots have had movement in the new subdivision. 25 of the lots have officially closed, and 2 are pending.

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Address	Lot Number	Sale Date	Purchase Price
0 EVELYN CT STEVENS POINT WI 54482	7	11/12/2025	\$55,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	12	11/14/2025	\$60,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	15	5/6/2025	\$65,000.00
5534 FOREST CREEK RD STEVENS POINT WI 54482	17	6/27/2025	\$55,000.00
5542 FOREST CREEK RD STEVENS POINT WI 54482	18	7/3/2025	\$55,000.00
5572 FOREST CREEK RD STEVENS POINT WI 54482	21	10/31/2025	\$55,000.00
5580 FOREST CREEK RD STEVENS POINT WI 54482	22	10/15/2025	\$55,000.00
5588 FOREST CREEK RD STEVENS POINT WI 54482	23	10/31/2025	\$55,000.00
5581 FOREST CREEK RD STEVENS POINT WI 54482	27	4/9/2025	\$22,000.00
5573 FOREST CREEK RD STEVENS POINT WI 54482	28	4/9/2025	\$22,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	29	Accepted offer contingent upon lot combination	\$34,000.00
0 LEONARD ST STEVENS POINT WI 54482	30	Accepted offer contingent upon lot combination	
5572 GOLLA RD, STEVENS POINT, WI 54482	34	4/9/2025	\$45,000.00
5566 GOLLA RD, STEVENS POINT, WI 54482	35	4/9/2025	\$45,000.00
220 LEONARD ST STEVENS POINT WI 54482	37	5/23/2025	\$50,000.00
212 LEONARD ST, STEVENS POINT, WI 54482	38	4/9/2025	\$50,000.00
204 LEONARD ST. STEVENS POINT WI 54482	39	10/10/2025	\$50,000.00
203 JOE ST. STEVENS POINT WI 54482	40	9/11/2025	\$50,000.00
211 JOE ST, STEVENS POINT, WI 54482	41	4/9/2025	\$50,000.00
219 JOE ST STEVENS POINT WI 54482	42	5/23/2025	\$50,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	49	9/11/2025	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	50	9/11/2025	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	51	9/11/2025	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	52	9/11/2025	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	53	9/11/2025	\$25,000.00
0 FOREST CREEK RD STEVENS POINT WI 54482	54	9/11/2025	\$25,000.00
5469 FOREST CREEK RD STEVENS POINT WI 54482	55	4/9/2025	\$25,000.00

- **TID 14:** Staff continues to pursue leads for new business prospects in this area and responds to Requests for Information (RFIs) received through WEDC. City staff are actively evaluating strategies to increase the competitiveness of the district and position it for long-term success. However, the City's new industrial park site in TID 14 (Badger Avenue area) continues to be passed over by

prospective users due to the lack of high-pressure gas service and rail access—two features that many industrial prospects expect to be in place or have a guaranteed installation timeline.

In partnership with Burlington Junction Railway, staff have begun identifying local and regional businesses that could benefit from rail access within the park. These discussions are in the early stages, but they represent an important step in building the foundation needed to justify and pursue rail installation. By combining potential local interest with continued business recruitment efforts, staff remain confident that a viable path forward can be established to support rail installation and demonstrate a strong financial rationale for the investment.

- **Shopko Site:** Staff anticipates securing formal approval of the Development Agreement with Commonwealth Development for a 50-unit LIHTC project on a portion of the Shopko site following the December 2nd Council and RDA meetings. This project will not only address the community's need for affordable housing but will also provide a new location for the UWSP Childcare facility, which must relocate due to space adjustments associated with upcoming university construction.
- **City Hall:** The City Council has elected to construct a new municipal facility on the 1039 Ellis Street site. Staff have begun the initial design phase with Somerville Architects of Green Bay. Recent meetings have focused on outlining departmental space needs, including functional layouts, equipment requirements, and furnishings. As design work advances, staff will also continue preparing the site for future construction, including coordinating the Phase 2 Environmental Site Assessment, demolition planning, survey work, and finalizing the property transfer with the County.

Most recently, the City issued a public request for demolition bids for the existing structure at 1039 Ellis Street. The bid period closes on December 16th. Once bids are opened, staff will evaluate the submissions and present a recommendation to the Council for consideration in January.

- **1466 Water Street/Edgewater Manor Site:** Several soft proposals have been submitted for this property, and staff continue to work closely with potential developers, current tenants, environmental consultants, state partners, adjacent property owners, and utility providers to keep the project advancing. Redevelopment of older sites is rarely straightforward; these projects involve numerous moving parts and require significant staff time. Staff will continue to work through the outstanding items and anticipates bringing forward any RFP responses in the first quarter of 2026.
- **Comprehensive Plan:** Staff have contracted with the North Central Wisconsin Regional Planning Commission to assist with this effort. The initial sections of the document will be reviewed in the coming weeks by City staff, the RPC, and the Planning Commission. This rewrite represents another significant undertaking in addition to the ongoing zoning code overhaul. Staff are working diligently to balance both the organization of major redevelopment sites and the completion of this comprehensive rewrite.

Although the workload is substantial, staff are navigating these priorities effectively. We respectfully ask for your patience as we continue to move each of these efforts forward. The process has experienced a slight delay as staff remain actively engaged in reviewing development proposals for the Shopko site.

General Department

- With an upcoming retirement and an internal transfer, the Electrical Inspector position will soon be vacant. The position has been posted, and staff anticipate interviewing qualified candidates in early December.