



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

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

Members

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

AGENDA

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT BOARD MEETING

Date and Time:	December 3, 2025 2:30 PM	Location:	Large Conference Room Stevens Point Area Convention & Visitors Bureau 1105 Main Street Suite A, Stevens Point, WI 54481
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Opening Section:

1. Roll Call.
2. Comments from the public on non-agenda items.
3. General Reports and Updates
 - A. City Staff Updates
 - B. Treasurer Report
 - C. Downtown Executive Director Report
Determine Date/Time for Holiday Potluck at GND
 - D. Board Chair Report
 - E. Events Coordinator Report
4. Work Group Reports
 - A. Promotion Work Group Lead
 - B. Design Work Group Lead
 - C. Economic Vitality Work Group Lead
 - D. Organization Work Group Lead

Discussion and Possible Action on:

1. Approve Meeting Minutes from November 4, 2025.
2. 2026 Proposed Event Dates & Times
3. Revisions and approval of the 2026 Downtown BID Operating Plan, Budgets and Attorney's Opinion.
4. Move to Closed Session: At approximately 3:45 pm - Consideration of motion to go into Closed Session under WI State Statute 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and more specifically relating to:
 - A. Events Coordinator Contract for 2026.
5. Reconvene into Open Session for discussion and possible action on the Event Coordinator Contract (above-referenced closed session item).
6. Adjournment.

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

Account Number	Account Title	2025 Current year Budget	2025 Current year Actual	2025 Current month Actual
BUSINESS IMPROV DISTRICT (BID)				
254.11100	GENERAL OPERATING CASH	.00	134,971	5,384-
	Total GENERAL OPERATING CASH:	.00	134,971	5,384-
TAXES				
254.41.00120.56	BID ASSESSMENTS	69,700	70,791	.00
	Total TAXES:	69,700	70,791	.00
MISCELLANEOUS REVENUE				
254.48.00100.51	INVESTMENT INTEREST REVENUE	.00	.00	.00
254.48.19850.56	EVENT REVENUE	.00	.00	.00
254.48.19900.56	MISCELLANEOUS REVENUE	.00	500	.00
	Total MISCELLANEOUS REVENUE:	.00	500	.00
OTHER FINANCING SOURCES				
254.49.19310.59	GENERAL FUND BALANCE USAGE	591	.00	.00
254.49.19420.59	TRANSFER FROM TID 10	35,000	35,000	.00
	Total OTHER FINANCING SOURCES:	35,591	35,000	.00
EXTERNAL AUDIT SERVICES				
254.51.19960.2004	AUDIT SERVICES	.00	3,150	.00
	Total EXTERNAL AUDIT SERVICES:	.00	3,150	.00
BUSINESS IMPROV DISTRICT				
254.56.00700.1154	DOWNTOWN MANAGER SALARY	44,441	29,635	3,400
254.56.00700.1900	EMPLOYER CONTRIB/WISC RET	3,089	1,985	236
254.56.00700.1910	EMPLOYER CONTRIB/S.S. TAX	3,400	2,197	244
254.56.00700.1920	EMPLOYER CONTRIB/LIFE INSUR	.00	21	5
254.56.00700.1930	WORKERS COMPENSATION PREM	795	511	61
254.56.00700.1950	MEDICAL INSURANCE PREM	6,399	4,586	960
254.56.00700.1955	HSA CONTRIBUTION	.00	.00	.00
254.56.00700.2203	TELEPHONE UTILITY CHARGES	565	453	.00
254.56.00700.2800	COMPUTER/COMPUTER EQUIP	500	.00	.00
254.56.00700.2901	CONTRACTED SERVICES	21,000	15,509	1,382
254.56.00700.3001	GENERAL OFFICE SUPPLIES	500	501	31
254.56.00700.3005	PARKING CHARGES	.00	.00	.00
254.56.00700.3202	MEMBERSHIP DUES	600	100	.00
254.56.00700.3301	MILEAGE REIMBURSEMENT	550	281	.00
254.56.00700.5000	MISCELLANEOUS EXPENSES	500	104	.00
254.56.00700.5001	DISCRETIONARY EXPENSES	500	57	.00
254.56.00700.5006	MISC PROMOTIONAL EXPENSES	5,000	4,119	1,040
254.56.00700.5018	EVENT EXPENSES	.00	.00	.00
254.56.00700.5910	GEN SEMINAR/EDUCATION EXP.	1,300	875	.00
254.56.00700.5951	PUBLIC SPACE ENHANCEMENTS	10,000	.00	.00
254.56.00700.7910	GRANT DISBURSEMENTS	5,000	750	.00
254.56.00700.8011	SOFTWARE PURCHASES	1,152	320	.00
	Total BUSINESS IMPROV DISTRICT:	105,291	62,005	7,359
	BUSINESS IMPROV DISTRICT (BID) Revenue Total:	105,291	106,291	.00

Account Number	Account Title	2025 Current year Budget	2025 Current year Actual	2025 Current month Actual
BUSINESS IMPROV DISTRICT (BID) Expenditure Total:		105,291	65,155	7,359
Net Total BUSINESS IMPROV DISTRICT (BID):		.00	41,136	7,359-

Account Number	Account Title	2025 Current year Budget	2025 Current year Actual	2025 Current month Actual
FRIENDS OF DOWNTOWN				
MISCELLANEOUS REVENUE				
258.48.00550.55	EVENT SPONSORSHIPS	.00	.00	.00
258.48.00551.55	MISCELLANEOUS DONATIONS	.00	7,778	.00
258.48.00552.55	NOTES AT NIGHT REV	.00	6,998	.00
258.48.00553.55	MAKE MUSIC DAY REV	.00	.00	.00
258.48.00554.55	DISCOVER DOWNTOWN REV	.00	400	.00
258.48.00555.55	WINE WALK REV	.00	13,831	.00
258.48.00556.55	TRICK OR TREATING REV	.00	.00	.00
258.48.00557.55	SHOP SMALL WEEK REV	.00	2,000	2,000
258.48.00558.55	HOLIDAY PARADE REV	.00	1,500	.00
258.48.00559.55	SMALL BUSINESS SATURDAY REV	.00	.00	.00
258.48.00560.55	DOWNTOWN CHRISTMAS REV	.00	.00	.00
258.48.00561.55	WALK DON'T RUN	.00	.00	.00
Total MISCELLANEOUS REVENUE:		.00	32,506	2,000
MISCELLANEOUS EXPENSES				
258.55.19850.5000	NOTES AT NIGHT	.00	4,463	.00
258.55.19850.5001	MAKE MUSIC DAY	.00	329	.00
258.55.19850.5002	DISCOVER DOWNTOWN	.00	746	.00
258.55.19850.5003	WINE WALK	.00	4,606	.00
258.55.19850.5004	TRICK OR TREATING	.00	164	120
258.55.19850.5005	SHOP SMALL WEEK	.00	45	.00
258.55.19850.5006	HOLIDAY PARADE	.00	447	.00
258.55.19850.5007	SMALL BUSINESS SATURDAY	.00	.00	.00
258.55.19850.5008	DOWNTOWN CHRISTMAS	.00	1,545	1,500
258.55.19850.5009	WALK DON'T RUN	.00	.00	.00
258.55.19850.5010	EVENT INSURANCE	.00	.00	.00
258.55.19850.5900	MISCELLANEOUS EXPENSES	.00	.00	.00
Total MISCELLANEOUS EXPENSES:		.00	12,345	1,620
FRIENDS OF DOWNTOWN Revenue Total:		.00	32,506	2,000
FRIENDS OF DOWNTOWN Expenditure Total:		.00	12,345	1,620
Net Total FRIENDS OF DOWNTOWN:		.00	20,161	380

Executive Director Monthly Summary – November 2025

Karen Margelofsky, Executive Director
Stevens Point Business Improvement Districts (Downtown & Business Park)

Administration

- Finalized and published the Downtown BID board packet for Nov. & Dec.; prepared & published BPBID packet and agenda for Nov.
- Updated draft MOU and received guidance from the City Attorney on operating plan formatting for both BIDs.
- Reformatted and submitted updated Operating Plans and resolutions for DBID and BPBID to the City before deadline.
- Adjusted BPBID tax rate worksheet after updated property assessments from the City, submitted both BID spreadsheets to the finance/taxing department after approval from the city to be added to the tax bills.
- Submitted BPBID, DBID & DBID-F budgets to the City; met with Treasury to reconcile Friends budget and future transition of contracted services.
- Processed invoices, receipts, and contracts including DBID promotions and BPBID fountain & snow removal agreements.
- Coordinated City Attorney review process for BID opinion letters and plan formatting for 2027 compliance.

Economic & Community Development

- Participated in WEDC-ED monthly call and WEDC-MS Downtown Tourism & Waterfront Activation Workshop (brownfields, floodplains, waterfront zoning).
- Walked downtown buildings with EV committee; continue learning about the Vacant Storefront Contest.
- Met with Mike Beacom and Brian Cummins on BID history, work group structures, board development, economic vitality projects, budget planning, and CivicPlus publishing.
- Attended Planning Commission, Personnel & Finance, and Common Council meetings; presented Downtown Operating Plan for approval.
- Reviewed possible Vibrant Spaces grant elements with the Mayor, Public Works, Design Team, and Chris K. (crosswalks, pedestrian improvements, potential gazebo site), deadline is Feb. 1, 2026.
- Provided BID business owners with the City's planning documents: master plan, comprehensive plan, and strategic plan, listened to their concerns regarding the Shopko development and shared requested information with board and City ED department heads.

Programs, Events & Promotions

Holiday Parade

- Assisted in event promotions and float registrations; website, facebook, Eventbrite, lintr.ee, phone calls & emails regarding float registration
- Prepared parade float registrations list for check-in
- Worked parade setup and event; posted social media live and helped with tear down after the event.

Downtown Collective

- Created powerpoint presentation on Goal Setting and worked with the group to set goals for the new year.
- Discussed 2026 topics and format for the collective.

Shop Small Passport Programs

- Assisted with Passport Week promotions; updated website, Linktr.ee, Facebook, Google Forms.
- Finalized passport participant list, updated spreadsheets, reviewed proofs, and coordinated prize items.
- Distributed posters to all 24 participating businesses and met owners thanking them for participating, also handed posters out to other downtown area businesses & introduced myself.

- Set up Passport Kickoff booth with UW Credit Union sponsors; conducted Facebook Live and media interviews; distributed 100+ passports on first day with approx.. 200 being distributed in total.
- Worked with Kris C. on entering returned passports (72), processed prize baskets, and coordinated reimbursement requests and deposits from the events.
- Worked with UW Credit Union, Digicopy, and other partners on event logistics and certificates.

Downtown Christmas

- Consulted with Kris on sponsor updates (hot cocoa, cookies, coffee) and vendor contracts (reindeer), volunteer commitments (photographer, Santa) and getting the city's shack at the square for the event.
- Discussed ordering reindeer for sale at event and decided to forgo ordering to allow attendees to spend money at the businesses
- Received Noel Productions contract for reindeer and processed for payment.

Partnerships, Outreach & Media

- Attended Ribbon Cutting for DBID with Portage County Business Council and gave remarks.
- Created powerpoint presentation and delivered a one-hour presentation on Economic & Community Development to PCBC's Teen Leadership Group at Mid-State Technical College.
- Toured 97.9 WSPT radio to build ongoing partnerships.
- Interviewed by Channel 7 at Passport Kickoff event.

Digital, Branding & Communications

- Met with Tara M. & Shawn Williams for local business video filming for promotional content.
- Posted social media content for promotions, parade, passport events, and business highlights.
- Created an Executive Director LinkedIn profile; transitioned ownership of the BID LinkedIn page.
- Updated website and Linktr.ee to reflect holiday programming.
- Continued coordination with Agency81, Josie, Tara, and Kris on the year-end social media plan.
- Added Google map pin for BID office.

Miscellaneous

- Learned conference room TV system; set up meetings; organized materials.
- Coordinated office coverage for Small Business Saturday 11/29.
- Vacation/Holiday: November 26–28

Event Notes for December 3, 2025 BID Meeting

Parade

- Thank you to Brian, Hana, Mike, Marc for assistance with watching intersections and crowd control.
- Thank you note for Schultz Property Management, please sign.
- After all is said and done, likely around 75 entrants. 56 Sign Ups. Just under 1 hour, this was a good timeframe.
- Crowd seemed to be normal, nothing smaller than past years
- Feedback thus far is all good, some comments on social media regarding porta potty or businesses allowing people to use bathrooms. Maybe next year, identify a few that allow and post those with their permission, much like we did for Discover Downtown.
- Mayor Mike checking if 4 of our barrels got mixed into the city group.

Current / Upcoming Events

- Shop Small Week and Downtown Christmas
- Shop Small- 24 shops signed up. UW Credit Union is sponsor. Thank you to Digicopy for printing.
- Bags look fantastic as well as photo opportunity frames.
- Thank you to the city for the ticket booth, so nice and warm and able to decorate to make it stand out on the Square and to stay warm!
- City will bring the ticket booth again for this event.
- Feedback thus far good, and we had several people from out of the area on the first Saturday. A few from MN stayed at Cobblestone and reel on Facebook and decided to join. 20 passports turned in on Saturday. Spoke to people from Wausau, Marshfield and Wis. Rapids.
- Next year consider all locations having passports so those who may come on a Sunday can pick up a passport.
- Downtown Christmas. Reindeer contract has been signed and turned into city.
- Monteverdi Chorale and Two Jolly Trumpeters will be playing live music and visiting businesses too.
- Will have the hay bales out again for attendees to relax along with a game or two.
- Jens Lens – Jen Abel will be donating photography from 1:30-3:30pm
- Partnering Together (PT) is our charity and all donations at this time need to go through One Big Tent umbrella. Will also have a raffle basket for donations to PT.

- Sensitive Santa co- marketing with Bound to Happen for the 13th and Santa visit to Bound to Happen.
- Sponsors Tommy's Express Carwash coffee and cookies, Lily and Vine hot cocoa.

2026 in Mind

- Would like to begin planning events late December/ Early January to get a larger time frame for planning all events- need dates/time commitments.
- A checklist is being developed with time frames/tasks for record keeping.

Downtown BID Board Meeting Minutes

Tuesday, Nov. 4, 2025 at 2:30 pm at
Stevens Point Area Convention & Visitors Bureau - Conference Room

1. Roll Call - present

Tara Manzke
Hana Cutler
Mike Beacom
BJ Welling
Brian Cummins
Rosalind Kealiher
Alderperson Christianson
City Liaisons: Jarod Kivela, Chris Klesmith
Staff: Karen Margelofsky, Kristeen Carne

2. Comments from the public on non-agenda items

Ribbon cutting with PCBC went well prior to the meeting, Kris Carne shares gratitude of Dozinski Downtown business owner participation.

3. Listening Session: Downtown Development thoughts for the redevelopment authority. See notes and sign in sheet from Brian

4. General reports and updates:

- a. **City staff updates**-reviewing proposals for shopko site, all include mixed use development. Looking at 47 apartment unit for south east corner. Includes childcare center. Still in negotiations and intend to present that to finance committee next week. Edgewater parcel requests: Will officially review proposals in early Spring. For development funds-working on proposal review committee. Excited to soon be able to present a revolving loan fund.
- b. **Treasurer Report**-looks to be everything is on track.
- c. **Executive Director Report**-provided a printed report & noted that she appreciates our efforts while in transition. Things have been going well. Looks forward to continuing on.
- d. **Event Coordinator Report**-Trick or treating was a few weeks ago, felt it was very successful. People enjoyed all the fun, games and contests slowed things down a bit. A scooby doo group one. Approx 600 kids came through. Positive feedback. Upcoming events-32 floats already registered for the parade. Actively working on shop small. Waiting on the contract for Downtown Christmas. Need to decide what charity to support for downtown Christmas. Looking at a food drive. Will be looking at 2026 events in the very near future.
- e. **Board Chair Report**- End of year things are on the docket. Consulting with Kennari through WEDC is coming up, we have begun the process, over the next year they will be giving us feedback. Strongly encouraged to find applicants for the two upcoming chairs that will be opening.

4. Workgroup reports:

- a. **Promotions**-discussing with Brandi from Metro Wire and story series to share what business owners are doing to interact with the community. Wants to be able to put a positive spin on what the downtown business owners are doing. Shop Small passports-we have 22 businesses participating. Secured sponsorships this year. \$2000 from UWCU, \$500 from Founding Fathers Coffee. Will have 400 tote bags, "Local Looks Good on you" Drawn by Under the Ash tree arts, will encourage people to fill them with downtown goodies. Digicopy-print sponsor-over \$600 in print. Currently working on video project. Less talking, more visual. Round one 11/11 from 12-4pm. New event for 2026 "Walk don't run event"

- b. **Design**-worked on grant this past month and moving forward. Lights are happening going up along river, concrete work is in process for electricity.
- c. **Economic Vitality**-have our main meetings the Monday before this meeting. Focus on promoting opportunities for new businesses to move downtown.
- d. **Organization**- last collective next week Wednesday. Wrapping things up for our group.

Discussion and Possible action on:

- 1. **Approval of special meeting minutes from Oct 7, 2025 meeting-**
Motion by BJ to approve the meeting minutes.
Second by Tara, motion passes.
- 2. **Review and approve 2026 budget-**
Motion by BJ to take this to council.
Second by Mike, motion passes.
- 3. **Review and approve operating plan-**
Motion by Marc to adopt the 2026 operating plan.
Second by Hana, motion passes.
- 4. **Review and approve Memorandum of Understanding for 2026-** Discussed that the board is to review and provide comments to Hana & Rosalind as they have volunteered to work with Karen on updating this document. Brian noted that this rough draft will be provided to SPCVB director, BP BID board and the City Com. Dev. dept for their input. No motion made at this time.
- 5. **December regular meeting & end of year pot luck-**
Scheduled for Tues Dec 2nd, end of year potluck where we invite workgroup participants. Will do a doodle poll to determine when
- 6. **Adjournment** at 4:30 pm.

Proposed 2026 Event Schedule			
Friends of the Downtown BID			
		Proposed	Proposed
Event Name	Day of the Week	Date	Time
Walk-Don't-Run Fundraiser *	Saturday	May 9	?? 10 - 4 pm
Notes @ Night	Wednesdays	May 20 - Sept. 2	6 - 8:30 pm
Make Music Day **	Sunday	June 21	12 - 11 pm
Discover Downtown	Saturday	July 18	10 - 4 pm
Wine Walk	Friday	August 14	4 - 8 pm
Halloween Trick-or-Treating	Saturday	October 24	3 - 5 pm
Holiday Parade **	Wednesday	November 18	6 pm
	OR Thursday	December 3	6:00 PM
Shop Small Passport Week & SBS **	Saturday	November 21-28	10 - 4 pm
Downtown Christmas	Saturday	December 12	1:30 - 4:30 pm
* New event in 2026			
** Need to do surveys or discuss dates			

STEVENS POINT

DOWNTOWN BUSINESS IMPROVEMENT DISTRICT (DBID)

2026 OPERATING PLAN



PREPARED ON: October 31, 2025, Revised November 28, 2025

APPROVED BY THE BID BOARD OF DIRECTORS ON: November 4, 2025

ADOPTED BY CITY OF STEVENS POINT COMMON COUNCIL ON: November 17, 2025

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I. Introduction

Under Wisconsin Statutes §66.1109 (see [Appendix B](#)), municipalities are authorized to establish Business Improvement Districts (BIDs) upon petition by at least one property owner within the proposed district. The purpose of the BID statute is:

“...to allow businesses within those districts to develop, to manage and promote the districts, and to establish an assessment method to fund these activities.”

In October 2022, a petition to create a BID in Downtown Stevens Point was submitted by property owners represented by the Stevens Point Alliance. The City of Stevens Point Common Council approved the establishment of the Downtown Business Improvement District (DBID) and its initial operating plan in December 2022. In January 2023, the Council confirmed the appointment of BID Board members in accordance with Article II, Section I of the BID Bylaws (see [Appendix C](#)).

The BID’s goals and initiatives are aligned with the [City of Stevens Point’s 2005 Comprehensive Plan](#) and the [2018 Targeted Area Master Plan for Downtown Redevelopment](#). The BID also operates under the guidance of the [Main Street America™ program](#), under which Stevens Point Downtown BID was **recertified in July 2023**.

The **mission** of the DBID is: **“Enhancing downtown Stevens Point by collaboratively connecting property owners, businesses, residents, and visitors with resources and experiences.”**

The DBID’s **vision** is: **“A thriving downtown that engages diverse audiences and celebrates local businesses to foster a vibrant district.”**

The BID is guided by five core values:

- **Accountable** – Transparent and responsible in all actions
- **Thriving** – Focused on growth, vitality, and sustainability
- **Collaborative** – Building partnerships to shape the future of downtown
- **Supportive** – Advocating for and assisting downtown stakeholders
- **Innovative** – Embracing creative solutions to enhance the district

At the heart of the DBID’s work is a commitment to **uniting businesses, organizations, and local government** through collaboration and partnership. This collective approach is essential to achieving the strategic objectives outlined in the BID’s operating plan and ensuring the continued success of Downtown Stevens Point.

II. District Boundaries

The boundaries of the Downtown Business Improvement District (BID) for 2026 remain consistent with those originally established in 2022. The district is geographically defined by the **Wisconsin River to the west, Portage Street to the north, Centerpoint Drive and Rogers Street to the east, and Ellis Street and Arlington Place to the south.**

A detailed map of the BID boundaries is provided in [Appendix D](#), while Appendices [E](#) and [F](#), include a comprehensive list of properties located within the district, including those subject to and exempt from BID assessments.

III. Goals Review: 2023–2025

Since its establishment, the BID has made significant progress in advancing its mission. Key accomplishments and developments include:

- A. **Main Street America Recertification:** Achieved in **July 2023**, reestablishing Stevens Point Downtown BID as a recognized Main Street Community.
- B. **Façade Improvement Program:** Promoted in partnership with the City; one storefront completed in 2023 with more anticipated in the future.
- C. **Mural Program Support:** Ongoing collaboration with CREATE Portage County and the City to maintain and expand public art.
- D. **Historic Markers & Wayfinding Initiative:** Assisted the City in installing **branded wayfinding signage** throughout downtown, including for murals and historic properties.
- E. **Public Space Enhancement Program:** Launched in 2024; alley activation, riverfront lighting & mural expansion projects selected by public vote and in progress for 2025/2026.
- F. **Vacant Storefront Reinvestment Program:** Program **presented in 2025**, with grant rollout and implementation scheduled for 2026.
- G. **Special Events & Marketing Coordinator:** Hired in January 2025 to manage BID events and enhance district vibrancy.
- H. **Branding Campaign:** Developed in partnership with students from UW-Stevens Point; to be expanded in 2026.
- I. **Annual Town Halls:** Held in 2024 and 2025 to engage stakeholders, planning for 2026.
- J. **Main Street America Affiliate Status:** Maintained since 2023, with a goal of achieving **Gold Tier Accreditation** in 2026.

IV. Organizational Transitions in 2025

In 2025, the BID experienced a staffing transition, with the departure of its first Executive Director in June and the onboarding of a new Executive Director in October. While this created a temporary gap in leadership, **City of Stevens Point Community Development staff and the BID Boards maintained a high level of operating capacity for both the Downtown and Business Park BIDs**, ensuring continuity of services and progress on key initiatives. Their dedication and adaptability during this period should be commended.

Additional organizational developments include:

- A. **The Stevens Point Alliance (SPA)**, which previously operated as a partner organization managing many downtown events, was formally **dissolved in late 2024/early 2025**. Its event programming and community engagement functions were absorbed by the BID and are now operated under the **Friends of Downtown**, a community-facing initiative of the BID.

- B. The City established a **Business Park BID**, which now shares the Executive Director position with the Downtown BID on a **65% Downtown / 35% Business Park** time and salary split.
- C. The **Events Coordinator**, hired in January 2025, is currently funded through the DBID budget. However, beginning in 2027, the goal is to transition this funding to the **Friends of Downtown** through increased sponsorships and event revenue.
- D. The BID is also in the process of **updating its Memorandum of Understanding (MOU)** with the **City of Stevens Point** and the **Stevens Point Area Convention & Visitors Bureau (SPACVB)** to clarify roles, responsibilities, and shared goals.

V. 2026 Strategic Goals

Organized by the Main Street America Four-Point Approach and Executive Leadership

A. Design Work Group

- i. **Secure Funding for Public Space Enhancements through Vibrant Spaces Grant**
 - a. Apply for the WEDC Community Development Investment (CDI) Vibrant Spaces Grant to fund the alley activation project, riverfront lighting, and new mural installation.
- ii. **Implement Public Space Enhancements in Partnership with the City**
 - a. Collaborate with the City of Stevens Point to execute the funded projects, ensuring alignment with BID branding, placemaking goals, and long-term maintenance plans.

B. Economic Vitality Work Group

- i. **Roll Out the Vacant Storefront Reinvestment Program**
 - a. Begin disbursing grants and tracking outcomes to support business attraction and retention.
- ii. **Advance Redevelopment in Alignment with [the City's 2018 Targeted Area Master Plan](#)**
 - a. Collaborate with the City to identify and prioritize redevelopment opportunities outlined in the 2018 Targeted Area Master Plan.
 - b. Promote investment in key sites and support property owners in navigating redevelopment tools and incentives.

C. Organization Work Group

- i. **Adopt and Implement the Board & Staff Policy Book**
 - a. Finalize governance and communication policies to guide BID operations and ensure transparency.
- ii. **Strengthen Stakeholder Engagement and Volunteerism**
 - a. Reassess the structure and purpose of the **Downtown Collaborative** to better engage BID members and gather feedback on district priorities.
 - b. Launch a volunteer engagement program with defined roles, recruitment strategies, and recognition efforts to support events, beautification, and community-building initiatives.

D. Promotions Work Group

- i. **Refine and Expand Downtown Branding and Marketing**
 - a. Build on the 2025 branding campaign developed and expand social media efforts by hiring UW-Stevens Point students marketing students as consultants.
 - b. Strengthen storytelling and visibility through coordinated campaigns and digital engagement.
- ii. **Increase Event Revenue and Evaluate Event Impact**

- a. Grow sponsorships and donor support for BID-managed events through the Friends of Downtown.
- b. Develop an evaluation framework to assess each event's effectiveness in meeting its goals and determine whether to enhance, reimagine, or retire specific programs.

E. Executive Director Goals

- i. **Lead Strategic Alignment Across Work Groups:** Ensure that each work group's efforts align with the BID's mission, the Main Street Four-Point Approach, and the formal Transformation Strategy developed in partnership with WEDC. The Executive Director will facilitate collaboration across work groups to maintain focus, consistency, and shared outcomes.
- ii. **Implement Strategic Planning and Fundraising Support:** Collaborate with **Kennari Consulting**, WEDC's strategic partner, to develop a comprehensive event strategy and fundraising plan that supports long-term financial sustainability and growth of the Friends of Downtown and BID programming.
- iii. **Track and Report Progress on 2026 Goals:** Oversee the implementation of work group plans by collecting and reviewing **quarterly progress reports**. These reports will be based on each group's Transformation Strategy work plan and will be used to ensure accountability, measure outcomes, and inform future planning.
- iv. **Foster Direct Engagement with BID Stakeholders:** Commit to **meeting face-to-face with at least two BID business or property owners each week** to build relationships, listen to concerns, and offer support or guidance. This ongoing engagement will ensure the Executive Director remains visible, responsive, and connected to the evolving needs of the downtown district.

VI. Proposed Expenditures and Method of Assessment

A. Downtown BID 2026 Budget

- i. The proposed 2026 annual budget for the Downtown Business Improvement District (BID) is **\$124,393**. Of this amount, **\$85,366** is projected to be generated through BID assessments, based on a mill rate of **\$0.90 per \$1,000 of assessed commercial property value**. The remaining revenue will be drawn from **existing fund balances** and **\$35,000 in annual support from the City of Stevens Point**, committed through 2027.
- ii. Consistent with Wisconsin BID law, a **segregated account** has been established with the City of Stevens Point Treasurer's Office for the exclusive use of BID funds. All expenditures are reviewed and approved by the BID Board of Directors and are aligned with the goals outlined in this operating plan.
- iii. Key expenditure categories for 2026 include:
 - a. **Personnel:** Salary and benefits for the Executive Director and Events Coordinator
 - b. **Contracted Services:** Including consulting, marketing, and event support
 - c. **Public Space Enhancements:** Continued investment in placemaking and beautification
 - d. **Grant Disbursements:** Launch of the Vacant Storefront Reinvestment Program
 - e. **Professional Development:** Training, seminars, and strategic planning support
 - f. **Administrative Operations:** Office supplies, software, utilities, and memberships
- g. A full breakdown of the 2026 BID budget is provided in [Appendix G](#).

Each year, the BID Board shall approve an annual operating budget and review the special assessment levy. The Board will then submit a recommendation to the Common Council of the City of Stevens Point, which will hold a public hearing and formally adopt the annual operating plan and budget. The public hearing and approval of the 2026 plan and budget are scheduled to take place at a Special Meeting of the Common Council in **late 2025**.

B. Friends of Downtown 2026 Event Budget

The **Friends of Downtown**—a community-facing initiative of the BID—manages a separate event budget to support year-round programming that enhances vibrancy, drives foot traffic, and promotes local businesses.

The **2026 Friends of Downtown event budget** projects **\$39,300 in revenue** and **\$26,243 in expenses**, resulting in a net positive balance of **\$13,057** to support future programming.

i. Event-by-Event Net Analysis

- **Wine Walk:**

Revenue: \$17,000 | Expenses: \$7,000 → **Net: +\$10,000**

A major revenue-generating event that supports BID operations and offsets costs of community-focused events.

- **Notes at Night:**

Revenue: \$7,000 | Expenses: \$8,000 → **Net: -\$1,000**

A popular summer concert series that enhances community engagement and downtown visibility.

- **Walk Don't Run (New Event):**

Revenue: \$6,750 | Expenses: \$3,893 → **Net: +\$2,857**

New event to stimulate visiting and shopping in the downtown while having fun raising money for not only the BID but also a new BID Scholarship Endowment while also enhancing partnerships with Mid-State Police Academy and the Stevens Point PD.

- **Holiday Parade:**

Revenue: \$3,000 | Expenses: \$350 → **Net: +\$2,650**

A high-impact, low-cost event that draws large crowds and supports local pride.

- **Downtown Christmas:**

Revenue: \$2,500 | Expenses: \$2,500 → **Net: \$0**

A break-even event that contributes to seasonal placemaking and family-friendly programming.

- **Shop Small Week:**

Revenue: \$2,550 | Expenses: \$800 → **Net: +\$1,750**

Supports small business visibility and aligns with national campaigns.

- **Discover Downtown:**

Revenue: \$500 | Expenses: \$500 → **Net: \$0**

A community-building event with potential for future sponsorship growth.

- **Trick-or-Treating & Small Business Saturday:**

Revenue: \$0 | Expenses: \$1,200 → **Net: -\$1,200**

These events are intentionally community-oriented and funded by surplus from larger events.

ii. Strategic Budget Philosophy

The Friends of Downtown budget is structured to ensure that **larger, ticketed events like Wine Walk and Holiday Parade generate surplus revenue** that can be reinvested into **free, community-oriented events** such as Trick-or-Treating, Discover Downtown, and Downtown Christmas. This model supports both economic development and community engagement.

The Friends of Downtown budget is managed in coordination with the BID Board and Events Coordinator, with the long-term goal of transitioning full funding responsibility for event staffing and programming to the Friends of Downtown by 2027. A full breakdown of the Friends of Downtown 2026 budget is included in [Appendix H](#).

C. Method of Assessment

1. The **2025 assessed valuation** of all taxable commercial property within the original Downtown BID boundaries is approximately **\$94,850,600**. The annual assessment for BID operating expenses will be levied against each property within the District in **direct proportion to its commercial assessed value** for real property tax purposes, as recorded on the assessment roll at the time of the Common Council's public hearing on the 2026 Operating Plan.
2. The **BID assessment rate** is set at **\$0.90 per \$1,000 of assessed value** to be applied to the 2025 tax roll, generating an estimated **\$85,365 in revenue in 2026** to support the BID's operations and strategic goals.
3. No property owner within the BID shall be eligible to receive or be subject to any reductions or increases in their assessment as a result of changes in assessed value occurring after the date of the public hearing. The amount of an individual property's assessment may change annually if its assessed value changes relative to other properties within the District.
4. A full list of properties included in the BID and their corresponding assessments is provided in [Appendix E](#).

D. Excluded and Exempt Properties

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

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

VII. Promotion of Orderly Development of the City

Under [Wisconsin Statutes §66.1109\(1\)\(f\)\(4\)](#), this Operating Plan is required to specify how the creation and continuation of the Business Improvement District (BID) promotes the orderly development of the City of Stevens Point.

The Downtown BID supports orderly development by encouraging commerce, increasing business activity, and enhancing the overall economic vitality of the district. These efforts are directly aligned with the goals and strategies outlined in the [City's Comprehensive Plan](#) and the [2018 Downtown Targeted Area Master Plan](#). Through coordinated investments in infrastructure, placemaking, marketing, and business support, the BID contributes to a vibrant, accessible, and economically resilient downtown that benefits the entire community.

A. City Role in District Operation

The City of Stevens Point is a key partner in the success of the Downtown BID and is committed to supporting the objectives outlined in this Operating Plan. While the BID Board maintains autonomy in preparing and managing its annual budget, the City provides essential administrative, financial, and strategic support to ensure the district's continued growth and sustainability.

The City has made significant annual investments in the district, including maintenance, infrastructure improvements, economic development initiatives, and financial contributions. The City will continue to provide services and support through programs such as the [Façade Grant Program](#), [Revolving Loan Fund](#), and other tools that promote reinvestment and revitalization.

In accordance with Wisconsin Statutes, the City of Stevens Point will also:

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

VIII. Required Statements

The BID Law requires that the Operating Plan include specific statements.

66.1109(1)(f)(1) The special assessment method applicable to the business improvement district. The special assessment method is set forth in Section VI.C.

66.1109(1)(f)(1m) Whether real property used exclusively for manufacturing purposes will be specially assessed. Under section VII.A., properties assessed by the State of Wisconsin as manufacturing will be assessed.

66.1109(1)(f)(2) The kind, number and location of all proposed expenditures within the business improvement district. The number and location of proposed expenditures is set forth in pages 6, 7, 34, and 35 of the plan.

66.1109(1)(f)(3) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred. The method of financing the estimated expenditures is set forth in Section VI.A-C.

66.1109(1)(f)(4) A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan. Please refer to the I. Introduction and Section VI & VII.

66.1109(1)(f)(5) A legal opinion that subds. 1. To 4. Have been complied with. This legal opinion from Stevens Point City Attorney A. Logan Beveridge, indicating that the Operating Plan complies with all applicable provisions of Section 66.1109(1)(f)(1-4) will be attached to the BID Plan as [Appendix A](#).

IX. Future Year Operating Plans

It is anticipated that the BID will continue to revise and develop this Operating Plan on an annual basis in response to evolving needs, opportunities, and priorities within the district. These updates will remain consistent with the purposes and objectives defined in this plan.

Pursuant to §66.1109(3)(b), the BID Board and the City of Stevens Point are required to annually review and, if necessary, amend the Operating Plan. While this document outlines proposed activities and financial projections based on current conditions, future updates will provide more detailed information on assessed values, budget allocations, and programmatic goals.

Approval by the Common Council of each annual plan update shall serve as conclusive evidence of compliance with this Operating Plan and the requirements of the BID statute.

A. Early Termination of the District

- i. The City shall consider terminating the District if the **owners of property assessed under the Operating Plan having a valuation equal to more than 50%** of the valuation of all property assessed under the Operating Plan, using the method of valuation specified herein, or the **owners of property assessed under the Operating Plan having an assessed valuation equal to more**

than 50% of the assessed valuation of all property assessed under the Operating Plan, file a petition with the City Plan Commission requesting termination of the District. *On or after the date such a petition is filed, neither the Board nor the City may enter into any new obligations by contract or otherwise until the expiration of thirty (30) days after the date a public hearing is held and unless the BID is not terminated.*

- ii. *Within thirty (30) days after filing of a petition, the City Plan Commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a Class 2 notice. Before publication, a copy of the notice with a copy of the Operating Plan and a copy of the detail map showing the boundaries of the BID shall be sent by certified mail to all owners of real property within the BID.*
- iii. *Within thirty (30) days after the date of such hearing, every owner of property assessed under the Operating Plan may send a written notice to the City Plan Commission indicating, if the owner signed a petition, that the owner retracts the owner's request to terminate the BID or, if the owner did not sign the petition, that the owner requests termination of the BID.*
- iv. *If, after the expiration of thirty (30) days after the date of the public hearing, by petition or subsequent notification and after subtracting any retractions, the owners of property assessed under the Operating Plan having a valuation equal to more than 50% of the valuation of all property assessed under the Operating Plan, using the method of valuation specified in the Operating Plan, or the owners of property assessed under the Operating Plan having an assessed valuation equal to more than 50% of the assessed valuation of all properties assessed under the Operating Plan have requested the termination of the District, the City shall terminate the District on the date that the obligation with the latest completion date entered into to implement the Operating Plan expires.*

B. Amendment, Severability, and Expansion

- i. This District has been created under authority of *Wisconsin Statutes section 66.1109*. Except as set forth in the next sentence, should any court find any portion of this statute invalid or unconstitutional *its decision will not invalidate or terminate the BID* and this Operating Plan shall be amended to conform to the law without need of re-establishment. *Should any court find invalid or unconstitutional the organization of the entire District Board, the budgeting process or the automatic termination provision of this or any subsequent Operating Plan, the District shall automatically terminate and this Operating Plan shall be of no further force and effect.*
- ii. Should the legislature amend the statute to narrow or broaden the definition of a BID so as to exclude or include as assessable properties a certain class or classes of properties, then this Operating Plan may be amended by a *2/3 majority of the entire BID Board and a majority of the Common Council of the City of Stevens Point* as and when they conduct their annual Operating Plan approval and without necessity to undertake any other act. *This is specifically authorized under section 66.1109(3)(b).*

C. Automatic Termination Unless Affirmatively Extended

The District Board shall not incur obligations extending beyond *thirty years* from the date on which the BID was created. *At the end of the twenty-ninth year of the BID's existence, the BID Board shall prepare an operating plan for the thirtieth year that contemplates termination of the District at the commencement of the*

thirtieth year as set forth in Wisconsin Statutes section 66.1109(3)(b), unless the owners of property assessed by the District having a valuation equal to 60% of the valuation of all property assessed by the District affirmatively vote to continue the District.

Appendix A: City Attorney's Opinion

November 10, 2025:

RE: 2026 Downtown Business Improvement District Operating Plan – Required Attorney Statement Under Wis. Stats. § 66.1109(1)(f)(5)

As attorney for the City of Stevens Point, I hereby certify that the Downtown Business Improvement District 2026 Operating Plan (the "BID Plan") complies with the requirements of Wis. Stats. § 66.1109(1)(f)(1) – (4). Specifically, I have confirmed that the BID Plan includes the following components, as I am required to confirm via written opinion pursuant to Wis. Stat. § 66.1109(1)(f)(5):

66.1109(1)(f)(1) The special assessment method applicable to the business improvement district. The special assessment method is set forth on pages 7-8.

66.1109(1)(f)(1m) Whether real property used exclusively for manufacturing purposes will be specially assessed. Under section VII.A., properties assessed by the State of Wisconsin as manufacturing will be assessed.

66.1109(1)(f)(2) The kind, number and location of all proposed expenditures within the business improvement district. The number and location of proposed expenditures are set forth in pages 6, 7, 34, and 35 of the plan.

66.1109(1)(f)(3) A description of the methods of financing all estimated expenditures and the time when related costs will be incurred. The method of financing the estimated expenditures is set forth in Section VI in conjunction with the Method of Assessment under

66.1109(1)(f)(4) A description of how the creation of the business improvement district promotes the orderly development of the municipality, including its relationship to any municipal master plan. This is addressed on page 8 of the plan.

66.1109(1)(f)(5): A legal opinion that subds. 1. to 4. have been complied with. This legal opinion from Stevens Point City Attorney A. Logan Beveridge, indicating that the Operating Plan complies with all applicable provisions of Section 66.1109(1)(f)(1-4) will be attached to the BID Plan as Appendix XXXXX.

Sincerely,

ANDREW LOGAN BEVERIDGE
City Attorney

Appendix B: Wisconsin Statutes §66.1109

66.1109 Business improvement districts.

(1) In this section:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(b) The planning commission has approved the annexation.

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

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

(3)

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

- (b) The board shall annually consider and may make changes to the operating plan, which may include termination of the plan, for its business improvement district. The board shall then submit the operating plan to the local legislative body for its approval. If the local legislative body disapproves the operating plan, the board shall consider and may make changes to the operating plan and may continue to resubmit the operating plan until local legislative body approval is obtained. Any change to the special assessment method applicable to the business improvement district shall be approved by the local legislative body.
- (c) The board shall prepare and make available to the public annual reports describing the current status of the business improvement district, including expenditures and revenues. The report shall include one of the following:
1. If the cash balance in the segregated account described under sub. (4) equaled or exceeded \$300,000 at any time during the period covered by the report, the municipality shall obtain an independent certified audit of the implementation of the operating plan.
 2. If the cash balance in the segregated account described under sub. (4) was less than \$300,000 at all times during the period covered by the report, the municipality shall obtain a reviewed financial statement for the most recently completed fiscal year. The statement shall be prepared in accordance with generally accepted accounting principles and include a review of the financial statement by an independent certified public accountant.
- (cg) For calendar years beginning after December 31, 2018, the dollar amount at which a municipality is required to obtain an independent certified audit under par. (c) 1. and the dollar amount at which a municipality is required to obtain a reviewed financial statement under par. (c) 2. shall be increased each year by a percentage equal to the percentage change between the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August of the previous year and the U.S. consumer price index for all urban consumers, U.S. city average, for the month of August 2017, as determined by the federal department of labor. Each amount that is revised under this paragraph shall be rounded to the nearest multiple of \$10 if the revised amount is not a multiple of \$10 or, if the revised amount is a multiple of \$5, such an amount shall be increased to the next higher multiple of \$10.
- (cr) The municipality shall obtain an additional independent certified audit of the implementation of the operating plan upon termination of the business improvement district.
- (d) Either the board or the municipality, as specified in the operating plan as adopted, or amended and approved under this section, has all powers necessary or convenient to implement the operating plan, including the power to contract.
- (4) All special assessments received from a business improvement district and all other appropriations by the municipality or other moneys received for the benefit of the business improvement district shall be placed in a segregated account in the municipal treasury. No disbursements from the account may be made except to reimburse the municipality for appropriations other than special assessments, to pay the costs of audits and reviewed financial statements required under sub. (3) (c), or on order of the board for the purpose of implementing the operating plan. On termination of the business improvement district by the municipality, all moneys collected by special assessment remaining in the account shall be disbursed to the owners of specially assessed property in the business improvement district, in the same proportion as the last collected special assessment.
- (4g) A municipality may convert a business improvement district under this section into a neighborhood improvement district under s. 66.1110 if an owner of real property that is subject to general real estate taxes, that is used exclusively for residential purposes, and that is located in the business improvement district petitions the municipality for the conversion. If the municipality approves the petition, the board shall consider and may make changes to the operating plan under s. 66.1110 (4) (b).
- (4m) A municipality shall terminate a business improvement district if the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, file a petition with the planning commission requesting termination of the business improvement district, subject to all of the following conditions:
- (a) A petition may not be filed under this subsection earlier than one year after the date the municipality first adopts the operating plan for the business improvement district.
 - (b) On and after the date a petition is filed under this subsection, neither the board nor the municipality may enter into any new obligations by contract or otherwise to implement the operating plan until the expiration of 30 days after the date of hearing under par. (c) and unless the business improvement district is not terminated under par. (e).
 - (c) Within 30 days after the filing of a petition under this subsection, the planning commission shall hold a public hearing on the proposed termination. Notice of the hearing shall be published as a class 2 notice under ch. 985. Before publication, a copy of the notice together with a copy of the operating plan and a copy of a detail map showing the boundaries of the business improvement district shall be sent by certified mail to all owners of real property within the business improvement district. The notice shall state the boundaries of the business improvement district and shall indicate that copies of the operating plan are available from the planning commission on request.
 - (d) Within 30 days after the date of hearing under par. (c), every owner of property assessed under the operating plan may send written notice to the planning commission indicating, if the owner signed a petition under this subsection, that the owner retracts the owner's request to terminate the business improvement district, or, if the owner did not sign the petition, that the owner requests termination of the business improvement district.
 - (e) If after the expiration of 30 days after the date of hearing under par. (c), by petition under this subsection or subsequent notification under par. (d), and after subtracting any retractions under par. (d), the owners of property assessed under the operating plan having a valuation equal to more than 50 percent of the valuation of all property assessed under the operating plan, using the method of valuation specified in the operating plan, or the owners of property assessed under the operating plan having an assessed valuation equal to more than 50 percent of the assessed valuation of all property assessed under the operating plan, have requested the termination of the business improvement district, the municipality shall terminate the business improvement district on the date that the obligation with the latest completion date entered into to implement the operating plan expires.
- (5)

- (a) Real property used exclusively for residential purposes and real property that is exempted from general property taxes under s. [70.11](#) may not be specially assessed for purposes of this section.
- (b) A municipality may terminate a business improvement district at any time.
- (c) This section does not limit the power of a municipality under other law to regulate the use of or specially assess real property.
- (d) If real property that is specially assessed as authorized under this section is of mixed use such that part of the real property is exempted from general property taxes under s. [70.11](#) or is residential, or both, and part of the real property is taxable, the municipality may specially assess as authorized under this section only the percentage of the real property that is not tax-exempt or residential. This paragraph applies only to a 1st class city.

History: [1983 a. 184](#); [1989 a. 56 s. 258](#); [1999 a. 150 s. 539](#); Stats. 1999 s. 66.1109; [2001 a. 85](#); [2017 a. 59, 70, 189](#).

Appendix C: Downtown BID Bylaws

Bylaws for the City of Stevens Point Downtown Business Improvement District

Article I - General

Section I – Name

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

Section II – Creation

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

Section III – Purpose, Mission, Vision and Values

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

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

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

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

Section IV – Area

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

Article II – Board of Directors

Section I – Board Composition and Appointment

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

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

Section II – Term of Office

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

Section III – Meetings

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

Section IV – Quorum

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

Section V – Voting

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

Section VI – Vacancies

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

Section VII – Officers

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

- A. Chairperson. The Chairperson shall serve as the chief officer of the DBID and shall preside at all meetings of the Board of Directors. The Chairperson shall assign committee chairs, subject to approval of the Board of Directors. The Chairperson shall also act as the supervisor to DBID staff on behalf of the Board of Directors.
- B. Vice Chairperson. The Vice Chairperson shall serve as the chief officer of the DBID and shall preside over all meetings of the Board of Directors in any absence of the Chairperson. If the position of Chairperson becomes vacant, the Vice Chairperson shall assume position of Chairperson until the next appointment of officers.
- C. Treasurer. The Treasurer shall be responsible for overseeing and reporting the financial activities of the DBID. Activities include coordinating the annual budget with the Chairperson and committee chairs, presenting notable updates of DBID finances to the Board, and consulting the Board of Directors or DBID staff about the financial health of the DBID. Funds shall be kept in a segregated account in the municipal treasury and disbursed through the City of Stevens Point.
- D. Secretary. The Secretary will be responsible for preparing the minutes of each meeting according to the requirements of Open Meetings Law and shall provide them to the DBID Chairperson and staff no later than one (1) week after the previous DBID Board meeting.

Article III – Finances

Section I – Special Assessment

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

Section II – Exemptions

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

Section III – Probationary Funding

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

Section IV – Fiscal Year

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

Section V – Budget & Report

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

Section VI – Accounting

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

Article IV – General Provisions

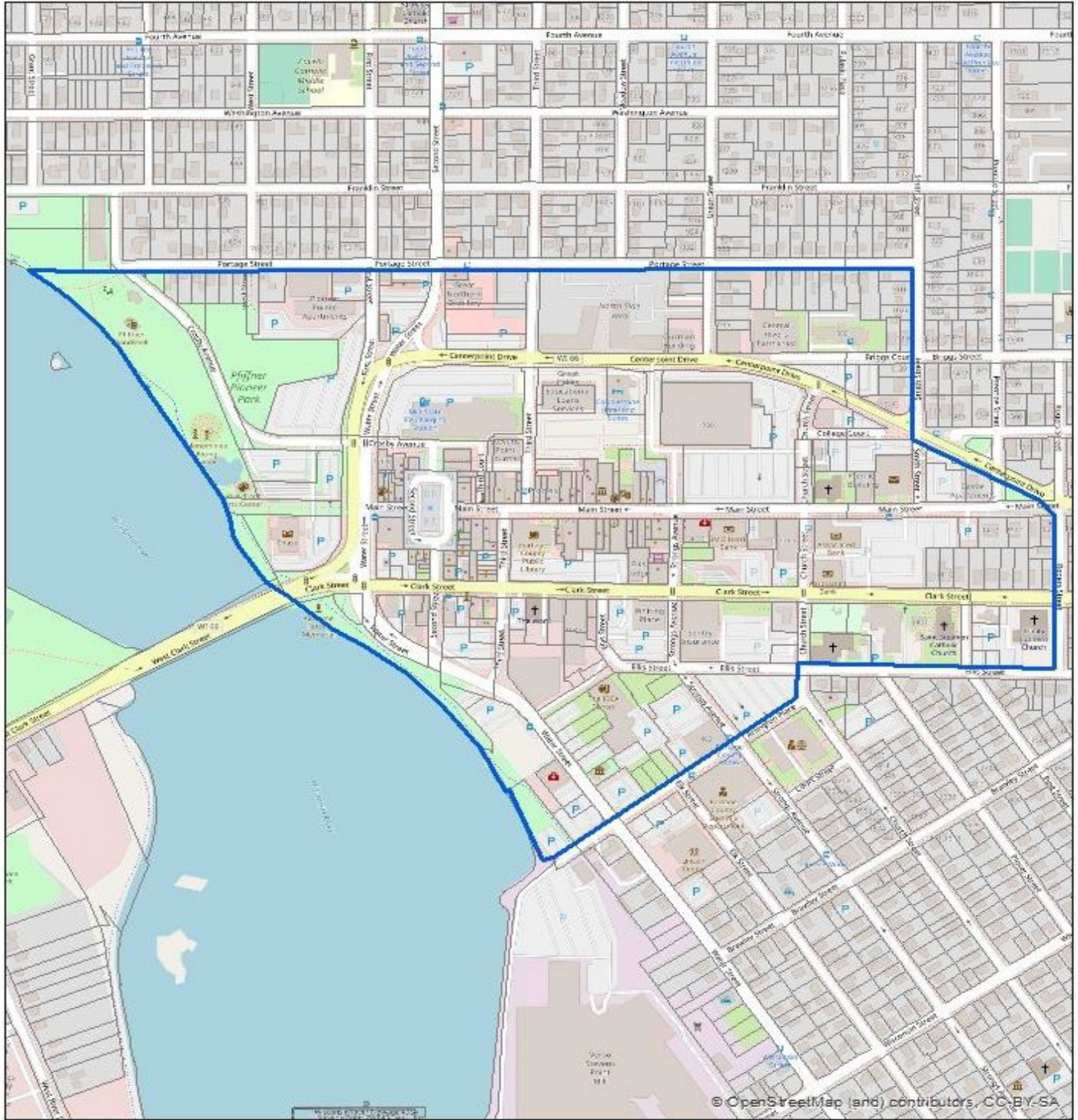
Section I – Parliamentary Authority

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

Section II – Amendments


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

Appendix D: 2026 Downtown Business Improvement District Map



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

Legend

 Downtown BID Boundary



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

LIST OF PROPERTIES IN DOWNTOWN BID SUBJECT TO BID ASSESSMENT (2025 TAX ROLL BID ASSMT = \$.90/1,000 ASSESSED VALUE)							
#	Tax Key Number	Owner Name	Property Address	Legal Description	Legal Acres	2025 Total Assessed Value	Net Tax (Estimate)
1	281240832200306	NORTH SIDE YARD CONDO 1 LLC	1060 CENTERPOINT DR	UNIT 1 NORTH SIDE YARD CONDO & UNDIV 37% INT COM ELMTS;SUBJ DECL 868961,891901; SUBJ REST-573677 1.370A 870295;891899AOC	1.37	\$10,858,000	\$9,772.20
2	281240832200307	NORTH SIDE YARD CONDO 2 LLC	1020 CENTERPOINT DR	UNIT 2 NORTH SIDE YARD CONDO & UNDIV 37%INT COM ELMTS; SUBJ DECL 868961,891901 SUBJ REST-573677 1.359A 870294;891900AOC	1.359	\$9,132,000	\$8,218.80
3	281240832200308	NORTH SIDE YARD CONDO 3 LLC	1017 THIRD ST	UNIT 3 NORTH SIDE YARD CONDO & UNDIV 25% INT COM ELMTS;SUBJ DECL 868961, 891901;SUBJ REST-573677 .919A 891902	0.919	\$6,495,000	\$5,845.50
4	281240832202054	GENCAP STEVENS POINT 88 LLC	1443 WATER ST	Lot 1, CSM 11298-52-128 BNG PRT OUTLOTS 7 & 8 STRONG ELLIS & OTHERS; SUBJ ESMTS 278051 & 856223AMD;SUBJ TO REST-864118 1.116A 856222;856317	1.116	\$6,459,000	\$5,813.10
5	281240832202970	HOTELS OF AMERICA LLC	1117 CENTERPOINT DR	LOT 1 CSM#10818-49 -98 BNG PRT NENW & PRT VALENTINE BROWNS ADD S32 T24 R8 .62A 776836RC 820768	0.62	\$6,321,100	\$5,688.99
6	281240832100628	FIRST FINANCIAL	1305 MAIN ST	LOT 1 CSM#9559-41- 39 BNG PRT NENW,NWNE & SWNE S32 T24 R8 288/406 320/152 356/632 401/173 474/148 476/774 592/555	3.167	\$5,493,100	\$4,943.79
7	281240832202406	SENTRY INSURANCE	1421 STRONGS AVE	LOTS 3,4,5,6,7,8,9 10,11,12,13,14 & N 57' LOTS 15 & 16 BLK 28 STRONG ELLIS & OTHERS ADD S32 T24 R8 143/524	2.42	\$4,471,900	\$4,024.71
8	281240832202718	EXECUTIVE PLACE AT POINT LLC	1265 MAIN ST	L1 CSM40/41 BNG PRT L2 & ALL LTS 1,17&18 BK 29 STRONG ELLIS & OTHERS BNG PRT NENW GL2; SUBJ ESMT 470/479;SUBJ RC 609608;687389-90;688657; 685954;708512	0.607	\$3,994,900	\$3,595.41
9	281240832202504	H13 LLC	1408 STRONGS AVE	LOT 1 CSM#011744 DOC-895900 BNG PRT OL5 STRONG ELLIS & OTHERS ADD & GL2 S32 T24 R8 .975A 911478	0.975	\$2,917,200	\$2,625.48
10	281240832201218	BANK ONE WI	601 MAIN ST	LOT 1 CSM#8136-31- 116 BNG PRT GL 1 S32 T24 R8 480/366 480/687-AGRMT 480/709-ESMT 480/686 480/780 481/638 507/1178 678146	1.556	\$2,312,000	\$2,080.80
11	281240832202704	DB STEVENS POINT LLC	1245 MAIN ST	WLY 5' LOT 4 LOTS 5&6 ELY 39.4' LOT 7 EX W4' FOR ALLEY-S100' LOTS 10&11& W20' LOT 12;E30'LOT12 LOTS 13,14,15,16 BLK29 STRONG ELLIS & OTHERS ADD EX 327/96 1.573A 858175;859295	1.573	\$2,270,300	\$2,043.27
12	281-24-0832200424	Gnd Properties Qozb LLC (MFG)	1011 Second St	LOT 1 CSM#011596 DOC-883286 BNG PRT BLK 16 STRONGS, ELLIS & OTHERS IN GL1 & NENW S32 T24 R8 .537A 888658(MFG)	0.537	\$1,353,200	\$1,217.88
13	281240832202611	DBGREEN LLC	1055 MAIN ST	PT NENW S32 T24 R8 COM 422' E NE/C L3 BLK 5 ORIG PLAT TH 68.5' S TO 1/8 LN;E 68.5'N-POB&PT DES 226/ 196 509/1185-ESMT 808644;809787RES;812609AGMT	0.195	\$1,212,900	\$1,091.61
14	281240832202817	WISCONSIN POSTAL HOLDINGS LLC	1320 MAIN ST	LOTS 8,9,10 AND APPROX S 1/2 LOTS 1, 2, 3 ALL IN BLK 2 SMITH BRIGGS & PHILLIPS ADD (ALL OF POST OFFICE BLDG) S32 T24 R8 .68A M/L 712433MURAL AGMT 758428	0.682	\$1,143,600	\$1,029.24
15	281240832201528	SCHERTZ PROPERTIES LLC	956 MAIN ST	LOT 1 CSM#8248-32- 78 & E 43 5/8' LOT 1 & LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 587481 635643 663498	0.233	\$946,400	\$851.76

16	281240832201701	RCE LLC	823 MAIN ST	LOTS 1 & 2 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 558642 564197 564873- REST	0.303	\$919,000	\$827.10
17	281240832202975	THE OPERA HOUSE LLC	1124 MAIN ST	LOT 1 CSM#011409 DOC-866837 AND E24' LOT 7 ALL BLK 29 VALENTINE BROWN ADD; ESMTS 386661 & 315928 & SUBJ TO ESMT- 788999 .360A (867366) 836698;887886	0.36	\$839,400	\$755.46
18	281240832202703	FABORRS PROPERTIES INC	1257 MAIN ST	W 12' LOT 2 & ALL LOTS 3 & 4 EX PRT SOLD OFF W SIDE LOT 4 DES 228/339 BLK 29 STRONG ELLIS & OTHERS ADD ESMT- 452/172 S32 T24 R8 389/711 791922LSE:424/1024	0.304	\$828,900	\$746.01
19	281240832202653	SENTRY INSURANCE	1105 MAIN ST	PT NENW S32 T24 R8 BEG SL MAIN 226.08' W WL STRONGS;E63.70';S120.71';W 2.45';S19.29';W61.25N140' TO POB & OL1 CSM#3992-14-48;868882AGMT 834309	0.204	\$708,000	\$637.20
20	281240832202652	JAMES E LAABS	1035 MAIN ST	LOTS 1&2 CSM#5130- 18-155 & A,B & C BNG PRT LOTS 1&2 CSM#3584-12-242 BNG PRT NENW S32 T24 R8& ESMT 577/455 & AGMT- 816305 577/455;815945RES;816607AOC	0.294	\$627,900	\$565.11
21	281240832201529	TROY HOJNACKI	912 MAIN ST	LOT 7 BLK 4 STRONG ELLIS & OTHERS ADD BNG PRT NWNW S32 T24 R8 666401;789326AGMT	0.094	\$618,900	\$557.01
22	281240832202938	1052 MAIN STREET	1052 MAIN ST	LOT 1 CSM#8880-36- 110 BNG PRT LOTS 4 & 19 BLK 29 VALENT BROWN ADD BNG PRT NENW;ESMT W 8'DES-395/885&6 & VAC MAIN ST AGMT RIGHTS S32 T24 R8 788325	0.218	\$543,400	\$489.06
23	281240832202921	SCHULTZ DOWNTOWN LLC	1016 MAIN ST	LOT 2 BLK 29 VALENTINE BROWN ADD EX N 18.81' OF W 43.63' THEREOF; SUBJ TO AGRMT IN 655400 S32 T24 R8 903959	0.132	\$521,600	\$469.44
24	281240832202939	MBM PROPERTIES LLC	1100 MAIN ST	LOT 5.1 CSM#3886- 13-244 BNG PRT BLK 29 VALENTINE BROWN ADD S32 T24 R8 ESMT AGRMT-493/539 872762	0.23	\$512,900	\$461.61
25	281240832200207	NORTH SIDE YARD LLC	1100 CENTERPOINT DR	LOTS 11 & 12 & E 132' LOT 13 BLK 34 VALENTINE BROWN ADD ACCESS RIGHTS- 438/480 S32 T24 R8 886787	0.439	\$500,800	\$450.72
26	281240832202706	COMPASS RENTALS LLC	1305 STRONGS AVE	LOT 1 CSM 6940-25- 163 BNG PRT LOTS 7 8 & 9 BLK 29 STRONG ELLIS & OTHERS ADD & ESMT-428/167 794775	0.222	\$491,000	\$441.90
27	281240832201803	POINT HOMES LLC	927 MAIN ST	E 46' LOT 3 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 671304-CERT 778653RES;826599RES;832369	0.139	\$472,900	\$425.61
28	281240832200601	OAK TREE INVESTMENTS LLC	1004 FIRST ST	LOT 1 CSM#4040-14- 96 BNG PRT BLK 18 STRONG ELLIS & OTHERS ADD & PRT GL 1 S32 T24 R8 835966	0.358	\$462,500	\$416.25
29	281240832202601	AMETHYST MAIN LLC	1141 MAIN ST	LOT 1 CSM#3391-12- 49 BNG PRT NE NW S32 T24 R8 849853	0.13	\$453,500	\$408.15
30	281240832201110	BANK ONE WI	0 WATER ST	LOT 2 CSM#3583-12- 241 BNG PRT BLKS 1,2,7 & 8 STRONG ELLIS&OTHERS ADD BNG PRT GOVT LOT 1 S32 T24 R8 AGRMT ESMT- 480/687 VAC CROSBY- 480/708;481/637	0.84	\$422,900	\$380.61
31	281240832201531	JAMES E LAABS	1205 SECOND ST	N56' OF S92' LOTS 1&2, AND W3' OF N56' OF S92' LOT 3 ALL IN BLK 4 STRONG ELLIS & OTHERS .133A 353/314;666768	0.132	\$413,000	\$371.70
32	281240832202931	GUU INC	1140 MAIN ST	W 1/2 LOT 8 BLK 29 VALENTINE BROWN ADD S32 T24 R8 674/745 805916AGMT;808563AGMT	0.076	\$409,300	\$368.37
33	281240832200137	ELODIN HOLDINGS LLC	1220 BRIGGS CT	LOT 1 CSM#10171-45 -51 BNG PRT LOTS 3,4,8,9 & ALL LOTS 18,19,20&21 BLK 35 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 762543	1.045	\$399,600	\$359.64
34	281240832201902	STEVENS POINT RENTALS LLC	925 CLARK ST	W 48' OF N 90' LOT 3 BLK 11 STRONG ELLIS & OTHERS ADD S32 T24 R8 788780;795419AGMT;802389AGM	0.099	\$395,100	\$355.59
35	281240832201413	TERENCE J LANDOWSKI	833 CLARK ST	LOT 1 CSM#6767-24- 290 BNG PRT LOTS 3, 4, 5 & 6 BLK 10 STRONG ELLIS & OTHERS ADD S32 T24 R8 705/1143-CERT 703141	0.34	\$389,800	\$350.82

36	281240832200116	13 INVESTMENTS LLC	1043 UNION ST	LOTS 1 & 2 BLK 35 VALENTINE BROWN ADD S32 T24 R8 796618;800400AGMT;811122AGM	0.285	\$388,000	\$349.20
37	281240832202632	ROSALIND R KEALIHHER	1140 CLARK ST	PT OUTLOT 5 COM NW/C CLARK & STRONGS TH W 75.6';TH N 90';TH E 75.6'; TH S 90' TO POB STRONG ELLIS & OTHERS ADD S32 T24 R8 845127	0.156	\$384,900	\$346.41
38	281240832201609	SCHULTZ DOWNTOWN LLC	1220 SECOND ST	PARCEL 4 CSM#9858- 43-38 BNG PRT LOTS 2 & 7 BLK 3 STRONG ELLIS & OTHERS ADD;SUBJ TO SIDEWALK ESMT DES 676561 S32 T24 R8 903959	0.094	\$379,800	\$341.82
39	281240832202922	WELLING PROPERTIES LLC	1028 MAIN ST	W 40' LOT 3 & S 3' OF W 36' LOT 20 BLK 29 VALENTINE BROWN ADD (CLERK OF COURTS FILE 84CV-397);SUBJ TO AGRMT IN 655400 S32 T24 R8 807563RES;820285;858975	0.124	\$377,400	\$339.66
40	281240832201927	ADELINE & ELOISE LLC	1410 THIRD ST	S 34' LOTS 3 & 4 BLK 11 STRONG ELLIS & OTHERS S32 T24 R8 843772	0.078	\$376,800	\$339.12
41	281240832203137	PENGUIN PROPERTIES LLC	1324 CENTERPOINT DR	LOT 1 CSM#2831-10- 89 BNG PRT BLK 3 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 816940;817142	0.226	\$365,300	\$328.77
42	281240832201826	JJJWD LLC	937 MAIN ST	N90' LOT 4 BLK 5 STRONG ELLIS & OTH ORIG PLAT & PRT NENW S32 T24 R8 COM NE/C LOT 4 BLK 5 TH S99'; TH E25' TO 3RD ST; TH N99'; W 25' TO POB .109A 877252;884778	0.109	\$360,600	\$324.54
43	281240832202803	JEREMY D ZIMMERMAN	1209 CHURCH ST	COM 67' W NW/C LOT 5 BLK 2 SMITH BRIGGS & PHILLIPS W58';S132';E58';N 132' TO BEG BNG PRT NE NW S32 T24 R8 877734	0.176	\$354,300	\$318.87
44	281240832201825	SCO LILY LLC	1343 SECOND ST	LOT 1 CSM#7739-29- 19 BNG PRT LOT 8 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 404/776 554/1074 807950	0.07	\$353,500	\$318.15
45	281240832201603	GREAT SETTER PROPERTIES LLC	1201 WATER ST	LOT 1 & W 7 1/2' OF S 86' LOT 2 & W 42 1/2' OF N 46' LOT 2 BLK 3 EX PRT SOLD-221/210 STRONG ELLIS & OTHERS ADD S32 T24 R8 800209;818651RES	0.101	\$351,400	\$316.26
46	281240832202923	IBEX 1040 MAIN STREET LLC	1040 MAIN ST	Lot 1, CSM# 011542 DOC-879035 BNG PRT LOTS 3 & 4 BLK 29 VALENTINE BROWN ADD .061A 884140	0.061	\$347,600	\$312.84
47	281240832202301	SENTRY INSURANCE	0 STRONGS AVE	ALL BLK 27 STRONG ELLIS & OTHERS S32T24R8 184/340 186/62 191/406 237/205 238/210 326/579 337/536	1.323	\$339,100	\$305.19
48	281240832201522	ELODIN HOLDINGS LLC	1200 THIRD ST	LOTS 3 & 4 BLK 28 VALENTINE BROWN ADD 818399	0.341	\$338,800	\$304.92
49	281240832202919	SCHULTZ DOWNTOWN LLC	1000 MAIN ST	W1/2 OF SOUTH 113' OF LOT 1 BLOCK 29 VALENTINE BROWN ADD; W LINE BNG CTRLN OF WALL. SUBJ AGRMT 80/478 903959	0.06	\$336,200	\$302.58
50	281240832100601	BRODY L RICE	1525 MAIN ST	LOT 1 CSM#6158-22- 231 BNG PRT NWNE S32 T24 R8 SUBJ TO NON-EXCLUSIVE ESMT & INCLUD ESMT DES 665/1 838864	0.146	\$333,900	\$300.51
51	281240832201901	CHP OF STEVENS PT LLC	945 CLARK ST	E 2' OF N 90' LOT3 & N 90' LOT 4 BLK 11 STRONG ELLIS & OTHER ORIG PLAT S32 T24 R8 803398	0.107	\$332,600	\$299.34
52	281240832202646	TLB PROPERTIES LLC	1320 STRONGS AVE	LOT 3 & OL 2.1 CSM#3218-11-176 BNG PRT NENW S32 T24 R8 & PRT OL5 STRONGS ELLIS & OTHERS DES AS: COM NE CRNR OL 5 STRONGS ELLIS & OTHERS; S24'; W75'; N24'; TH E ALG S/L CSM 11/176 75' TO POB & ESMTS 380757 & 439472; SUBJ ESMT-903859 .122A 726239;515567;645180	0.122	\$330,600	\$297.54
53	281240832202920	SCHULTZ DOWNTOWN LLC	1008 MAIN ST	EAST 23' OF S113' LOT 1 BLOCK 29 VALENTINE BROWN ADD; E LINE BNG CTRLN OF WALL;SUBJ AGRMT-80/478 903959	0.06	\$328,900	\$296.01
54	281240832100604	SCHULFER INVESTMENTS LLC	1417 MAIN ST	E 25' LOT 1 BLK 1 SMITH BRIGGS & PHILLIPS ADD & PRT NW NE S32 T24 R8 BNG A PRCL 87' x 126' AS DES 568323 S32 T24 R8 767874;893862;893864	0.321	\$327,400	\$294.66
55	281240832200505	YME CAFE LLC	1009 FIRST ST	LOT 1 CSM#2328-8- 186 BNG PRT LOTS 41, 42, 43 & 44 BLK 17 STRONG ELLIS & OTHERS	0.326	\$324,700	\$292.23

				ADD 596264 596532 609773 609770 728412 728414			
56	281240832201508	TR RANCH PROPERTIES LLC	1213 SECOND ST	S36' LOTS 1 & 2 W3' OF S 36' LOT 3 BLK 4 STRONG ELLIS & OTHERS ORIG PLAT BNG PRT NWNW S32T24R8 435/139 577/1145 715388 813717 874253LC	0.085	\$321,300	\$289.17
57	281240832203139	PENGUIN PROPERTIES LLC	1300 COLLEGE CT	LOT 1 CSM#3344-12- 2 BNG PRT LOT 6 BLK 3 SMITH BRIGGS & PHILLIPS BNG PRT NE NW S32 T24 R8 856612;857250	0.348	\$314,800	\$283.32
58	281240832201618	POINT HOMES LLC	832 MAIN ST	LOT 1 CSM#3403-12- 61 BNG PRT LOT 3 BLK 3 STRONG ELLIS & OTHERS ADD S32 T24 R8 857136	0.049	\$312,200	\$280.98
59	281240832202610	SCHWEDER REAL ESTATE HOLDINGS LLC	1059 MAIN ST	PT NENW S32 COM275 FT W COR MAIN&STRONGS E52' S 1/8 LN;W52' N-POB EX E26' SOLD TO ANDRAE ALSO INC 6 INCHES DES 510/75 510/424 ESMT;899847	0.076	\$310,600	\$279.54
60	281240832202609	PATRICK D BARLOW	1101 MAIN ST	LOT 1 CSM 3992-14- 48 BNG PRT OL 5 STRONG ELLIS & OTHERS ADD & GL2 S32 T24 R8 BNG CSM#3887-13- 245 580409 583021 602911 821995UTIL	0.1	\$305,900	\$275.31
61	281240832200111	1001 UNION LLC	1001 UNION ST	LOT 1 & 2 CSM#6749 -24-272 BNG LOT 7 & PRT LOT 8 BLK 35 VALENTINE BROWN ADD S32 T24 R8 579943	0.355	\$284,500	\$256.05
62	281240832201412	SCHERTZ FAHRNER LLC	817 CLARK ST	THAT PRT LOTS 1, 2 & 7 BLK 10 STRONG ELLIS & OTHERS ADD LYG NELY OF HWY ROW S32 T24 R8 73771	0.257	\$281,900	\$253.71
63	281240832101503	1501 CLARK ST LLC	1501 CLARK ST	N 75' LOTS 9 & 10 ELLIS ADD S32 T24 R8 813598	0.179	\$281,100	\$252.99
64	281240832201815	PETER J SPENCER	920 CLARK ST	LOT 1 CSM#10353-46-83 BNG PRT L7 BLK 5 STRONG ELLIS & OTHERS ADD .12A 784286;843745TOD	0.117	\$276,900	\$249.21
65	281240832201607	SCHULTZ DOWNTOWN LLC	824 MAIN ST	PARCEL 2 CSM#9858- 43-38 BNG PRT LOT 7 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW S32 T24 R8 903959	0.055	\$266,600	\$239.94
66	281240832202932	DAVID L LADICK SURVIVORS TRUST	1216 STRONGS AVE	LOT 1 CSM#3524-12- 182 BNG PT BLK 29 VALENTINE BROWN ADD & PRT MAIN ST VAC IN 483/649 S32 T24 R8 872269	0.088	\$262,500	\$236.25
67	281240832201810	TS PAL PROPERTIES LLC	1331 SECOND ST	COM NW/C L8 BLK 5 STRONG, ELLIS & OTHERS PLAT TH S 65'; TH E50' TH N65';TH W50'-POB INC INT PARTY WALL EX 1/2 INT PRCL 8' SQ IN NE/C;SUBJ AGRMT DES 687472 914532	0.075	\$262,400	\$236.16
68	281240832202928	COSMO49 LLC	1108 MAIN ST	E 25' OF W 35' OF LOT 6 BLK 29 VALENTINE BROWN ADD & ESMT DES-788999 BNG PRT NE NW S32 T24 R8 201/586; 211/30;466/1160-1 ESMT; 575147;679814;685641 807089	0.075	\$253,200	\$227.88
69	281240832201904	MLH PROPERTIES LLC	901 CLARK ST	LOT 1 BLOCK 11 STRONG ELLIS & OTHERS ADD SUBJ ESMT S 9' DES 341/93 S32 T24 R8 592240 698393	0.142	\$246,600	\$221.94
70	281240832202001	PETER C KUBISIAK	1059 CLARK ST	E 29' OF N 75' OF OL 6 ALSO A STRIP COM NE/C OL 6 E 2.6';S 75' MOL W 3.46';N 75' TO POB STRONG ELLIS & OTHERS ADD 405/921 518/828 753/94 541337 718369 899577LC;903848	0.055	\$236,800	\$213.12
71	281240832201606	SCHULTZ DOWNTOWN LLC	812 MAIN ST	PARCEL 1 CSM#9858- 43-38 BNG PRT LOTS 7 & 8 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW;ALSO 1/2 INT IN ROW OVR N12' L8 & PT L7 BLK3-240/406 (845601);903959;904249AOC	0.051	\$226,800	\$204.12
72	281240832202638	SCHULTZ DOWNTOWN LLC	1129 MAIN ST	LOT 4 CSM#3227-11- 185 BNG PRT LOT 1 CSM#3207- 11-165 BNG PRT NE NW S32 T24 R8 878651;903949;903950	0.076	\$223,900	\$201.51
73	281240832201823	POINT HOMES LLC	1312 THIRD ST	PRT LOT 4 BLK 5 STRONG ELLIS & OTHERS ADD COM AT SE/C LOT 3 BLK 5 SD ADD TH N42';TH E 26';TH S9';TH S9';TH E 25' TH S ALG 3RD ST 33' TH W TO POB 671304-CERT 832369	0.054	\$220,100	\$198.09

74	281240832201509	1616 MAIN ST LLC	1221 SECOND ST	N25' LOT 7 & N26' OF W 1/2 LOT 6 BLK 4 STRONG ELLIS & OTHERS ;SUBJ ESMT OVR E10'-454/465 S32T24R08 664661CERT;800970 832190RES	0.043	\$212,000	\$190.80
75	281240832201806	MICHAEL W MUNAGIAN	1313 SECOND ST	PRT LT2 & LT3 BLK5 STRONG,ELLIS & OTHR ADD DES-COM 60' S OF NW/C LOT 2 TH S 26'; THE E 54' M/L;TH N 26' TH W 54' TO POB 545/297CERT;776352 795421AGMT;801491AGMT	0.032	\$210,900	\$189.81
76	281240832201605	K 5 LTD	804 MAIN ST	PRT LOT 8 BLK 3 FRONT20.8' ON MAIN ST & 120' DEEP DES 186/46 ALSO USE OF ROW OVER N 12' OF SD LOT 8 STRONG ELLIS & OTHERS ADD 668150 684829-CERT	0.057	\$208,700	\$187.83
77	281240832200507	1101 FIRST STREET LLC	1101 FIRST ST	LOT 1 CSM#011672 DOC-890392 BNG PRT LOT 52 BLK 15 STRONGS ELLIS & OTHERS GOV LOT 1 S32 T24 R08 .096A 914335	0.096	\$205,200	\$184.68
78	281240832202924	LEON AYERS	1044 MAIN ST	E 25' OF W 35' LOT 4 BLK 29 VALENTINE BROWN ADD EX 99.46' X 1.21' AV OFF SE/C 370/424; 592123; 748152;894954TOD	0.076	\$204,700	\$184.23
79	281240832201805	DBGREEN LLC	921 MAIN ST	W 27' OF N 60' LOT 2 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 799686 W/STIP	0.037	\$198,700	\$178.83
80	281240832201816	PETER J SPENCER	924 CLARK ST	LOT 2 CSM#10353-46-83 BNG PRT LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD .07A 784286;843745TOD	0.072	\$197,500	\$177.75
81	281240832200404	KIM L KRAYECKI	1001 SECOND ST	N 40' LOTS 45 & 46 EX E 10' BLK 16 STRONG ELLIS & OTHERS ADD S32 T24 R8 684/670	0.083	\$194,200	\$174.78
82	281240832200910	WI PUBLIC SERVICE	1111 CROSBY AVE	LOTS 60,61,62 BLK 19&BLK14 STRONG ELLIS&OTHER & PRT GL1 S32 T24 R8 ALSO VAC RIVER ST OWNED BY WI PUBLIC SERVICE EX PT SOLD 110/137 112/227 121/404 153/169-184;117/72	3.01	\$194,200	\$174.78
83	281240832202637	AMETHYST MAIN LLC	1137 MAIN ST	LOT 2 CSM#3218-11- 176 BNG PRT NENW S32 T24 R8 ESMT-457/524 854062	0.05	\$194,100	\$174.69
84	281240832202042	ELITE TEAM WISCONSIN ESTATES LLC	1007 ELLIS ST	S 91' OF E 29' OF N166' OF OL 6 STRONG ELLIS & OTHERS ADD ALSO VAC ELLIS ST DES 185/488 1/2 906096	0.067	\$192,300	\$173.07
85	281240832201804	SUSAN M SIMKOWSKI	921 MAIN ST	E23' OF N60'LOT 2& W4'OF N60'LOT3 BLK 5 STRONG ELLIS&OTHERS EX JT USE OF STAIRWAY W SDE BLDG-115/407 197/477 201/432 1/2 544/285 773466	0.037	\$192,100	\$172.89
86	281240832201401	JODI A KOBACK	841 CLARK ST	E25' LOT 4 & W25' OF THE S 56' LOT 4 BLK 10 EX N 8' FOR ST STRONG ELLIS & OTHERS ADD S32 T24 R8 590164	0.103	\$187,800	\$169.02
87	281240832202801	WISCONSIN POSTAL HOLDINGS LLC	0 COLLEGE CT	LOTS 1, 2, 3, 4, 5 BLK 2 SMITH BRIGGS&PHILLIPS ADD ;EX APPROX S1/2 LOTS 1, 2, 3 SD BLOCK 2 S32 T24 R8 .53A M/L 758428	0.53	\$186,900	\$168.21
88	281240832201510	BARS NONE INC	1225 SECOND ST	PRT LOT 7 BLK 4 STRONG ELLIS&OTHERS DES:COM 82' N SW/C LOT 7;TH E 25'; TH N 6 INCHES;TH E 25';TH N 24 1/2'; TH W50';TH S 25' TO POB S32T24R8 776490 781057RES;795420AGMT	0.029	\$185,600	\$167.04
89	281240832202606	BONITA A BROWN	1121 MAIN ST	PT NENW S32 T24 R8 COM 142 1/4' W WL STRONGS AVE ON SL MAIN ST;TH S THRU CTR/L PARTY WALL 122';W20'; N122';E20'TO POB;JT ESMT DES 510/1178 488/351;413422	0.056	\$185,300	\$166.77
90	281240832100511	FIRST FINANCIAL	0 MAIN ST	S 32' W 1/2 LOT 4 S 32' LOT 5 LOTS 6,7 & 8 BLK 7 SMITH BRIGGS & PHILLIPS CSM12/64BNG PRT NW NE S32 T24 R8 468/685 476/780	0.51	\$183,700	\$165.33
91	281240832202633	LARRY RAIKOWSKI	1332 STRONGS AVE	PT OL 5 COM COR CLARK & STRONGS N 90'TO POB TH N 36';W 75';S 36';E 75' TO POB STRONG ELLIS&OTHERS ADD & ESMT- 903859 S32 T24 R8 755423	0.062	\$174,000	\$156.60
92	281240832201608	SCHULTZ DOWNTOWN LLC	1232 SECOND ST	PARCEL 3 CSM#9858- 43-38 BNG PRT LOTS 7 & 8 BLK 3 STRONG ELLIS & OTHERS ADD BNG PRT NWNW;ALSO 1/2 INT IN ROW DES 240/406 S32 T24 R8 (845601);903959;904249AOC	0.036	\$168,800	\$151.92

93	281240832201817	JOHN J MALLICK	1346 THIRD ST	PRT LOTS 5 & 6 BLK 5 STRONG ELLIS&OTHERS COM SE/C LOT 5 SD BLK TH W 75';TH N 25';TH E 75'; TH S 25' TO POB S32 T24 R8 720533	0.043	\$165,300	\$148.77
94	281240832202639	BONITA ANN BROWN	1125 MAIN ST	LOT 1.1 CSM#3227- 11-185 BNG PT L1 CSM#3218- 11-176 BNG PRT NE NW S32 T24 R8 574/528 759033 814187	0.057	\$150,400	\$135.36
95	281240832200206	RON HANSON LLC	1008 UNION ST	LOT 8 CSM#3157-11- 115 BNG LOT 8 BLK 34 VALENTINE BROWN ADD S32 T24 R8 303/563 516/254 792225;792735AOC	0.152	\$145,600	\$131.04
96	281240832201818	B & C LLC	1338 THIRD ST	BEG 25' N SE/C LOT 5 BLK 5 TH W 75';N 17.8'; E 75';S 17.8' TO BEG PRT LOTS 5&6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 892033	0.031	\$145,300	\$130.77
97	281240832201713	SCHERTZ PROPERTIES LLC	835 MAIN ST	LOT 1 CSM#5101-18- 126 BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 645108	0.028	\$143,800	\$129.42
98	281240832201809	STEEVO'S OF STEVENS POINT INC	1327 SECOND ST	N 24' LOT 7 EX E 18 IN THEREOF & UND 1/2 INT IN 8' SQ IN NE/C LOT 8 ALL IN BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 550657 735363-4;792530LC	0.029	\$137,200	\$123.48
99	281240832201516	ROBERT L BUTT	944 MAIN ST	W 12 3/8' LOT 1 BLK 28 VALENTINE BROWN ADD & E 9 5/8' LOT 5 BLK 4 STRONG ELLIS & OTHERS ADD S32 T24 R8 552927	0.067	\$135,000	\$121.50
100	281240832201714	MIDAS VENTURES LLC	1324 SECOND ST	LOT 1 CSM#5168- 18-193 & 193A OUTLOT 1 CSM#5101- 18-126 & 126A&B BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 895752	0.018	\$121,600	\$109.44
101	281240832201715	K 5 LTD	1338 SECOND ST	LOT 2 CSM#5101-18- 126 & LOT 2 CSM#5154- 18-179 BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD BNG PRT SW NE S32 T24 R8 678555	0.054	\$120,700	\$108.63
102	281240832202816	SCHULTZ DOWNTOWN LLC	1308 MAIN ST	E 20' LOT 6 & ALL LOT 7 BLK 2 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 887051	0.212	\$116,400	\$104.76
103	281240832201709	SEAN J STROIK	831 MAIN ST	PRT LOT 6 BLK 6 BNG 29' E & W BY 61' N & S IN NE COR SD LOT STRONG ELLIS & OTHERS ADD S32 T24 R8 660252 662002	0.041	\$113,400	\$102.06
104	281240832201526	AMETHYST MAIN LLC	968 MAIN ST	LOT 2 CSM#8248-32- 78 A&B BNG PRT LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 903537	0.041	\$110,300	\$99.27
105	281240832201808	SAM & MEGHENS ELBOW ROOM LLC	1321 SECOND ST	S 20' LOT 2 & S 16' OF W 4' LOT 3 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 807/264;911171LC	0.025	\$101,700	\$91.53
106	281240832201702	RCE LLC	800 CLARK ST	LOT 8 CSM#2689-9- 247 AKA LOT 8 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 564871 564872-REST	0.143	\$92,800	\$83.52
107	281240832201807	MICHAEL P LAZARE ET AL	1317 SECOND ST	BEG 86' S OF NW/C LOT 2 BLK 5;TH S 26';TH E ABOUT 54';TH N 26';TH W ABOUT 54' TO BEG STRONG ELLIS & OTHERS ADD S32T24R8 458/845 726919	0.032	\$83,500	\$75.15
108	281240832202505	H13 LLC	0 STRONGS AVE	LOT 2 CSM#011744 DOC-895900 BNG PRT OL5 STRONG ELLIS & OTHERS ADD & GL2 S32 T24 R8 .310A 911478	0.31	\$79,900	\$71.91
109	281240832201515	ROBERT L BUTT	944 MAIN ST	W 15 3/8' LOT 5 BLK 4 STRONG ELLIS & OTHERS ADD EX W 4 INCHES OF SAID DES 354/178 S32 T24 R8 552927	0.045	\$79,600	\$71.64
110	281240832200305	NORTH SIDE YARD LLC	1009 PORTAGE ST	Unit 4, NORTH SIDE YARD CONDO & UNDIV 1% INT IN COM ELEMETS SUBJ TO DECL- 868961,891901;SUBJ REST-573677 851495	0.3	\$78,400	\$70.56
111	281240832201712	RCE LLC	0 CLARK ST	LOT 1 & OUTLOT 1 CSM#4447-15-242 BNG PRT LOTS 6 & 7 BLK 6 STRONG ELLIS & OTHERS ADD S32T24R8 528/267 558642 564873-REST;564197	0.193	\$74,600	\$67.14
112	281240832202005	SCHERTZ PROPERTIES LLC	1001 CLARK ST	PRCL B CSM#275-1- 275 BNG W 60' OF OL 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 641986 713269	0.18	\$68,900	\$62.01
113	281240832202405	SENTRY INSURANCE	0 ELLIS ST	S 75' LOTS 15 & 16 BLK 28 STRONG ELLIS & OTHERS ADD S32 T24 R8 475/1072	0.172	\$67,400	\$60.66

114	281240832201716	K 5 LTD	1342 SECOND ST	LOT 3 CSM#5101-18- 126&A&B BNG PRT LOT 5 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 779259	0.015	\$62,100	\$55.89
115	281240832100605	SCHULFER INVESTMENTS LLC	0 MAIN ST	W 50' LOT 1 E 25' LOT 2 BLK 1 SMITH BRIGGS & PHILLIPS ADD BNG PRT NE NE S32 T24 R8 767874;893862;893864	0.215	\$61,100	\$54.99
116	281240832202051	WISCONSIN BELL INC	0 WATER ST	LOT 1 CSM#4948-17- 203 BNG PRT OUTLOT 9 STRONG ELLIS & OTHERS ADD BNG PRT GOVT LOT 2 S32 T24 R8 559/1012-13	0.295	\$59,200	\$53.28
117	281240832201903	STEVENS POINT RENTALS LLC	0 CLARK ST	LOT 2 BLK 11 & ESM ESMT-341/93 STRONG ELLIS & OTHERS ADD S32 T24 R8 788780;789808AOC;791468UTIL	0.142	\$54,500	\$49.05
118	281240832201527	AMETHYST MAIN LLC	1236 THIRD ST	LOT 3 CSM#8248-32- 78 A&B BNG PRT LOT 2 BLK 28 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 .017A 903537	0.017	\$51,000	\$45.90
119	281240832300264	PIXELLE ANDROSCOGGIN LLC	ARLINGTON PL	PRT LOT 1 CSM#10720-48-150 LYG N ARLINGTON PL ROW DES-847685 BNG PRT GOV LOT 2 S32 T24 R8 858200AGMT .779A 858199;858715NMCHG	0.779	\$45,600	\$41.04
120	281240832202708	DB STEVENS POINT LLC	1329 STRONGS AVE	PRTS OF LOTS 10,11 & 12 (50 1/2' X 120')BLK 29 STRONG ELLIS & OTHERS ADD S32 T24 R8 858175;859295	0.138	\$45,300	\$40.77
121	281240832200205	NORTH SIDE YARD LLC	0 UNION ST	LOT 9 BLK 34 VALENTINE BROWN ADD S32 T24 R8 886787	0.152	\$42,900	\$38.61
122	281240832200501	KIM L KRAYECKI	0 PORTAGE ST	N 51 1/2' LOTS 42, 43,44 BLK 17 STRONG ELLIS & OTHERS ADD S32 T24 R8 639/497	0.179	\$36,900	\$33.21
123	281240832200201	NORTH SIDE YARD LLC	1000 UNION ST	LOT 7 BLK 34 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 854120	0.152	\$27,400	\$24.66
124	281240832201703	RCE LLC	0 CLARK ST	LOT 7.1 CSM#3320- 11-278 BNG PRT LOT 7 BLK 6 STRONG ELLIS & OTHERS ADD S32 T24 R8 564871 564872-REST	0.055	\$23,200	\$20.88
125	281240832202707	DB STEVENS POINT LLC	1323 STRONGS AVE	COM SW/C LOT 9 BLK 29 SE&O ADD TH E ON 1/8 LN 100';TH N 25';TH W 100' TO STRONGS AVE TH S TO POB PRT LOTS 7,8 & 9 BLK 29 STRONG ELLIS & OTHERS ADD 858175;859295	0.057	\$18,900	\$17.01
126	281240832201524	ELODIN HOLDINGS LLC	0 THIRD ST	PRCL 1 DES IN 455/1002 BNG PRT BLK 4 STRONG ELLIS & OTHERS ADD 818399	0.055	\$18,400	\$16.56
127	281240832201820	POINT HOMES LLC	0 THIRD ST	S 25' OF N 66' LOT 5 & S 25' OF N 66' OF E 1/2 LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD;SUBJ TO AGRMT DES 488/842 CSM 13/63 S32 T24 R8 832369	0.038	\$12,500	\$11.25
128	281240832201821	POINT HOMES LLC	0 THIRD ST	S 21' OF N 41' LOT 5 & S 21' OF N 41' OF E 1/2 OF LOT 6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 832369	0.036	\$11,900	\$10.71
129	281240832201822	POINT HOMES LLC	0 THIRD ST	BEG AT NE/C LOT 5 TH S 20';W 75';N 20';E 75' TO BEG PRT LOTS 5 & 6 BLK 5 STRONG ELLIS & OTHERS ADD S32 T24 R8 832369	0.034	\$11,300	\$10.17
130	281240832201819	B & C LLC	0 THIRD ST	BEG 42.8' N SE/C LOT 5 TH W 75';N 19.10';E 75';S 19.10' TO BEG BNG PRT LOTS 5&6 BLK 5 STRONG ELLIS & OTHERS 892033	0.033	\$10,800	\$9.72
131	281240832201705	K 5 LTD	0 CLARK ST	LOT 5 BLK 6 STRONG ELLIS & OTHERS ORIG PLAT EX N 98' THEREOF & EX S 8' MOL FOR ST S32 T24 R8 739310	0.03	\$10,000	\$9.00
132	281240832202963	SCHERTZ PROPERTIES LLC	0 THIRD CT	THAT PRT LOTS 1,2, 21 & 22 BLK 29 VALENTINE BROWN ADD DES 706813;SUBJ TO DEED REST DES 706813 S32 T24 R8 706813	0.045	\$8,200	\$7.38
TOTAL ACRES, ASSESSMENT VALUE & BID ASSESSMENT					39.437	\$94,850,600.00	\$85,365.54

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

LIST OF PROPERTIES IN DOWNTOWN BID NOT SUBJECT TO BID ASSESSMENT (TAX EXEMPT)					
#	Tax Key Number	Owner Name	Property Address	Legal Description	Legal Acres
1	281240832100513	CITY OF STEVENS POINT	0 SMITH ST	PRT LS 3,4&5 LYG SWLY CTRPT DR EX S32'OF W75' LTS 4&5 BLK 7&EX PRT LTS1&2 BLK7 LYG SWLY CTRPT DR-759022 SMITH BRIGGS & PHILLIPS ADD S32T24R8 .16A 426/141 420/795; 430/295;416/486;759232RES	0.16
2	281240832100709	ST STEPHEN PARISH	1335 CLARK ST	LOTS 1 THRU 8 & LOTS 37 THRU 42 & E10' L43 ELLIS ADD 2.28A 37/49;123/542;152/303 168/265-6;202/604;168/267-8 163/415AFF; (710277)	2.245
3	281240832100710	ST STEPHEN'S CONGREGATION	0 CLARK ST	LOTS 1 2 & 3 BLOCK 31 STRONG ELLIS & OTHERS ADD .39A 177/422;202/604	0.39
4	281240832101504	TRINITY LUTHERAN CHURCH OF STEVENS POINT	1409 PINE ST	S53' OF LOTS 9 & 10 ELLIS ADD .13A 403946	0.127
5	281240832101506	TRINITY LUTHERAN CHURCH OF STEVENS POINT	1500 ELLIS ST	S71' OF LOT 36 ELLIS ADD .08A 449/1050	0.085
6	281240832101507	TRINITY LUTHERAN CHURCH OF STEVENS POINT	1508 ELLIS ST	S71' OF LOT 35 ELLIS ADD .08A 448/1032	0.085
7	281240832101511	TRINITY LUTHERAN CHURCH OF STEVENS POINT	1517 CLARK ST	LOTS 11 12 13 14, 31 32 33 & 34 & N57'OF LOTS 35 & 36 ELLIS ADD EX HWY ROW-916166 1.355A 193059;239193;267743;272274;206698;220360	1.355
8	281240832101599	CITY OF STEVENS POINT	0 CLARK ST	PRT OF CLARK ST/ HWY 66 DED IN ELLIS ADD & PRCL 48 PROJ 6998-15-20 DES-916166 1.969A 35-PLAT;916166	1.969
9	281240832101610	CITY OF STEVENS POINT	0 CENTERPOINT DR	THAT PRT CENTERPOINT DR/ HWY 66 BETWEEN SECOND ST & ROGERS ST PROJ 6350-01-21 & 6350-01-23 & 6998-15-20 IN NWNE & NENW S32T24R8 412/429-3;413/44(CTRPT DR) 418/880-81;916167	0
10	281240832101611	CITY OF STEVENS POINT	0 CENTERPOINT DR	THAT PRT OF LOTS 5 6 & 7 BLK 8 SMITH BRIGGS & PHILLIPS ADD LY G SWLY OF CENTERPOINT DRIVE ROW BNG PRT NW NE S32 T24 R8 412/429-30 - 413/44 417/ 880	0.13
11	281240832200136	STEVENS POINT HOUSING AUTHORITY	1300 BRIGGS CT	LTS 15,16& E42.9' L17 BLK 35 VALENTINE BROWN ADD;&PRT NENW FURTHER DES 280/613; SUBJ RC-681874;699563&4 297/407;699472LSE;816095UTL; 849616	1.15
12	281240832200420	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	0 THIRD ST	Lot 1, CSM 11191-52-21 BNG PRT NENW & GOV LOT 1 S32 T24 R08 .445A 34469;369484;354605;380158;845583;910945LSE	0.445
13	281240832200421	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	0 SECOND ST	Lot 2, CSM 11191-52-21 BNG PRT NENW & GOV LOT 1 S32 T24 R8 .713A 845600;834301;845583	0.713
14	281240832200423	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	0 THIRD ST	OUTLOT 1 CSM 11191-52-21 BNG PRT NENW & GOV LOT 1 S32 T24 R8 .184A 845600;845599	0.184
15	281240832200424	GND PROPERTIES QOZB LLC	1011 SECOND ST	LOT 1 CSM#011596 DOC-883286 BNG PRT BLK 16 STRONGS, ELLIS & OTHERS IN GL1 & NENW S32 T24 R8 .537A 888658 (MFG)	0.537
16	281240832200425	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	1016 THIRD ST	LOT 2 CSM#011596 DOC-883286 BNG PRT BLK 15 SRONGS ELLIS & OTHERS ADD IN NENW S32 T24 R8 .399A 863412	0.369
17	281240832200506	CITY OF STEVENS POINT	0 CENTERPOINT DR	PRT LOTS 50,51,&52 BLK 15 STRONGS ELLIS & OTHERS ADD & VAC RIVER ST LYG NWLY OF CENTERPOINT DRIVE ROW 420/1031 - 414/1169-71	0
18	281240832200707	CITY OF STEVENS POINT	0 PORTAGE ST	EXCEPT ST OF LOT25 BLK 19 STRONGS ELLIS & OTHERS .09 623/633	0.09

19	281240832200708	CITY OF STEVENS POINT	0 PORTAGE ST	PRT GOVT LOT 5 COM 25'E OF INTER S/L PORTAGE & E/L CROSBY;E TO EL CROSBY;E TO EL SD GOV LOT;S TO EL CROSBY NW35'M/L,N21.2'-POB .04A S31 T24 R8 623/633	0.04
20	281240832200709	CITY OF STEVENS POINT	0 PORTAGE ST	PRT GL 5 OF S31 T24 R8 COM@INTERS OF S/L PORTAGE ST & E/L CROSBY;E ON S/L PORTAGE 25';S21.2'TO E/L CROSBY;NW ON E/L 32.8' TO POB 173194	0
21	281240832200712	CITY OF STEVENS POINT	1017 CROSBY AVE	THAT PRT OF LOTS 63,64 & 65 BLK 19 STRONG ELLIS & OTHERS LYG NE OF CROSBY AVE .15A 649804	0.15
22	281240832200805	CITY OF STEVENS POINT	1100 CROSBY AVE	GL5 S31& GL1 S32 T24 R8 LYG ELY WIS RIV;N OF MAIN ST WLY OF CROSBY AVE; EX PRT SOLD CTRL CO-185/136 (INC PT BLKS1&19 STRONG ELLIS & OTHERS) RR ROW-179/546*273/409;452/554 810877RES;811797RES 815946RES	0
23	281240832200911	CITY OF STEVENS POINT	1111 CROSBY AVE	L1 CSM#3878-13-236 BNG PRT BLKS 1, 2,12 & 14 STRONG ELLIS & OTHERS ADD; BNG PRT GL1 S32 T24 R8 117/72;153/91;480/706-707 461/773	0
24	281240832201111	CITY OF STEVENS POINT	0 MAIN ST	L2 CSM#3878-13-236 BNG PRT OF BLKS 1,2,12 & 14 STRONG ELLIS & OTHERS ADD PRT OF GL1 S32 T24 R8 243/431;457/254;461/773 464/478;481/637;452/554	0
25	281240832201112	CITY OF STEVENS POINT	0 CROSBY AVE	PRT CSM#3878-13- 236 DEDICATED FOR LAND CROSBY AVENUE 457/254-5;480/706-707; 464/478-480	0
26	281240832201208	CITY OF STEVENS POINT	0 CLARK ST	PRT BLK8 STRONG ELLIS & OTHERS ADD & PRT GOVT LOTS 1 & 2 S32 T24 R8 EXC LOT 1 OF CSM 3583 PARK PURPOSES 198/504	0
27	281240832201220	CITY OF STEVENS POINT	0 MAIN ST	THAT PRT MAIN ST FROM W/L WATER ST TO WIS RIV FOR PEDESTRIAN MALL PRT OF STRONG ELLIS & OTHERS ADD IN GOVT L1 S32T24R8 ORDINANCE #33777	0
28	281240832201306	CITY OF STEVENS POINT	0 WATER ST	PRCLS A & B CSM#1447-5-205 & PRT BLK 9 STRONG ELLIS & OTHERS ADD DES 413/332-3 EX PRT HWY (555776) 418/808-14;458/968	0
29	281240832201308	CITY OF STEVENS POINT	0 WATER ST	PRT NW BG @ PT INTR E BANK RIV & S/L CLARK ST; E ALG S/L 140' M/L SWLY 35' M/L TO E BANK RIV; NWLY 1050' M/L -POB & OL1 & OL2 CSM#011827 DOC 900985 EXC HWY 555776 BNG GL2 S32 T24 R8 1.730A M/L 481174;257092;327963;337736	1.73
30	281240832201411	CITY OF STEVENS POINT	0 SECOND ST	PRT LOTS 1,2, & 5-8 BLK 10 & LOT 1 BLK 24 STRONG ELLIS & OTHERS ADD PURCHASED FOR HWY 422/143-46	0
31	281240832201523	CITY OF STEVENS POINT	0 MAIN ST	PRCL 2 DES IN 455/1002 BNG PRT BLK 4 STRONG ELLIS & OTHERS ADD 818399;847075	0.048
32	281240832201530	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT	0 CROSBY AVE	PRT BLKS 3 & 4 STRONG ELLIS & OTHERS ACQUIRD FOR ST RELOCATION & PARKING (CROSBY AVE & ALLEYS) IN GL1 S32 T24 R8 LYG S CSM 46/17;SUBJ AGMT-788730 & 867944 .72A 370/579;376/399;376/502 401/611;401/375;452/733 452/817;450/463;453/1034 849616	0.72
33	281240832201604	CITY OF STEVENS POINT	800 MAIN ST	W22' OF S120' LOT8 BLK 3 STRONG ELLIS & OTHERS ADD & ESMT OVER N12' LOT 8 DESC IN 185/271 .06A 748705	0.061
34	281240832201905	CITY OF STEVENS POINT	0 SECOND ST	S1/2 OF LOTS 5 & 6 & LOTS 7 & 8 BLK 11 STRONG ELLIS & OTHERS ADD 244/15;240/138	0.455
35	281240832201926	CITY OF STEVENS POINT	0 THIRD ST	N1/2 OF LOTS 5 & 6 BLK 11 STRONG ELLIS & OTHERS ADD .15A 264/442 - 445/1195	0.152
36	281240832201937	CITY OF STEVENS POINT	1450 WATER ST	LOT 1 CSM #011827 DOC-900985 BNG PRT BLK 24 & BLK 25 STRONG ELLIS & OTHERS SUB 1.589A 337736;422691;446455;446983;813820	1.589
37	281240832201938	CITY OF STEVENS POINT	1466 WATER ST	LOT 2 CSM#011827 DOC-900985 BNG PRT BLK 25 STRONG ELLIS & OTHERS 1.112A 836008;836115AOC	1.112
38	281240832201939	CITY OF STEVENS POINT	0 WATER ST	PRT BLK 24 STRONG ELLIS & OTHERS ADD & WATER ST VAC; EXC PRTS SOLD 398/35; EXC CSM#011827 DOC-900985 .50A M/L INCL RD 257092;257100;257865;258012;337736	0.5
39	281240832201999	CITY OF STEVENS POINT	0 ARLINGTON PL	PRT GOVT LOT 2 S32 T24 R8 AS DESC IN 556/0492 USED FOR STREET PURPOSES	0
40	281240832202002	WISCONSIN TELEPHONE COMPANY	1055 ELLIS ST	COM S LINE CLARK ST 29' W NE/C OUTLOT 6 TH W 86';S 135';E 86';N 135' TO BEG BNG A PRT OUTLOT 6 STRONG ELLIS & OTHERS PLAT S32 T24 R8 133/221 (TELECO)	0.267

41	281240832202003	STEVENS POINT AREA PUBLIC SCHOOLS	1025 CLARK ST	PRT OL 6 STRONG ELLIS & OTHERS ADD COM ON SL CLARK ST 147' E NW/C SD OL6 TH S192';E60';N 192';W60'-POB DES 232/245 & ESMT DES 292/150&RECIP ESMT DES 628747 & AMD-856223 .264A 600992	0.264
42	281240832202004	DIVINE WORD EVANGELICAL LUTHERAN CHURCH	1009 CLARK ST	E87' OF W147'OL6 STRONG ELLIS & OTHERS ADD EX N8' THEREOF & RECIP ESMT DES- 628747 & AMD-856223 S32 T24 R8 813996	0.379
43	281240832202006	STEVENS POINT AREA PUBLIC SCHOOLS	0 THIRD ST	PRCL A CSM#275-1- 275 (59' ON WATER ST) & RECIP ESMT DES 628747 & AMD-856223 S32 T24 R8 600992;867070	0.081
44	281240832202013	PORTAGE COUNTY	1455 WATER ST	SLY 2/3 OUTLOT 9 EX PRT SOLD WEBER (76 2/3' ON WATER ST) STRONG ELLIS & OTHERS ADD S32 T24 R8 796321	0.361
45	281240832202014	PORTAGE COUNTY	1459 WATER ST	COM AT NWLY COR OUTLOT 10 STRONG ELLIS & OTHERS ADD TH SLY 53';NELY 208.5';NWLY 53';SWLY 208.5' TO BEG S32 T24 R8 796321;797383AOC	0.253
46	281240832202015	PORTAGE COUNTY	0 WATER ST	NLY 50' OF SLY 87' OUTLOT 10 EX PRT SOLD TO PORTAGE CO & OTHERS BNG A PRCL 50' X 198.2' STRONG ELLIS & OTHERS ADD S32 T24 R8 AKA PRT CSM1/149 796321	0.228
47	281240832202017	PORTAGE COUNTY	0 WATER ST	LOT 2 CSM#2812-10- 70 BNG PRT OL 11 STRONG ELLIS & OTHERS ADD S32 T24 R8 796321	0.204
48	281240832202018	PORTAGE COUNTY HISTORICAL SOCIETY INC	1475 WATER ST	A PRT OF OUTLOT 11 IN OUT LOT OF STRONG ELLIS & OTHERS ADD S32 T24 R8 469/333	0.165
49	281240832202019	CITY OF STEVENS POINT	1479 WATER ST	COM@ SW/C OL12;ELY 140';NLY 150';WLY 140';SLY ON WATER ST 150'TO POB;15' OFF ELY & 15' OFF NLY SIDE; JT DRVWY STRONG ELLIS & OTHERS .48A 453/400	0.482
50	281240832202020	PORTAGE COUNTY	0 ARLINGTON PL	PRT OF OUT LOTS 11 & 12 (50' X 120' AS IN 231/580 STRONG ELLIS & OTHERS ADD S32 T24 R8 796321	0.138
51	281240832202021	PORTAGE COUNTY	1016 ARLINGTON PL	PRT OF OUTLOTS 11 & 12 (50' X 120') STRONG ELLIS & OTH ADD DES- 704/1112 S32 T24 R08 796321	0.138
52	281240832202022	PORTAGE COUNTY	1024 ARLINGTON PL	COM PT 49' SWLY SE/C OL 12 STRONG ELLIS & OTHERS TH NWLY 135';SWLY 49';SELY 135';NWLY 49' TO BEG 50' ON ARLINGTON PLACE 672/1109 ESMT-543480 796321	0.152
53	281240832202030	PORTAGE COUNTY	0 STRONGS AVE	PT LOT 65 BNG PRCL 1 IN DEED REC IN 261/359 & PRT LOTS 65 & 66 BNG PRCL 3 IN DEED REC IN 261/359 ALSO ALLEY RIGHTS STRONG ELLIS & OTHERS ADD 796321	0.15
54	281240832202031	PORTAGE COUNTY	1101 ELLIS ST	PT LOT 63,64,65,66 67 BLK 26 A STRIP OF LAND 5'X 72' OF OUTLOT 10 STRONG ELLIS & OTHERS ADD S32T24R8 796321	0.355
55	281240832202033	PORTAGE COUNTY	0 WATER ST	COM 150'NWLY TH120 NELY FROM SW/C OL12 STRONG ELLIS & OTHERS -TH NWLY 60 PLL EL WATER NELY 120 PLL ARLINGTON SELY 90'; SWLY100';NW30';SW20'TO POB 15'JT DRWY-538976 S32T24R8 796321	0.234
56	281240832202038	WISCONSIN TELEPHONE COMPANY	0 ELLIS ST	PT OL8 STRONG ELLIS & OTHERS ADD COM SE/C SD OL8 TH WLY 110' N34DW 50';N56DE 10';S34DE 15';ELY 100' TO EL SD OL 8;TH SELY 35' TO POB S32 T24 R8 231/596	0.09
57	281240832202039	WISCONSIN TELEPHONE COMPANY	0 ELLIS ST	PT OUTLOT 8 STRONG ELLIS & OTHERS ADD COM ON SLY LINE 110' WLY FR SE/C;TH WLY 59' NWLY 50';NELY 59';SELY 50' ALSO PRCL DES IN 334/75	0.07
58	281240832202040	WISCONSIN TELEPHONE COMPANY	0 ELLIS ST	A PRT OF OUTLOTS 7 & 8 DES 222/550 & IN 225/135 STRONG ELLIS & OTHERS ADD S32 T24 R8	0
59	281240832202041	WISCONSIN TELEPHONE COMPANY	0 ELLIS ST	S 56' OF E 115' OF OL 6 STRONG ELLIS & OTHERS PLAT ALSO STRIP BEG NE/C ABOVE DES E 4.67'; S 56' MOL;W 5.75';N 56' TO BEG EX A 31' STRIP DES 229/257 & 334/277	0
60	281240832202048	PORTAGE COUNTY	0 WATER ST	PT LOT 1 CSM#4437- 15-232 & PRT OL 10 BNG THE SLY 37' OF OL 10 EX ELY 198.54' STRONG ELLIS&OTHERS BNG PRT SE NW S32 T24 R8 796321	0.119
61	281240832202052	PORTAGE COUNTY	1462 STRONGS AVE	LOTS 1&2 CSM 17/22 OLS 1&3 CSM 24/88 & SLY 135' OF ELY40' LOT 61 BLK 26 STRONG ELLIS & OTHERS;ESMT-344/113-14; 323/394;328/375; 547/743-4;657/332;678/651	1.452
62	281240832202053	PORTAGE COUNTY	1039 ELLIS ST	LOT 1 CSM#4437-15- 232 INC OL 2 CSM#6565-24-88 EX OL1 & OL3 CSM 24/88 & EX PRCL 37'X139.34'IN OL10 OF STRONG ELLIS & OTHERS - 695/154 ACC RTS IN OL2&3 CSM24/88 796321	1.236

63	281240832202629	CITY OF STEVENS POINT	0 CLARK ST	PRT OL5 STRONG ELLIS & OTHERS ADD COM 20'S OF NW/C OL5;S120'; E127';N120';W127'TO POB & SUBJ ROW OVR W10'-226/145 & 199 &SUBJ ESMT-258/183 & 464/433&434'SUBJ AGMT-868882 339/751-4 826894UTIL	0.38
64	281240832202630	ELKS LODGE #641	1132 CLARK ST	PT OL5 STRONG ELLIS & OTHERS COM COR STRONGS &CLARK W 108';N 68';W42';S68';E42' TO POB ALSO PRT GL2 S32 T24 R8 DES 168/611 1/2	0.25
65	281240832202651	CITY OF STEVENS POINT	1001 MAIN ST	LOTS 1, 2 & OL2 CSM#3584-12-242 BNG PRT&INC ALL OL 2,3&4 STRONG ELLIS & OTHERS IN GL2 &PRT NENW:EX CSM 18/155 SUBJ 816305 & 816607AOC S32 T24 R8 1.36A 480/706-707;528/362-65 528/590; 528/591;826894UTIL (LIBRARY)	1.36
66	281240832202802	FRAME MEMORIAL PRESBYTERIAN CHURCH	0 COLLEGE CT	PT NENW S32 T24 R8 COM AT NW/C LOT 5 BLK 2 SMITH BRIGGS & PHILLIPS ADD W 67';S 132';E 67';N 132' TO POB 212/115	0.203
67	281240832202804	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	0 COLLEGE AVE	PRT NENW S32 T24 R8 COM 149.5'N OF PT ON NL MAIN ST 8RDS W OF EL NENW; N113.5'TO SL COLLEGE AVE;W ON SL SD AVE 66';S113.5'; E66'TO POB 445/370-71;916206	0.172
68	281240832202814	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	0 MAIN ST	PRT NENW S32 T24 R8 COM ON NL MAIN ST 8RDS W OF EL SD 40;N149.5';W67';S TO NL MAIN ST;E67'TO POB 445/370-71;916206	0.23
69	281240832202815	FRAME MEMORIAL PRESBYTERIAN CHURCH OF ST PT	1300 MAIN ST	COM SW/C LOT 6 BLK 2 SB&P ADD TH W 132';N 132' E132';S 132' TO POB BNG PRT NENW S32 T24 R8 ALSO W30'LOT 6 BLK 2 SMITH BRIGGS & PHILLIPS ADD EX W7' SOLD CITY 213/225 830014RES	0.47
70	281240832202818	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT	0 CHURCH ST	A PRCL OF LAND 7' WIDE IN NE NW S32 T24 R8 RUNNING FROM COLLEGE COURT TO MAIN ST (CHURCH ST EXT) 453/552;454/19;445/1176-1178; 455/370-371; 849616	0.042
71	281240832202950	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	1200 MAIN ST	THAT PRT BLKS 29, 30,31 & 32 & VAC UNION ST & COLLEGE AVE VALENTINE BROWN ADD LOCATED IN NE NW S32 T24 R8 DES IN 457/1087-89 901556;916206	2.41
72	281240832202961	CENTER POINT MALL CORPORATION	1101 CENTERPOINT DR	LOT 1 CSM#6808-25- 31 BNG PRT BLK 32 VALENTINE BROWN ADD BNG PRT NE NW S32T24R8 790/145 (NKA 536128) 708/239 761824;776836RC	0.538
73	281240832202964	MID-STATE TECH COLLEGE DISTRICT	1001 CENTERPOINT DR	LOT 1 CSM#10287- 46-17 BNG PRT GL1 BNG PRT NE NW S32 T24 R8 776837;776838AGMT;776839RFR 776836AGMT;788730AGMT	3.52
74	281240832202967	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT	0 THIRD ST	S50' LOTS 19,20,21 22 & N19' LOT 1 ALL BLK29 VALENTINE BROWNS ADD; EX S3'OF W36' SD L20; EX CSM 36/110 & EX PRT DES-706813 .18A M/L 816783;(819294AGM) CONDEMNATION 84-CV-397;849616	0.18
75	281240832202969	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	0 MAIN ST	PRT BLKS 29,30,31& 32 VALENTINE BROWNS ADD& VAC BROWN & UNION ST & PRT NENW;LYG E STRONGS;W CHURCH ST; S CENTERPOINT DR & N MAIN; EXC PRCL DES457-1087 SUBJ RC-908998 & 915030RC 3.55A M/L 790/144;776836RC 788730AGMT;797911UTIL 816783ORD;455/173VAC;908998;849616;916206	3.55
76	281240832202971	CITY OF STEVENS POINT	0 THIRD ST	PRT VALENTINE BROWN ADD BEING THIRD ST DES- 818650 & THAT PRT CONT S TO NL MAIN ST &STRIP 15' M/L LYG S &ELY CSM 46/17 BNG PRT GOVT L1 & NENW S32T24R8 .67A M/L 762709;788730AGMT 797911UTIL;816783ORD; 776836RC;818650;455/173VAC	0.67
77	281240832202972	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	0 STRONGS AVE	PRT VALENTINE BROWN ADD BEING STRONGS AVE DES-818650 IN NENW S32 T24 R8 .89A M/L 776836RC;788730AGM 797911UTIL;816783ORD 818650;455/173VAC;829557UTL (PRT STRONGS AVE)916206	0.89
78	281240832202974	REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT	0 CENTERPOINT DR	PRT VALENTINE BROWN ADD IN BLKS 29 & 32 & VAC BROWN & UNION ST;LYG E OF THIRD ST;W STRONGS AVE DES- 818650;S CENTERPOINT DR; DES 458/181;EX 25/31 &49/98 & EXC CSM# 011409 2.509 M/L 762709;788730AGMT 797911UTIL;816783ORD;757798 776836RC;455/173VAC;829558;849616	2.509

79	281240832203102	CITY OF STEVENS POINT	1317 BRIGGS CT	W1/2 LOT 3 & ALL LOT 4 BLK 3 SMITH BRIGGS & PHILLIPS ADD .23A 549/372	0.23
80	281240832203103	CITY OF STEVENS POINT	1309 BRIGGS CT	LOT 5 BLK 3 SMITH BRIGGS & PHILLIPS ADD EXC PRT FOR HWY .13A 440/203-4;552/38	0.13
81	281240832203138	CITY OF STEVENS POINT	0 COLLEGE CT	THAT PRCL BTWN CENTERPOINT DR & COLLEGE CT EXC LOT 1 OF CSM #3344-12-2 BNG PRT BLK 3;SMITH BRIGGS & PHILLIPS ADD .11A 466/481;467/604	0.108
82	281240832209999	CITY OF STEVENS POINT	0 MAIN ST	MATHIAS MITCHELL PUBLIC SQUARE STRONG ELLIS & OTHERS ADDN BNG PRT NWNW S32 T24 R8 A/254 A/254; 457/792	0
83	281240832292709	CITY OF STEVENS POINT	0 CLARK ST	A TRI PRCL IN SENW S32 T24 R8 DES COM W/L LOT 10 BLK29 STRONG ELLIS & OTHERS ADD;SD PT BNG 6'N OF SW/C LOT 10;S6' TO SW/C LOT 10;E6';NW-POB 327/96	0

LIST OF RESIDENTIAL PROPERTIES IN DOWNTOWN BID NOT SUBJECT TO BID ASSESSMENT (BID TAX EXEMPT)

1	281240832202401	ADA A SANDERS	1249 CLARK ST	LOTS 1 & 2 BLK 28 EX N 8' THEREOF STRONG ELLIS & OTHERS ADD BNG PRT SE NW S32 T24 R8 201/586-7 371/352 447/89 575147 679814 687582 729277	0.285
2	281240832100623	AUSTIN LAMB	1532 CLARK ST	PT SWNE S32 T24 R8 COM 3 RODS W NW/C CLARK & ROGERS STS;TH W 3 RDS;N 115';E 3 RDS;S 115' TO POB 808652	0.132
3	281240832100624	TINGYU NIU WILCH	1540 CLARK ST	PT SWNE S32 T24 R8 COM NW/C CLARK & ROGERS STS TH W 3RDS;TH N ABT 10RDS TO 1/8 LN;TH E3RDS;TH S TO POB EX N50' (49.5' X 115')913935	0.149
4	281240832100616	ALEXANDER G BURNETT	1408 CLARK ST	LOT 10 BLK 30 STRONGS ELLIS & OTHERS ADD S32 T24 R8 847579	0.189
5	281240832100617	JOHN R HARTMAN	1416 CLARK ST	LOT 11 & W 5' LOT 12 BLK 30 STRONGS ELLIS & OTHERS ADD S32 T24 R8 413/1030	0.21
6	281240832100620	MICHAEL WILLIAMS	1508 CLARK ST	BEG AT A PT 58' E FR SE/C LOT 12 BLK 30 STRONGS ELLIS & OTHERS ADD; TH N 1/8 LINE E 61' S TO CLARK ST; W 61' TO POB BNG PRT SW NE S32 T24 R8 (61' X 165') 563397	0.24
7	281240832100602	HOMETOWN INVESTMENTS ON MAIN LLC	1517 MAIN ST	PT NWNE S32 T24 R8 COM INT SL MAIN&WL ROGERS W100';S SL NWNE;E100';N ALG WL ROGERS TO POB EX L1 CSM 22/231;SUBJ TO&INC ESMT DES 665/1 648844	0.146
8	281240832203128	GLORIA F SCHULTZ	1108 SMITH ST	S 77' LOTS 1 & 2 & S77' OF E 1/2 LOT 3 BLK 3 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 209/455 766971	0.221
9	281240832203101	STEVEN P LASZINSKI	1100 SMITH ST	N 55' LOTS 1 & 2 & N 55' OF E 1/2 LOT 3 BLK 3 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 405/769;869702TOD	0.158
10	281240832200115	13 INVESTMENTS LLC	1035 UNION ST	LOT 1 CSM#4126-14- 181 BNG PRT LOT 3 BLK 35 VALENTINE BROWN ADD S32 T24 R8 888624	0.121
11	281240832200126	DIRK A GUNDERSON	1336 BRIGGS CT	LOT 1 BLK 4 SMITH BRIGGS & PHILLIPS ADD S32 T24 R8 828251	0.152
12	281240832200113	DANIEL KIEFFER	1017 UNION ST	LOT 5 BLK 35 VALENTINE BROWNS ADD S32 T24 R8 675020	0.152

13	281240832200112	IAN HARRIS	1009 UNION ST	LOT 6 BLK 35 VALENTINE BROWN ADD BNG PRT NENW S32 T24 R8 886468	0.152
14	281240832200130	DAVID G KEEFE TRUST	1016 SMITH ST	PT NWNE S32 T24 R8 COM AT A PT 62' N NE/C BLK4 SMITH BRIGGS & PHILLIPS ADD TH W 125';TH N 100';TH E 125';TH S 100' 550/413 (838821)(840266AOC)	0.287
15	281240832200706	ROBERT C SKIERKA	617 PORTAGE ST	LOT 26 BLK 19 EX ST STRONG ELLIS & OTHER ADD S32 T24 R8 789035 914260TOD	0.122
16	281240832200602	LITTLE CAPTAIN LLC	1020 FIRST ST	LOT 1 CSM #5142-18-167 BNG LTS 35,36,37&W1/2 LT38;S7' OF E 1/2 LT38;S7'LTS 39&40 ALL LTS53-59BLK18 STRONGS ELLIS & OTHERS ADD & PT RIVER ST VAC BNG PRT GL1 S32T24R8 915561	1.888
17	281240832200605	JOEL A TOWEY	701 PORTAGE ST	LOTS 33 & 34 BLK18 STRONG ELLIS & OTHERS S32 T24 R8 713096;914456TOD	0.303
18	281240832200701	SCOTT SCHAREN BROCH	657 PORTAGE ST	LOT 32 BLK 19 STRONG ELLIS & OTHERS ADD S32 T24 R8 827481	0.152
19	281240832200702	AUSTIN COLE MOLGAARD	649 PORTAGE ST	LOT 31 BLK 19 STRONG ELLIS & OTHERS PLAT S32 T24 R8 909644	0.152
20	281240832200703	MORE BEER MONEY LLC	641 PORTAGE ST	LOT 30 BLK 19 STRONG ELLIS & OTHERS ADD S32 T24 R8 890660	0.152
21	281240832200704	NATHAN D SANDWICK	633 PORTAGE ST	LOT 28 BLK 19 STRONG ELLIS & OTHERS ADD S32 T24 R8 797486	0.152
22	281240832200705	JAY L DORRLER	625 PORTAGE ST	LOT 27 BLK 19 STRONG ELLIS & OTHERS PLAT S32 T24 R8 674917;902574TOD	0.152
23	281240832200109	J GAVIN PROPERTIES LLC	1225 PORTAGE ST	W 43' LOT 9 BLK 35 EX S 5' OF W 43' VALENTINE BROWN ADD S32 T24 R8 857538 ;874170;875482AOC	0.165
24	281240832200107	GREGORY J SCHWEIGER	1241 PORTAGE ST	LOT 11 BLK 35 VALENTINE BROWN ADD S32 T24 R8 660363	0.197
25	281240832200105	BETTY J PALLEN	1257 PORTAGE ST	LOT 13 BLK 35 VALENTINE BROWN ADD S32 T24 R8 479/319	0.198
26	281240832200103	JACOB J MARTIN	1309 PORTAGE ST	PT NWNE S32 T24 R8 COM NE/C BLK 35 VALENTINE BROWN ADD TH E 50';TH S 140';TH W 50' TH N 140' TO POB 888539	0.161
27	281240832200101	MARGARET J LASZINSKI	1325 PORTAGE ST	PT NWNE S32 T24 R8 COM WL SMITH ST 162' N NE/C LOT 1 BLK 4 SMITH BRIGGS & PHILLIPS ADD;TH N50' MOL TO PORTAGE ST;W125';S50';E125' TO POB 222/124 762707-TOD;892371	0.143
28	281240832100618	LESLIE M DEBAUCHE	1424 CLARK ST	E 57' LOT 12 BLK 30 STRONGS ELLIS & OTHERS ADD S32 T24 R8 577/735 759515-TOD;905091;905092TOD	0.24

29	281240832100619	MICHAEL P VEUM	1500 CLARK ST	BEG SE/C LOT 12 BLK 30 STRONGS ELLIS & OTHERS; TH N 1/8 LINE E 58' S TO N LINE OF CLARK ST W 58' TO BNG PRT SW NE S32 T24 R8 646225	0.23
30	281240832100621	DAWN M CROW	1516 CLARK ST	PT SWNE S32 T24 R8 COM 119'E LT 12 BLK30 STRONGS ELLIS & OTHER'S;TH N PLL W/EL LT 12 ABT 10 RDS TO 1/8 LN;E 53';S PLL W/EL LT12 TO NL CLARK;W ON NL-POB DES-123/106 812334;858623	0.215
31	281240832100622	SHELLI A DUBAY-RUSSELL	1524 CLARK ST	LOT 1 CSM 1/113 BNG PRT SW NE S32 T24 R8 764436;831961	0.24
32	281240832100625	FREDERICK A STEFFEN	1310 ROGERS ST	PT SWNE S32 T24 R8 COM ON WL ROGERS ST ON 1/8 LN TH S 50';TH W 6 RD;TH N 50';TH E 6RD TO POB (50' X 99') 288/491 516/5	0.114
33	281240832100603	ROBERT J JEAN	1501 MAIN ST	PT NWNE S32 T24 R8 COM 614.6' E SW/C SD 40;N 123.42' MOL TO SL MAIN;E77' MOL TO PT 100'W WL ROGERS 123.42'MOL TO SL SD 40;W77' MOL TO POB 443/89	0.22
34	281240832100512	SUZANA WORZALLA WERWINSKI	1416 MAIN ST	L9&10 & PT LTS 1&2 BLK 7 SMITH BRIGGS & PHILLIPS ADD EX PRT SLD HWY 430/549; AGMT W/CITY FOR PARKING; BNG PRT NWNE S32 T24 R8 .243A 350/460; 430/295;494/1043;528/64; 759022;759232RES;766413;901453;906312AFF;906785TOD	0.243
35	281240832200133	DAVID A WORLEY	1328 BRIGGS CT	LOT 2 BLK 4 SMITH, BRIGGS & PHILLIPS ADD & PT OF ALLEY LYG N & ADJ LOT 2 BLK 4 SMITH BRIGG & PHILLIP ADD DES 678756 BNG PRT NWNE S32 T24 R8 832174;899963TOD	0.165
36	281240832200134	DAVID L SCHLEIHS	1026 SMITH ST	PT NWNE S32 T24 R8 COM PT 12' N NE/C BLK 4 SMITH BRIGGS&PHILLIPS;TH W 125';N 50';E 125';S 50'TO POB & PT ALLEY DES 678755 559005;860012;860013TOD	0.164
37	281240832200502	GUYMAR PROPERTIES LLC	801 PORTAGE ST	N64' LOT 41 BLK 17 STRONG ELLIS & OTHERS ADD S32 T24 R8 586502 767776 792214	0.073
38	281240832200104	BETTY J PALLEN	1301 PORTAGE ST	LOT 14 BLK 35 VALENTINE BROWN ADD S32 T24 R8 479/326	0.214
39	281240832200106	FROSTED PINK LLC	1249 PORTAGE ST	LOT 12 CSM#3528-12 -186 BNG LOT 12 BLK 35 VALENTINE BROWN ADD S32 T24 R8 892394	0.199
40	281240832200108	ANDREW KRUEGER	1233 PORTAGE ST	E 10' LOT 9 & ALL LOT 10 BLK 35 VALENTINE BROWNS ADD S32 T24 R8 832691;832754AOC	0.238
41	281240832200135	KAR2 LLC	1317 PORTAGE ST	LOT 1 CSM#10164-45 -44 BNG PRT NWNE S32 T24 R8 761221	0.364

42	281240832100711	POINT PARADISE FAMILY LP	1316 ELLIS ST	LOT 1 CSM#10981-50-111 BNG LOTS 4,5,6, BLK 31 STRONGS ELLIS & OTH & LOT 44 AND PRT 43 ELLIS ADD .69A 831285;831385AOCCSM	0.688
125	TOTAL BID EXEMPT PROPERTY ACREAGE & COUNT				51.389

Appendix G: 2026 Downtown BID Budget

CITY OF STEVENS POINT

DOWNTOWN BID 2026 WORKING BUDGET

BID Tax Base: \$94,850,600

Account Title	2025	2026	CHANGE
	Cur Year	Fut Year	
	Budget	Budget	
TAXES (mil rate)	\$0.75	\$0.90	\$0.15
BID ASSESSMENTS	\$69,700	\$85,366	\$15,666
Total	\$69,700	\$85,366	\$15,666
MISC. REVENUE			
INVESTMENT INTEREST REVENUE	\$0	\$0	\$0
MISCELLANEOUS REVENUE	\$0	\$0	\$0
Total	\$0	\$0	\$0
OTHER SOURCES			
GENERAL FUND BALANCE USAGE	\$591	\$4,027	\$3,436
TRANSFER FROM TID 10	\$35,000	\$35,000	\$0
Total	\$35,591	\$39,027	\$3,436
EXTERNAL AUDIT			
AUDIT SERVICES	\$0	\$3,300	\$3,300
BID EXPENSES			
DOWNTOWN MANAGER SALARY	\$44,441	\$44,200	-\$241
EMPLOYER CONTRIB/WISC RET	\$3,089	\$3,182	\$93
EMPLOYER CONTRIB/S.S. TAX	\$3,400	\$3,381	-\$19
EMPLOYER CONTRIB/LIFE INSUR	\$0	\$23	\$23
WORKERS COMPENSATION PREM	\$795	\$795	\$0
HSA	\$0	\$780	\$780
MEDICAL INSURANCE PREM	\$6,399	\$17,917	\$11,518
TELEPHONE UTILITY CHARGES	\$565	\$565	\$0
COMPUTER/COMPUTER EQUIP	\$500	\$500	\$0
CONTRACTED SERVICES	\$21,000	\$24,000	\$3,000
GENERAL OFFICE SUPPLIES	\$500	\$500	\$0
PARKING CHARGES	\$0	\$350	\$350
MEMBERSHIP DUES	\$600	\$600	\$0
MILEAGE REIMBURSEMENT	\$550	\$550	\$0
MISCELLANEOUS EXPENSES	\$500	\$500	\$0
DISCRETIONARY EXPENSES	\$500	\$500	\$0
MISC PROMOTIONAL EXPENSES	\$5,000	\$5,000	\$0
GEN SEMINAR/EDUCATION EXP.	\$1,300	\$1,750	\$450
PUBLIC SPACE ENHANCEMENTS	\$10,000	\$10,000	\$0
GRANT DISBURSEMENTS	\$5,000	\$5,000	\$0
SOFTWARE PURCHASES	\$1,152	\$1,000	-\$152
DOWNTOWN BID Revenue Total:	\$105,291	\$124,393	\$19,102
DOWNTOWN BID Expenditure Total:	\$105,291	\$124,393	\$19,102
DOWNTOWN BID Net Total:	\$0	\$0	\$0

Appendix H: 2026 Downtown BID - Friends of Downtown Budget

CITY OF STEVENS POINT

DOWNTOWN BID - Friends of Downtown 2026 Working Budget

	2025	2026	
	Cur Year	Fut Year	
	ESTIMATED	BUDGET	CHANGE
EVENT REVENUE			
EVENT SPONSORSHIPS	\$0	\$0	\$0
MISCELLANEOUS DONATIONS	\$0	\$0	\$0
NOTES AT NIGHT REV	\$6,998	\$7,000	\$2
MAKE MUSIC DAY REV	\$0	\$0	\$0
WALK DON'T RUN REV	N/A	\$6,750	\$6,750
DISCOVER DOWNTOWN REV	\$400	\$500	\$100
WINE WALK REV	\$13,831	\$17,000	\$3,169
TRICK OR TREATING REV	\$0	\$0	\$0
SHOP SMALL WEEK REV	\$1,000	\$2,550	\$1,550
HOLIDAY PARADE REV	\$2,250	\$3,000	\$750
SMALL BUSINESS SATURDAY REV	\$0	\$0	\$0
DOWNTOWN CHRISTMAS REV	\$2,500	\$2,500	\$0
Total EVENT REVENUE:	\$26,979	\$39,300	\$12,321

EVENT EXPENSES

NOTES AT NIGHT	\$4,463	\$8,000	\$3,537
MAKE MUSIC DAY	\$329	\$0	-\$329
WALK DON'T RUN	N/A	\$3,893	\$3,893
DISCOVER DOWNTOWN	\$746	\$500	-\$246
WINE WALK	\$4,606	\$7,000	\$2,394
TRICK OR TREATING	\$200	\$200	\$0
SHOP SMALL WEEK	\$800	\$800	\$0
HOLIDAY PARADE	\$350	\$350	\$0
SMALL BUSINESS SATURDAY	\$0	\$1,000	\$1,000
DOWNTOWN CHRISTMAS	\$1,800	\$2,500	\$700
EVENT INSURANCE	\$1,718	\$2,000	\$282
MISCELLANEOUS EXPENSES	\$11,967	\$13,057	\$1,090
Total EVENT EXPENSES:	\$26,979	\$39,300	\$12,321
Total EVENT REVENUE:	\$26,979	\$39,300	\$12,321
TOTAL:	\$0	\$0	\$0

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

Resolution Adopting Operating Plan & Special Assessment Levy for the Downtown Business Improvement District RESOLUTION

A Resolution approving the Downtown Business Improvement District 2026 Operating Plan and 2025 Special Assessment Levy

A Resolution approving the Downtown Business Improvement District 2026 Operating Plan and 2025 Special Assessment Levy

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

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

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

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

NOW THEREFORE, the Common Council of the City of Stevens Point, Portage County, Wisconsin, at a meeting held on November 17, 2025, resolves as follows:

BE IT RESOLVED, that the Common Council of the City of Stevens Point does hereby approve the 2026 Downtown Business Improvement District Operating Plan and hereby levies the special assessments contained in the plan as attached in Appendix D of said Operating Plan.

PASSED AND ADOPTED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, November 17, 2025.



Mike Wiza, Mayor

ATTEST: 

Susan Pagel, City Clerk

Drafted by: K. Margelofsky Downtown BID Manager

Dated: October 31, 2025

Approved: November 17, 2025