



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

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

Members

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

AGENDA

CITY PLAN COMMISSION

Date and Time: December 15, 2025 5:00 PM
Location: Community Room
 933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 894 0476 6070
 Passcode: 786337
By Computer:
<https://us02web.zoom.us/j/89404766070?pwd=IP6QONi7WSv5QwPi>
By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. A request from Portage County to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from 'Institutional/Government' to 'Commercial/Office/Multi-Family.'

Closing Section:

3. Adjourn

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

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

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

Administrative Staff Report

Comprehensive Plan Amendment

Rezone

Conditional Use Permit

825 Whiting Avenue

December 1, 2025



Department of Community
Development

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

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

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

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

Vicinity Map



Background

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

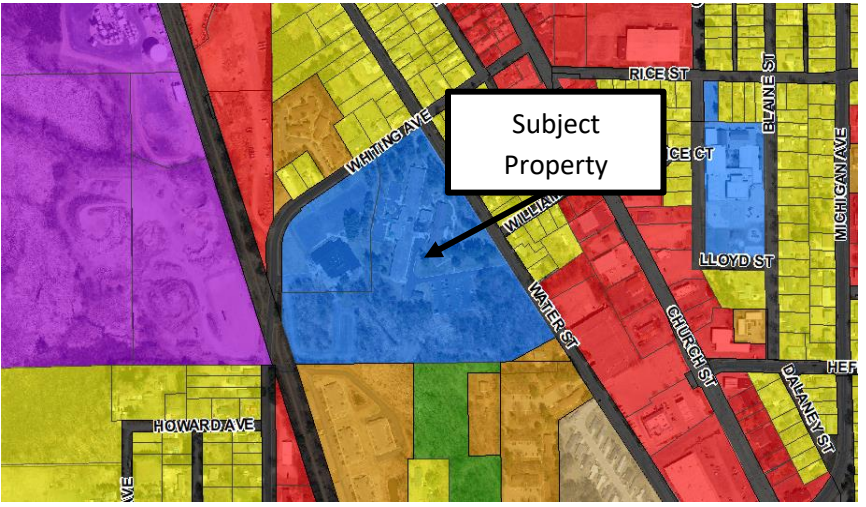
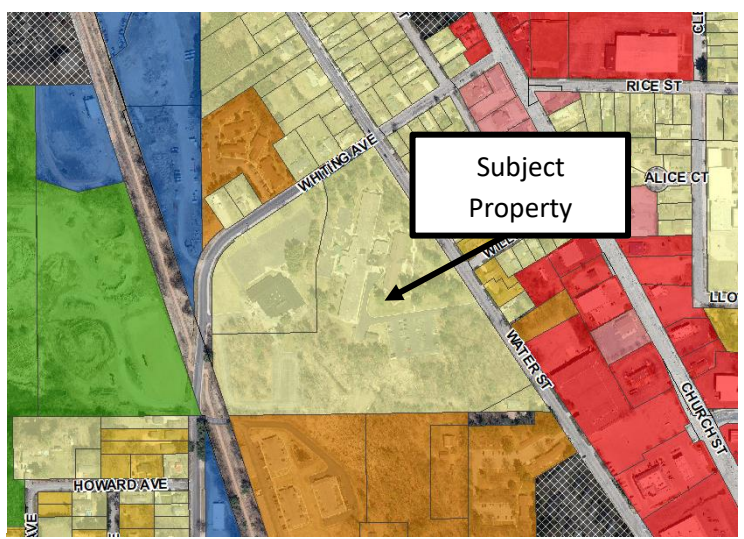
to the “R-4” District would be needed for the prospective buyer of the subject property to operate a nursing home facility. With the proposed operator of the nursing home facility not being Portage County, an amendment to the City’s Comprehensive Plan would be needed to adjust the future land use designation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

Standards of Review – Comprehensive Plan Amendment

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

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

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



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

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

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

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

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

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

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

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

Findings: This standard is met.

Standards of Review – Rezone

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

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

“R-4” MULTIPLE FAMILY I RESIDENCE DISTRICT:

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

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

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

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

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

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

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

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

“R-2” Single-Family Residence District

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

“R-4” Multiple Family I Residence District

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

“C” Conservancy District

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

“B-4” Commercial District

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

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

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

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

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

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

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

Findings: This standard is met.

6. Population density changes.

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

Findings: This standard is met.

7. School population changes.

Analysis: N/A.

Findings: N/A.

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

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

Findings: This standard is met.

9. Adequacy of recreational facilities serving the proposed area.

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

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

Standards of Review – Conditional Use Permit

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

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

Findings: This standard is met.

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

Analysis: Nursing home facilities are a conditional use in the "R-4" District, regardless of public or private ownership.

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

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

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

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

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

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

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

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

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

Findings: Staff believes that this standard is met.

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

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

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

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

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

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

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

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

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

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

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

Findings: This standard is met.

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

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

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

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

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

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

Findings: This standard is met.

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

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

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

Findings: This standard is met.

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

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

Findings: This standard is met.

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

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

Findings: The use should not create excessive noise.

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

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

Findings: N/A

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



APPLICATION FOR AN ORDINANCE / CODE AMENDMENT

ADMINISTRATIVE SUMMARY (Staff Use Only)

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

APPLICANT/CONTACT INFORMATION

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

OWNERSHIP INFORMATION

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

ORDINANCE AMENDMENT SUMMARY

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

CERTIFICATION AND SIGNATURE

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

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

Adam Kuhn

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

Hi Adam,

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

Thanks!

[Kevin Ramakrishna](#)

O: 608-229-2252

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

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

Contact Alderperson - District 10

First and Last Name: Kevin Ramakrishna

Street Address: 22 E. Mifflin Street

City: Madison

State: WI

Zip: 53703

Phone Number: 608-229-2252

Email Address:

Please enter your questions or comments below:

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

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

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

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

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

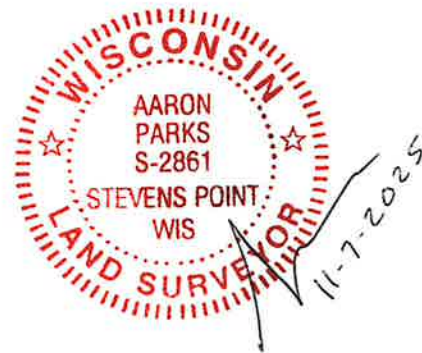
PROPERTY SURVEY EXHIBIT

I, AARON PARKS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:
 THAT I HAVE SURVEYED AND MAPPED THIS TOPOGRAPHIC SURVEY, BEING ALL OF
 CERTIFIED SURVEY MAP #1580-6-38, LOCATED IN THE SOUTHEAST 1/4 OF THE
 NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 23 NORTH, RANGE 8 EAST, CITY OF
 STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THAT I HAVE MADE SUCH TOPOGRAPHIC SURVEY AND MAP AT THE DIRECTION OF
 PORTAGE COUNTY. THAT SAID MAP IS A TRUE AND CORRECT REPRESENTATION OF
 ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED, AND THAT I HAVE
 COMPLIED WITH ALL THE PROVISIONS OF CHAPTER A-E7 OF THE WISCONSIN
 ADMINISTRATIVE CODES.

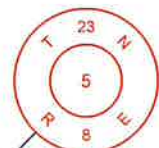
DATED THIS 7TH DAY OF NOVEMBER, 2025.


 AARON PARKS, PLS #2861
 PROFESSIONAL LAND SURVEYOR



LEGEND

- ⊕ EXISTING GOVERNMENT MONUMENT AS NOTED
- EXISTING 1 1/4" O.D. IRON PIPE
- EXISTING 3/4" REBAR
- ⊙ EXISTING 1 1/4" REBAR
- ✕ EXISTING CHISELED CROSS IN CONCRETE
- CALCULATED POINT
- BUILDING HEIGHT



CENTER 1/4
 CORNER
 SEC. 5-23-8
 EXISTING
 3/4" REBAR

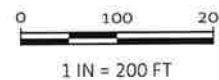
589°31'58"W 1322.38'



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



BEARINGS REFERENCED TO THE SOUTH LINE OF THE
 SE 1/4 OF THE NE 1/4 OF SECTION 5, T23N, R8E,
 HAVING A GRID BEARING OF S 89°04'34" W, PER THE
 WISCONSIN COUNTY COORDINATE SYSTEM,
 PORTAGE COUNTY, NAD83(2011).



EAST 1/4
 CORNER
 SEC. 5-23-8
 EXISTING
 CONCRETE
 MONUMENT



PROPERTY SURVEY

COUNTY: PORTAGE

TITLE: PORTAGE COUNTY HEALTH CARE CENTER

SHEET 1 OF 1 SHEETS