

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.

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING**

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

**December 15, 2025
7:00 PM**

OR

Zoom Teleconferencing

Meeting ID: 892 2153 8794 | Passcode: 715086

By Computer: [Zoom Link](#)

By Phone: +1-312-626-6799 (US Chicago)

Agenda

1. Roll Call.
2. Salute to the Flag and Mayor's opening remarks.
3. Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.

Consideration and Possible Action on the Following:

5. Consent Agenda:
 - a. Minutes of the Common Council Meeting of November 17, 2025 and Special Common Council Meeting of December 2, 2025.
 - b. Minutes of the Police and Fire Commission special meeting of December 2, 2025.
 - c. Actions of the Park Commission meeting of December 3, 2025:
 5. 2026 fees and charges for the Parks, Recreation and Forestry Department.
 6. Request by Director Kremer to pursue permitting that would allow for a future walking path along the Wisconsin River in Mead Park.
 - d. Minutes and Actions of the Plan Commission meeting of December 1, 2025:
 2. Report of the November 3, 2025 meeting of the City Plan Commission.
 8. A request from the City of Stevens Point to acquire the property located at 1625 Ellis Street (Parcel ID 281240832101401).
 10. Director's Report.
 - e. Actions of the Board of Water and Sewerage Commissioners meeting of December 8, 2025:

2. Approval of minutes.
 3. Approval of department claims.
 4. Commissioner Compensation.
- f. Actions of the Airport Commission meeting of December 8th, 2025:
 2. Approval of minutes.
 3. Approval of department claims.
 - g. Minutes and Actions of the Personnel Committee meeting of December 8, 2025:
 3. Ratification to approve 2026-2028 collective bargaining agreement with the Stevens Point Police Officers Organization.
 4. Request to approve 2026 base wage agreement between the City of Stevens Point and Teamsters General Union, Local 662 - Utilities.
 5. Request to approve 2026 base wage agreement between the City of Stevens Point and Teamsters General Union, Local 662 - Streets / Parks.
 - h. Minutes of the Board of Public Works meeting of December 8, 2025.
 - i. Minutes and Actions of the Public Policy and General Government meeting of December 8, 2025:
 2. License List.
 3. Request to Hold Event/street closing.
 - j. Minutes and Actions of the Finance Committee meeting of December 8, 2025:
 4. Approval of funding for repairs to the salt shed.
 5. Approval of funding for the purchase of 1625 Ellis Street.
 7. Approval of Claims Paid.
 - k. Statutory Monthly Financial Report by Comptroller/Treasurer.
 - l. Mayoral Appointments:
 - Appoint 2026-2027 Poll Workers.
 - Reappoint Ray Schmidt - Board of Water and Sewerage Commissioners for a five-year term expiring September 30, 2030.
 - Reappoint Tara Manzke - Business Improvement District Board as a business owner for a two-year term expiring December 31, 2027.
 - Reappoint Hanna Cutler - Business Improvement District Board as a business owner for a two-year term expiring December 31, 2027.
 - Reappoint Ald. Mary Kneebone - Redevelopment Authority for a five-year term (or Aldermanic term) expiring December 31, 2030.
 - Appoint Craig Cook - Business Improvement District Board as a business owner for a two-year term expiring December 31, 2027.
 - Appoint Mike Beacom - Redevelopment Authority for a five-year term expiring December 31, 2030.
 - Appoint Jeff Bushman - Board of Water and Sewerage Commissioners, filling the unexpired term for Mae Nachman, expiring September 30, 2026.
 - Appoint Jeff Bushman - Airport Commission, filling the unexpired term for Mae Nachman, expiring April 30, 2027.
 - Appoint Brenda Jones - Police and Fire Commission to fill the unexpired term of Tom Zenner, expiring April 30, 2027.
6. Adoption of the Housing Affordability Report for permit year 2024.

7. Property Use and Maintenance Agreement with the Stevens Point Business Park Business Improvement District (BID) and the City of Stevens Point for the Business Park's common areas.
8. Request to accept transfer of ownership from Stevens Point Business Improvement District (BID) and place the resolution on file.
9. Ordinance Amendment - Chapter 10 (City Parks): Codification of existing park rules into permitted activities and prohibited uses at the Bukolt Park Skatepark.
10. Ordinance Amendment - Chapter 10 (City Parks): Creation of 10.21 prohibiting sunflower seed usage on baseball/softball diamonds at Zenoff Park.
11. Ordinance Amendments - To approve the amendments in Chapter 9, Section 9.06 for stop signs on Oak Avenue at the intersection of Heffron Street.
12. Resolution — Combination of two or more wards for voting purposes to facilitate the use of common polling places.
13. Resolution - Establishing Alternate In-Person Absentee Voting Location for Spring 2026.
14. Resolution – Directing Spring Primary Election 2026.
15. Resolution Authorizing Submission of Vibrant Spaces Grant Application.
16. Ordinance Amendment - 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.'
17. Resolution - 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.
18. Resolution - 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).
19. Adjournment.

Public Notice is Hereby Given
that a Quorum of the City of Stevens Point's
Common Council, or any committee thereof, may attend the following:
Holiday Party
Monday December 15, 2025
Immediately following the Council Meeting
At
Great Northern Distilling
1011 Second Street
Stevens Point, WI 54481

Persons who wish to address the Common Council may make a statement as long as it pertains to a **specific** agenda item. Persons who wish to speak on an agenda item will be limited to a five (5) minute presentation. Any person who wishes to address the Common Council on a matter which is not on the agenda will be given a maximum of three (3) minutes and the time strictly enforced under the item, "Persons who wish to address the mayor and council on non-agenda items." Individuals should not expect to engage in discussion with members of the City Council and City staff.

Any person who has special needs while attending this meeting or needing agenda materials for this meeting should contact the City Clerk as soon as possible to ensure 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.

Copies of ordinances, resolutions, reports and minutes of the committee meetings are on file at the office of the City Clerk for inspection during the regular business hours from 7:30 A.M. to 4:00 P.M.

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

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

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

OR

Zoom Teleconferencing

1. Roll Call.

Present:

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

Excused:

Ald. Kneebone

Others Present:

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

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

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

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

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

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

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

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

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

Commonwealth project due to parking concerns.

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

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

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

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

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

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

Consideration and Possible Action on the Following:

6. Consent Agenda:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Nays: Buse, Keymer, Christianson. Motion carried.

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

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

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

Nays: None. Motion carried.

18. Public Hearing on the City Budget for 2026.

Mayor Wiza declared the public hearing open.

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

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

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

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

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

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

Nays: None. Motion carried.

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

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

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

Nays: None. Motion carried.

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

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

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

Nays: None. Motion carried.

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

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

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

Nays: None. Motion carried.

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

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

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

Nays: None. Motion carried.

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

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

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

Nays: None. Motion carried.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

31. Adjournment.

Meeting adjourned at 8:45 p.m.

CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING MINUTES

Community Room
933 Michigan Avenue, Stevens Point, WI

December 2, 2025
12:00 PM

OR

[Zoom Teleconferencing](#)

Meeting ID: 821 8020 5765 | Passcode: 445751

By Computer: [Zoom Link](#)

By Phone: +1-312-626-6799 (US Chicago)

Minutes

1. Roll Call.

Present:

Ald. Christianson, Keymer, Broderick, Birr, Shuda, Lang, Buse.

Ald. Steinmetz arrival at 12:48 p.m.

Ald. Guthrie left at 12:55 p.m.

Unexcused:

Ald. Morrow.

Excused:

Ald. Kneebone.

Consideration and Possible Action on the Following:

2. *Mayoral Appointments:**

-City Plan Commission: Laura Schade Stroik, filling the unexpired term of Doug Miskowiak, expiring April 30, 2027.

Ald. Shuda moved, Ald. Lang seconded, to approve the appointment.

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

Nays: None. Motion carried.

3. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session relating to the following:

A. Negotiating a Development Agreement on properties in Tax Incremental Financing (TIF) District 10 related to the Shopko Redevelopment Site.

B. Negotiating the investment of public funds for the purchase of 2854 Church Street in the City of Stevens Point for the purpose of operating a 365 Homeless Shelter.

Ald. Christianson moved, Ald. Broderick seconded, to enter into closed session at 12:18 p.m.

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

Ald. Broderick moved, Ald. Keymer seconded, to reconvene into open session at 1:22 p.m.

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

4. **Reconvene for Possible Action on the above-referenced closed session items.**
5. **Discussion and Possible Action on a Development Agreement between the City of Stevens Point, the Redevelopment Authority of the City of Stevens Point, and Commonwealth Development Corporation for the redevelopment of a portion of 0 Main Street (former Shopko site, PIDs 281240832202950, 281240832202969, 281240832202804, 281240832202814).**

Director Kivela gave a brief overview of the multifamily housing project proposal on the northwest corner of the Shopko redevelopment site. The development would be an affordable housing project with fifty units reserved for residents earning thirty, fifty, and eighty percent of the area's median income. The development would include a six-thousand square foot community servicing facility that the city is looking into a partnership with University of Wisconsin Stevens Point (UWSP) child learning and care center to occupy the space. The development would take up 1.3 acres of the estimated 7 acres available, be four stories, with the first floor being parking, have approximately seventy-six spots for parking and the city is currently working with the developer to explore more options for maximizing parking efficiencies. Director Kivela also spoke about construction starting September 1, 2027 and completing by January 1, 2029. The project would have Tax Increment Financing (TIF) support of 1.45 million. This would include 50% upon completion and 50% upon occupancy permit.

Deb Knippel, 611 Soo Marie Avenue, spoke in favor of the development due to mixed-income housing, a daycare center as well as adequate parking.

Commonwealth representative Tyler Sheeran spoke about the evolution of the proposal and the willingness to work to meet community needs.

Downtown building owner, BJ Welling, spoke against the development due to parking and requested the parking be quantified at Northside Yard.

Ryan Kernosky, 717 Ridge Road, spoke against the development due to the TIF incentive and the time the public had to review the agreement.

C/T Ladick spoke about the improving status of TIF 10, that TIF 9 can transfer funds, and that there were no concerns about debt capacity due to the overall status of all TIF's,

Downtown business owner of Executive Place, Jerry Fahrner, 12315 Acadia Lane, Lac Du Flambeau, spoke against the development due to employee parking concerns and cost.

Keith Pilger, 733 Ridge Road, spoke against the development due to concerns of fitting the needs of the city's Master Plan as well as eliminating parking.

Greg Warren, 2321 Jersey Street, spoke against the development due to parking concerns.

Downtown business owner of The Rose House, Rosalind Kealiher, 1140 Clark Street, spoke against the development due to keeping downtown business focused.

Ryan Kernosky, 717 Ridge Road, requested clarification on Wisconsin Housing and Economic Development Authority (WHEDA) tax credits and if there was a letter of support from UWSP for the childcare downtown.

Commonwealth representative Tylar Sheeran answered about the WHEDA tax credits.

Representative of UWSP, Executive Director, Economic Engagement and Strategic Partnerships, Jenny Resch, stated there was not a formal agreement. However, there is a letter of support due to the UWSP's desire to expand their childcare locations.

Downtown business owner of Graffiti's, Troy Hojnacki, 217 Hummel Lane, Whiting, spoke against the development due to public time for review and asked if the property would be paying additional taxes in support of the Downtown Business Improvement District (BID).

Mayor Wiza answered that unless it is exclusively used for residential, the property would be paying additional taxes to the BID.

Downtown business owner of Graffiti's, Troy Hojnacki, 217 Hummel Lane, Whiting, spoke in support due to clarification and due to clarification of the south side of the redevelopment area remaining open to develop for potential businesses.

Andrea Olson, 410 Franklin Street, spoke against the development due to public time for review, inadequate parking, rushed timeframe, cost per unit, and questioned space for transit.

Ald. Christianson moved, Ald. Broderick seconded, to approve proposal number one, which includes a larger incentive but minimally impacts the available parking by providing seventy-six spots on site.

Call for the vote: Ayes: Buse, Steinmetz, Birr, Broderick, Keymer,
Christianson.

Nays: Lang, Shuda. None. Motion carried.

6. Discussion and Possible Action on a Grant to Partnering Together Portage County, or subsidiary entity, for the purchase of 2854 Church Street for the purpose of operating a 365 Homeless Shelter/Resource Center.

Mayor Wiza spoke about the history, needs of the homeless community, partnerships with additional community resources, costs, and the timeline moving forward regarding the purchase of the homeless shelter and resource center.

Downtown business owner of Executive Place, Jerry Fahrner, 12315 Acadia Lane, Lac Du Flambeau, spoke in favor.

Downtown building owner, BJ Welling, spoke in favor.

Deb Knippel, 611 Soo Marie, spoke in favor.

Downtown business owner of Divepoint Scuba, Bob Butt, 1434 Plover Heights Road, Hull, spoke in favor.

Downtown business owner of Graffiti's, Troy Hojnacki, 217 Hummel Lane, Whiting, spoke in favor.

Andrea Olson, 410 Franklin Street, spoke in favor.

Ald. Lang moved, Ald. Keymer seconded, to proceed with agreements to purchase 2854 Church Street and authorize working on an agreement with Partnering Together Portage County for acquisition of that property subject to another public meeting in conjunction with Partnering Together and Ald. Buse with final consideration given at the December 15, 2025 Common Council meeting.

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

Nays: None. Motion carried.

7. Adjournment.

Meeting adjourned at 8:45 p.m.

These Minutes are unofficial and subject to modification upon review by the Commission at their next meeting.

**CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF DECEMBER 2, 2025, at 8:45 AM**

1. Roll Call: Commissioners Behrendt, Kirschling, Mrozek, Pingel, Zenner

Also Present: Alderperson Kneebone, RB Supervisor Tork

2. Consideration of motion to adjourn into closed session pursuant to Section 19.85 (1)(c), Wis. Stats., for the purpose of considering employment of any public employee over which the Commission has jurisdiction or exercises responsibility and conducting specified business, whenever competitive reasons require a closed session:

- Interview candidates for the position of Police Chief.

Roll Call into closed session: Commissioners Behrendt, Kirschling, Mrozek, Pingel, Zenner
Ayes, all; nays, none. Motion carried.

Chapter IV – Open Meetings and Public Records from the Handbook for Wisconsin Police and Fire Commissioners (League of Wisconsin Municipalities):

Commission meeting minutes need not recount what was discussed in a closed session, but any formal action taken by the commission while in closed session, including each motion made, the identity of members offering or seconding a motion, and how each member present voted on the motion, must be recorded in the minutes and may be subject to disclosure under the public records law. (Wisconsin Statutes § 19.88(3))

The Commission will not reconvene into open session after the closed session portion of the meeting.

**REGULAR MEETING MINUTES
Board of Park Commissioners
December 3, 2025 - 6:30 PM**

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

OR

[Zoom Teleconferencing](#)

Meeting ID: 886 2283 6882 | Passcode: 760856

By Computer: [Join](#)

By Phone: +1-312-626-6799 (US Chicago)

Discussion and Possible Action on:

1. Roll Call.

Present: Alder Buse, Freckmann, Disher, Glodosky, Alder Keymer, McDonald, Okonek, Przybylski, Sorenson, Winn

Excused: Alder Broderick

Also present: John Pearson, Gregg Trudell, Steven McKay, John Jury, Tom Schrader

2. Approval of October 1, 2025 meeting minutes

Motion to approve October 1, 2025 meeting minutes by Disher, second by Przybylski; passed 10-0.

3. Ordinance Amendment - Chapter 10 (City Parks): Codification of existing park rules into permitted activities and prohibited uses at the Bukolt Park Skatepark.

Motion to approve with the addition of quad skates by Sorenson, second by Glodosky; passed 10-0.

4. Ordinance Amendment - Chapter 10 (City Parks): Creation of 10.21 prohibiting sunflower seed usage on baseball/softball diamonds at Zenoff Park.

Motion to approve with removal of "stored fully sealed in an unopened container" by Disher, second by Winn; passed 10-0.

5. 2026 fees and charges for the Parks, Recreation and Forestry Department.

Motion to approve 2026 fees and charges with a \$25 increase of non-resident lodge rental fee and \$50 non-resident boat slip rental fee by Okonek, second by Sorenson; passed 10-0.

6. Request by Director Kremer to pursue permitting that would allow for a future walking path along the Wisconsin River in Mead Park.

Motion to move forward with permitting by Keymer, second by Liz; passed 10-0.

7. 2025 year end Donald Cops Municipal Pool review presented by Recreation Supervisor, Gregg Trudell.

8. Director's Report

- Baxter Arndt began as Park Technician on December 1. We are now back to full staff.
- Plover River Crossing project is beginning this month.
- Capital and operational budgets are approved for 2026

9. Adjournment.

Meeting Adjourned at 7:15 pm.



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

MINUTES

CITY PLAN COMMISSION

Date and Time: December 1, 2025
6:00 PM

Location: Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 875 8571 7924

Passcode: 915118

By Computer:

<https://us02web.zoom.us/j/87585717924?pwd=6G47riogqkbH8ln32tG>

By Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

- Meeting called to order at 6:00PM.
- Members present: Mayor Wiza, Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schuler

Discussion and Possible Action on:

2. Report of the November 3, 2025 meeting of the City Plan Commission.

- Background: Report of the November 3, 2025 meeting of the City Plan Commission included in the agenda packet.
- Motion: Arntsen moves to approve the Report of the November 3, 2025 meeting of the City Plan Commission.
- Second: Schuler seconds the motion.
- Discussion: No discussion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from Portage County to amend the Stevens Point Comprehensive Plan. Said request amends the future land use designation of the property

located at 825 Whiting Avenue (Parcel ID 281230805101103) from 'Institutional/Government' to 'Commercial/Office/Multi-Family.'

- Background: Associate Planner / Zoning Administrator Kuhn provides background information regarding the request from Portage County and the need for the comprehensive plan amendment, rezoning, and conditional use permit needed for a private entity to operate the facility.
- Discussion:
 - Arntsen requests clarification on the future land use classifications. Kuhn answers.
- Public Hearing:
 - Mildred Neville, 1709 Jefferson Street, voices concern that the public hearing for the comprehensive plan amendment was not properly noticed.
 - Alder Guthrie, District 2, raises concern of the staff report that the future land use designation impacts the operation of a public facility and requests the commission to deny the request.
 - Bob Gifford, 517 Fieldcrest Ave, Park Ridge, County Supervisor representing his district, shares report of the impact of public services transitioning to private ownership.
 - Mary Ann Laszewski, 1209 Wisconsin Street, speaks opposed to the request.
 - Liz McDonald, 1760 Strongs Avenue, speaks opposed to the request citing the City's comprehensive plan.
 - Mary McComb, 2100 Elk Street, speaks opposed to the request.
 - Jenny Burton, 5718 Sandpiper Drive, speaks opposed to the request.
 - Nancy Roppe, 39 Angelo Court, speaks opposed to the request.
 - Eric Olson, 2025 West River Drive, speaks opposed to the request.
 - Ray Reser, County Board Chair, shares the County rationale for the designation change.
 - Dan Stoltz, 3017 McCulloch Street, speaks opposed to the request.
 - Carlene Veronte, 2314 Portage Street, requests proof that the request to amend the comprehensive plan is in the public's best interest, citing the comprehensive plan.
 - Alan Buchanan, 1208 Black Bear Trail, speaks opposed to the request.
 - Alex Macomber, 2633 Helen Street, speaks opposed to the request.
 - Dave Medin, 2101 West River Drive, County Board Supervisor, speaks opposed to the request.
 - Andrea Olson, 410 Franklin Street, speaks opposed to the request.
 - Deb Knippel, 611 Soo Marie Avenue, speaks opposed to the request.
 - Dave Ladick, 4517 Nicolet Avenue, County Board Supervisor, speaks in favor of the request stating the use will remain a nursing facility.
 - Mildred Neville, 1709 Jefferson Street, speaks opposed to the request.
 - Ray Reser, Portage County Board Chair, shares that the County is in full agreement with City staff findings of fact and recommendations.
- Discussion:
 - Commissioner Beacom asks for staff to address the sentiment about the speed and process of the request. Kuhn answers.
 - Wiza and Commissioner Schuler address the public regarding the purpose of future land use designations and zoning classifications.

- Beacom and Rice share position on the public comments. Rice asks staff if not amending the future land use map would impact the rezoning and conditional use permit. Kuhn answers. Schuler shares his position that the future land use designation should indeed change to be consistent with other facilities.
 - Kneebone emphasizes the comments of Alder Guthrie that it is likely the decision has a negative impact on public services and likely an adverse impact on neighboring properties.
 - Arntsen revisits past discussions on future land use designations and if the proposed future land use designation is most appropriate.
 - Motion: Schuler moves approval of the future land use amendment
 - Second: Beacom seconds the motion.
 - Discussion: No further discussion.
 - Vote:
 - Aye: Beacom, Schuler, Wiza
 - No: Arntsen, Kneebone, Rice
 - Motion fails, 3-3.
4. Public Hearing and action on a request from Portage County to rezone the property located at 825 Whiting Avenue (Parcel ID 281230805101103) from the “R-2” Single-Family Residence District to the “R-4” Multiple Family I Residence District.
- Background: No further background provided.
 - Public Hearing:
 - Liz McDonald, 1760 Strongs Ave, requests the commission consider the impact of the request on the totality of the parcel.
 - Eric Olson, 2025 West River Drive, notes the existing land use predates the zoning code, and speaks opposed to the request.
 - Nancy Roppe, 39 Angelo Court, speaks opposed to the request.
 - Ray Reser, Portage County Board Chair, reiterates the intention of the County that the property remain operating as a healthcare center. The County is in full agreement of staff recommendations and findings of fact.
 - Mary Ann Laszewski, 1709 Wisconsin St, speaks in opposition to the request.
 - Jenny Burton, 5718 Sandpiper Drive, speaks in opposition to the request.
 - Dan Stoltz, 3017 McCulloch St, speaks in opposition to the request.
 - Carlene Veronte, 2314 Portage Street, speaks in opposition to the request.
 - Alex Macomber, 2633 Helen Street, speaks in opposition to the request.
 - Andrea Olson, 410 Franklin Street, requests clarification regarding the possibility of legal nonconforming use of the property.
 - Alva Clymer, 1815 County K, Custer, speaks in opposition to the request.
 - Kevin Ramakrishna, representing the County, shares that he is also available to answer questions regarding the request.
 - Discussion:
 - Kuhn confirms that there are delineated wetlands present south of the existing buildings on the site; that rezoning the parcel would not represent spot zoning; that the building, site, and zoning code would be rather limiting to what uses could be performed on the parcel.
 - Schuler confirms that the City would not encourage a nonconforming use.

- Motion: Schuler moves approval of the rezoning request as submitted.
 - Second: Beacom seconds.
 - Discussion:
 - Kneebone references prior testimony from residents and will not support the rezoning request.
 - Vote:
 - Aye: Arntsen, Beacom, Rice, Schuler, Wiza
 - No: Kneebone
 - Motion passes 5-1.
5. Public Hearing and action on a request from Portage County for a conditional use permit to operate a nursing home on the property located at 825 Whiting Avenue (Parcel ID 281230805101103), consistent with Ch. 23.02(1)(f)(3)(g).
- Background: No further background provided.
 - Arntsen requests clarification why the conditional use permit would be necessary. Kuhn answers.
 - Public Hearing:
 - Eric Olson, 2025 West River Drive, speaks in opposition to the request.
 - Mary Ann Lisceski, Wisconsin Street, speaks in opposition to the request.
 - Nancy Roppe, 39 Angelo Court, speaks in opposition to the request.
 - Ray Reser, Portage County Board Chair, reiterates that the County stands by the staffs recommendations and findings of fact.
 - Dan Stoltz, 3017 McCulloch Street, speaks in opposition to the request.
 - Alex Macomber, 2633 Helen Street, speaks in opposition to the request.
 - Mildred Neville, 1709 Jefferson Street, speaks in opposition to the request.
 - Andrea Olson, 410 Franklin Street, speaks in opposition to the request.
 - Discussion:
 - Kuhn responds to comments from the public hearing.
 - Rice requests clarification the continuation of conditional use permits upon sale.
 - Schuler asks Portage County Board Chair Reser several questions regarding the County's applications and intentions of the County.
 - Motion: Schuler moves approval of the conditional use permit subject to staff recommendations.
 - Second: Beacom seconds the motion.
 - Discussion:
 - Rice requests clarification on what may constitute a substantive change to revoke or review a conditional use permit. Wiza and Kuhn answer.
 - Arntsen requests if the owner is obligated to maintain the conditional use.
 - Kneebone requests clarification on the need for the conditional use permit.
 - Vote:
 - Aye: Arntsen, Beacom, Rice, Schuler, Wiza.
 - No: Kneebone.
 - Motion carries 5-1.

Meeting recessed at 9:27pm and resumed at 9:32PM.

6. Adoption of the Housing Affordability Report for permit year 2024.

- Background: Kuhn provides background information regarding the updated Housing Affordability Report for permit year 2024. Staff recommends adoption of the report.
 - Discussion:
 - Schuler requests that the information be integrated into the comprehensive plan rewrite.
 - Beacom comments on validity of several data points referenced in the report.
 - Motion: Wiza moves adoption of the housing affordability report.
 - Second: Kneebone seconds.
 - Discussion: No discussion.
 - Vote: Unanimous approval.
7. A request from the City of Stevens Point to acquire the following parcels from the Stevens Point Business Improvement District:
- An unaddressed parcel bounded by County Road HH, Business Park Drive and Vern Holmes Drive (Parcel ID 281230802400302)
 - An unaddressed parcel bounded by County Road HH, Business Park Drive and Vern Holmes Drive (Parcel ID 281230802400408)
 - An unaddressed parcel bounded by Brilowski Road and John Joanis Drive (Parcel ID 281230802400404).
 - An unaddressed parcel bounded by Business Park Drive and John Joanis Drive (Parcel ID 281230802400508).
 - An unaddressed parcel bounded by Business Park Drive (Parcel ID 281230802400211).
 - An unaddressed parcel bounded by Business Park Drive (Parcel ID 281230802100004).
 - An unaddressed parcel bounded by Brilowski Road and E M Cops Drive (Parcel ID 281230801220002).
 - An unaddressed parcel bounded by Brilowski Road and Lands End Way (Parcel ID 281230801230002).
- Background: Director Kivela provides background information regarding the request, the properties in question, and the maintenance responsibilities being all held by the business improvement district.
 - Motion: Schuler moves to recommend the City of Stevens Point acquire the parcels identified.
 - Second: Rice seconds.
 - Discussion: None.
 - Vote: Unanimous approval.
8. A request from the City of Stevens Point to acquire the property located at 1625 Ellis Street (Parcel ID 281240832101401).

- Background: Director Kivela provides background information regarding the request.
- Motion: Schuler moves to recommend acquisition of 1625 Ellis Street.
- Second: Rice seconds.
- Discussion:
 - Rice questions what will happen with the existing right of way. Wiza answers.
- Vote: Unanimous approval.

9. Staff Update: Zoning Code Rewrite.

- Background: Kuhn provides an update regarding the zoning code rewrite, including ordinances for shoreland zoning and floodplains. Staff anticipate having those ordinances for review in January/February. Base zoning map is currently under construction.

10. Director's Report.

- Director's written report included in the agenda packet.

Closing Section:

11. Adjourn

- Meeting adjourned at 9:50PM.

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.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

FAILURE TO PRINT LEGIBLY MAY RESULT IN MISS SPELLED NAMES ON OFFICAL RECORD OF MEETING MINUTES.

NAME:

ADDRESS:

ALEX MACOMBER	2637 HELEN STREET ST. PT.
Karen Margelofsky - BIDs	3290 Martha's Lane St. Pt.
Victoria Billings	5223 Carol's Ln., St. Pt. 54481
Barbara Dixon	1727 Lincoln Ave St Pt ⁵⁴⁴⁸¹
ERIC OLSON	2025 West River Dr. St. Pt.
Bob Gifford	517 Fieldcrest Ave. County District 10
Dave Medlin	2101 West River Dr St. Pt.
Sandy Medlin	2101 West River Dr St. Pt.
Ma Chya	1815 K East St
Bob Knust	1815 City K Center
George Keymer	District #3 1816 Lincoln
Bob Bell	1416 Oxbow Rd, SP.

PLEASE RETURN TO SECRETARY, THANK YOU.

SIGN IN SHEET

PLEASE PRINT LEGIBLY

FAILURE TO PRINT LEGIBLY MAY RESULT IN MISS SPELLED NAMES ON OFFICAL RECORD OF MEETING MINUTES.

NAME:

ADDRESS:

NANCY KOPPE	39 ARGELD
Mary Ann Laquastia	1209 W. ST.
Mildred Neville	1709 Jefferson
Jan Burton	5718 Sandpiper Dr. St. Pt
Jutta Brendel	1972 Church Str.
Richard R. Ruppel	1922 Charles St. SP
Ray Rosin	New Hope TOWNSHIP
Alan Buchanan	1208 Black Bear Trail, Point
DAVE LADICK	4517 NICOLET AVE. STE
Rebecca Woodward	202 Felderent
Liz McDonald	1766 Strong
Mary McComb	2100 Elk St. Pt
Sam Lang	1547 Strong Ave
Trudy Pederson	668 Granite Ridge Rd W
David Pederson	668 Granite Ridge Rd. W.
Kathene Ferrante	1324 Portage St

PLEASE RETURN TO SECRETARY, THANK YOU.

**City of Stevens Point
Board of Water and Sewerage Commissioners
December 8, 2025 - 12:00 PM
Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI**

**OR
Zoom Teleconferencing**

Meeting ID: 820 26885705

By Computer: <https://us02web.zoom.us/j/82026885705>

By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Paul Adamski, Mae Nachman, Carl Rasmussen, Anna Haines and Ray Schmidt

ALSO PRESENT: Joel Lemke, Eric Southworth, Chris Lefebvre, Shane Kohnen, Jason Draheim, Jaime Zdroik and resident-Jeff Bushman

2. Approval of Minutes

Motion made by Anna Haines, seconded by Ray Schmidt to approve the November 10, 2025, meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the department's claims for the month of November 2025 as audited and read.

Ayes all. Nays none. Motion carried.

4. Commissioner compensation - Joel Lemke

Joel's memo in the packet showed what the Commissioners have been paid in previous years and what the pay would be for 2026 with the 2.64% COLA that has been established City-wide.

The Commission's compensation was not always reviewed regularly, so years went by without increases. In approximately 2020, we reviewed it again, comparing it to what other City boards make, like Common Council. That helped us come up to where the pay should be, and we have been applying the cost of living annually since then.

Motion made by Carl Rasmussen, seconded by Anna Haines to approve the 2026 Commissioner's compensation with 2.64% cost of living (COLA) increase.

Ayes all. Nays none. Motion carried.

5. Water Supply and Distribution Reports - Eric Southworth

Eric stated he would look into why the kilowatts were up with pumpage being down slightly on the reports. Other than that, he had nothing else to add.

6. Sewage Treatment Operations Report - Chris Lefebvre

Chris stated the WWTP met all permit limits for the month of November. He stated the biosolids dryer is up and running. He also explained that the ammonia level is up because they can't biologically remove both ammonia and phosphorus at the same time. Ammonia level is still within permit limits.

7. Construction and Maintenance Report - Shane Kohnen

The Commission reviewed the monthly report. Shane stated he had nothing else to add. We are currently in winter operation.

8. Directors Report - Joel Lemke

Joel explained to the Commission that he has a memo in the Public Works packet for the meeting tonight regarding an ordinance amendment that would clarify future utility extension projects in the Village of Park Ridge. More details regarding this will be brought back to the Commission next month.

9. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adourned: 12:18 P.M.

REPORT TO THE DECEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of November 1, 2025

\$ 3,167,163.84

Bank deposits recorded in November 2025

\$ 220,007.81

\$ 3,387,171.65

CHECKS ISSUED NOVEMBER 2025:

60662	Mae Nachman	Salary	64.41
60664	Aspirus Medical Group, Inc.	Wellness Program	109.00
60665	Batteries Plus LLC	Batteries	68.74
60668	Metron-Farnier LLC	Meters & shipping	4,277.86
60669	Northern Lake Services Inc	Water testing for CCR	867.88
60670	Reinders Inc	Lawn seed	95.00
60673	USA Blue Book	Lab supplies	679.90
60674	Community Foundation of Central WI	Employee Contribution	10.00
60675	United Way Of Portage County	United Way	65.69
60676	US Postmaster	20 rolls of forever stamps	1,560.00
60677	3K Custom Apparel	Utility Shirt Order	488.16
60678	AnSer	After hours answering services	195.00
60679	AWWA - Annual	Membership renewals	2,523.00
60680	Baker Tilly Virchow Krause LLP	Rate Study	1,750.00
60688	USA Blue Book	Chemicals	238.54
60689	WI State Laboratory of Hygiene	Fluoride testing	31.00
60691	City Of Stevens Point	2025 Street Improvement Project #25-101 & #25-102- August, Retirement, insurance, fuel & IT	297,086.62
60695	Total Energy Systems Llc	Well 11 Generator Maintenance	2,058.00
60697	Community Foundation of Central WI	Employee Contribution	10.00
60698	United Way Of Portage County	United Way	65.69
60702	Employee Resource Center Inc	Monthly EAP Fees	50.83
60704	INFOSEND INC	Statement & notice printing	3,313.80
60705	Jamar Company	Troubleshoot HRC & Alarms	954.57
60707	Metron-Farnier LLC	Meters & shipping	61,823.27
60708	Mastercard	Conference expense	38.09
60709	Point Piano Service LLC	Inspection of piano 1909 Cypress	60.00
60710	Reinders Inc	Salt/ice melt	74.34
60711	Securian Financial	MN Life Insurance Policy	251.23
60712	Springbrook Holding Company LLC	Civic Pay Transaction Fee, Professional Services	102.00
60713	Strand Associates Inc	Professional Services Well 12	10,196.55
60714	Teamsters Union Local 662	Union dues	1,799.00
60715	Mastercard	Job supplies & tools, office supplies, AWS for GIS server, locate flags, supplies for garage, Training-A. Bula, Ozone generator 1909 Cypress	2,123.79
60716	Vestis	Uniforms	274.23
60717	Vestis	Rugs & laundry service	46.82
60718	Ferguson Waterworks #1476	Pentagon Plug, Inventory, meter plugs, water job tools, credit applied for double payment	519.00
60719	Mastercard	Job site tools, supplies for Well 11, office supplies, shop tools	1,168.46
60720	Elexco	5217 Hampton Rd Invoice #84712, 5233 Hampton Rd Invoice #84713	9,260.00
60721	Fastenal Company	Gloves-PPE	113.47
60723	Hawkins Inc	Chemicals	3,570.27
60726	Sioux Valley Environmental	Chemicals	35.00
60728	Strand Associates Inc	Professional Services 10/1-10/31/25 Michigan Ave	16,400.00
60730	Care Properties LLC	Refund Check 002665-000, 3349A Whiting Ave	110.06
60731	Care Properties LLC	Refund Check 000691-000, 3349B Whiting Ave	125.35
60732	Carlson Maint & Mgmnt	Refund Check 040942-000, 825 Michigan Ave	45.01
60733	Joan Gresens	Refund Check 008034-000, 2526 Minnesota Ave	27.14
60734	Heartland Business Systems, LLC	Monthly Billing	199.56
60735	Martelle Water Treatment	Aquadene Chemicals	8,570.15
60736	Norman Myers	Refund Check 005734-000, 1417 Church St	71.84
60737	Premier Real Estate Mgmnt	Refund Check 042394-000, 3101 Whiting Ave Apt B8	7.14

60738	Aloah Seitz	Refund Check 042395-000, 802A Bliss Ave	7.27	
	Bank Fees	Bank Fees	2,794.65	
	WPS	Utility Charges	20,215.55	
	Payroll	Payroll	46,540.16	
	IRS & DOR PR Tax	Payroll Taxes	51,494.65	
	Verizon Cell & iPad Charges	Phone & iPad Charges	706.67	
	DOR Garnishment	Garnishment	9.66	
	HRA Admin Fees	Admin Fees	180.00	
	TOTAL EXPENSES LISTED			\$ 555,524.07
	BALANCE ON HAND NOVEMBER 30, 2025			\$ 2,831,647.58
		Balance on Hand		\$ 2,831,647.58
		Plus uncleared checks		\$ 40,912.98
		Less checks previously written clearing this month		\$ (55,735.91)
		Ending Cash Balance matching Bank Statements		\$ 2,816,824.65

REPORT TO THE NOVEMBER 10, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS
SEWAGE DEPARTMENT

FINANCES:

Bank Balance as of November 1, 2025
 Bank Deposits recorded in November 2025

\$	7,024,022.03
\$	352,529.94
\$	7,376,551.97

CHECKS ISSUED IN NOVEMBER 2025:

60663	ANDRITZ Separation Inc.	Supplies	1,404.54
60664	Aspirus Medical Group, Inc.	Wellness Program	109.00
60666	CV Technology	Lens with gasket set-repair kit	8,097.31
60667	Fastenal Company	Dryer hatch fasteners	37.79
60671	SJE	Replace pump1 & fix pump 2	18,337.38
60672	Staab Construction Corp	UV Gate Replacement	48,165.00
60677	3K Custom Apparel	Utility Shirt Order	222.17
60680	Baker Tilly Virchow Krause LLP	Rate Study	1,750.00
60681	CV Technology	Freight charge for Invoice #534594	270.62
60682	Department of Natural Resources	DNR Certification - Ben Edwards	100.00
60683	Evoqua Water Technologies LLC	Influent Pump Rehab	209,982.75
60684	Grainger	RTV Gasket Maker	375.66
60685	Harter's Fox Valley Disposal	Dumpster services	702.63
60686	NAPA	Wiper blades collection truck #30	44.98
60687	NCL of Wisconsin Inc	Lab supplies	527.17
60690	Atlas Copco Compressors LLC	Repair & travel time	870.00
60691	City Of Stevens Point	2025 Street Improvement Project #25-101, 2025 Street Improvement Project #25-102 August, Madison/Monroe, Retirement, insurance, fuel & IT	196,688.97
60692	Marathon County Treasurer/Solid Waste	Sludge hauling	9,047.45
60693	NCL of Wisconsin Inc	Lab supplies	297.81
60694	PBBS Equipment Corp	Actuator & labor	1,641.77
60696	WI State Laboratory of Hygiene	PFAS Testing	315.00
60699	Appollo Stainless LLC	Repair biosolids classifier	522.50
60700	AT&T	Phone Charges	44.98
60701	Donohue & Associates, Inc.	Engineering Services Lift Station Replacement	1,837.37
60702	Employee Resource Center Inc	Monthly EAP Fees	26.91
60703	Grainger	Pressure washer wand	104.26
60705	Jamar Company	Troubleshoot HRC & Alarms	954.57
60706	MacQueen Equipment	Televising Equipment	108.00
60710	Reinders Inc	Salt/ice melt	74.33
60711	Securian Financial	MN Life Insurance Policy	70.28
60712	Springbrook Holding Company LLC	Professional Services	100.00
60715	Mastercard	Locate flags, AWS for GIS server, Tools, Poly, AWS Charge for IT Pipes, Training-S. Solstice	2,061.81
60717	Vestis	Rugs & laundry service	219.13
60719	Mastercard	Tools for camera trailer, Shop vac, Tools for camera trailer	194.60
60722	Hach Company	Chemicals	808.70
60724	Hysafe	Fall protection system	29,561.25
60727	Staab Construction Corp	Blower flange adapter	875.00
60728	Strand Associates Inc	Professional Services 10/1-10/31/25 Michigan Ave	4,100.00
60729	Stevens Point Airport	US Bank Credit Card Rebate	39.30
60730	Care Properties	Refund Check 002665-000, 3349A Whiting Ave	182.69
60731	Care Properties	Refund Check 000691-000, 3349B Whiting Ave	165.20
60733	Joan Gresens	Refund Check 008034-000, 2526 Minnesota Ave	27.41
60734	Heartland Business Systems, LLC	Monthly Billing	199.56
60736	Norman Myers	Refund Check 005734-000, 1417 Church St	109.48
60737	Premier Real Estate Mgmt	Refund Check 042394-000, 3101 Whiting Ave Apt B8	7.94
60738	Aloah Seitz	Refund Check 042395-000, 802A Bliss Ave	6.44
60739	Stevens Point Public Utilities	Sewer lateral replacement 1409 Frontenac	1,917.27
60740	Transit Department	Credit Card Rebate	237.64
60741	ULINE	Dumpster bags	849.75
	HRA	HRA Admin Fee	180.00
	Verizon Charges	Verizon Charges	612.91
	WPS Utility Charges	Gas & Electric	20,446.70
	Sewer Payroll	Payroll	60,798.46
	Payroll Taxes	Payroll Taxes	4,008.73
	Bank Fees	Bank Fees	2,794.64
	TOTAL OF EXPENSES LISTED		\$ 633,235.81
	BALANCE ON HAND NOVEMBER 30, 2025		\$ 6,743,316.16

Balance on Hand	\$ 6,743,316.16
Plus uncleared checks	\$ 38,457.17
Less checks previously written clearing this month	\$ (59,102.40)
Ending Cash Balance matching Bank Statements	\$ 6,722,670.93

<u>Less Restricted Balance</u>	\$ (5,288,686.33)
	\$ 1,433,984.60

*Additional restricted cash of \$250,000.00 is invested in CDs.

** Lateral Replacement fund \$109,111.51

REPORT TO THE DECEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

STORM WATER DEPARTMENT

FINANCES:

Bank balance as of November 1, 2025
 Bank deposits recorded in November 2025

\$	486,968.46
\$	99,457.49
\$	586,425.95

CHECKS ISSUED NOVEMBER 2025:

60664	Aspirus Medical Group, Inc.	Wellness Program	109.00
60677	3K Custom Apparel	Utility Shirt Order	91.67
60691	City Of Stevens Point	2025 Street Improvement Project #25-101 August, 2025 Street Improvement Project #25-102 August, Retirement, insurance, fuel & IT	243,614.55
60702	Employee Resource Center Inc	Monthly EAP Fees	11.96
60705	Jamar Company	Troubleshoot HRC & Alarms	954.56
60710	Reinders Inc	Salt/ice melt	74.33
60711	Securian Financial	MN Life Insurance Policy	45.50
60712	Springbrook Holding Company LLC	Professional Services	100.00
60715	Mastercard	AWS for GIS server, CDL Training-L. Betro	537.28
60716	Vestis	Uniforms	116.37
60719	Mastercard	Office chair, DNR renewal-J. Pliska	240.50
60728	Strand Associates Inc	Professional Services 10/1-10/31/25 Michigan Ave	4,100.00
60730	Care Properties	Refund Check 002665-000, 3349A Whiting Ave	160.37
60733	Joan Gresens	Refund Check 008034-000, 2526 Minnesota Ave	12.99
60734	Heartland Business Systems, LLC	Monthly Billing	199.56
60736	Norman Myers	Refund Check 005734-000, 1417 Church St	108.76
	Bank Fees	Bank Fees	2,794.62
	Verizon	iPad & cell phone charges	560.01
	Payroll	Payroll	19,273.55
	IRS	Payroll Taxes	1,759.37
	WPS	Monthly Utility Charges	120.34
TOTAL OF EXPENSES LISTED			\$ 274,985.29
BALANCE ON HAND NOVEMBER 30, 2025			\$ 311,440.66

	Balance on Hand	\$ 311,440.66
	Plus uncleared checks	\$ 5,118.96
	Less checks previously written clearing this month	\$ (27,840.49)
Ending Cash Balance matching Bank Statements		\$ 288,719.13

REPORT TO THE DECEMBER 8, 2025
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

FIBER (COMMUNITY AREA NETWORK)

FINANCES:

Bank balance as of November 1, 2025		\$ 388,535.43
Bank deposits recorded in November 2025		\$ 13,621.16
		\$ 402,156.59

CHECKS ISSUED NOVEMBER 2025:

60720	Elexco	UWSP Fiber Inv# 84715	30,410.00	
60725	Millennium	Fiber parts	280.35	
	Payroll	November payroll	745.33	
	TOTAL OF EXPENSES LISTED		\$ 31,435.68	\$ 31,435.68
	BALANCE ON HAND NOVEMBER 30, 2025			\$ 370,720.91
		Balance on Hand		\$ 370,720.91
		Plus checks written after the end of this month		\$ -
		Plus uncleared checks		
		Less checks previously written clearing this month		
		Ending Cash Balance matching Bank Statements		\$ 370,720.91

**City of Stevens Point
Airport Commission
December 8, 2025 - 12:18 PM
Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI**

OR

Zoom Teleconferencing

Meeting ID: 820 26885705

By Computer: <https://us02web.zoom.us/j/82026885705>

By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Paul Adamski, Mae Nachman, Carl Rasmussen, Anna Haines and Ray Schmidt

ALSO PRESENT: Joel Lemke, Eric Southworth, Chris Lefebvre, Shane Kohnen, Jason Draheim, Jaime Zdroik and resident-Jeff Bushman

2. Approval of Minutes

Motion made by Anna Haines, seconded by Carl Rasmussen to approve the November 10, 2025, meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Mae Nachman, seconded by Anna Haines to approve the department's claims for the month of November 2025 as audited and read.

Ayes all. Nays none. Motion carried.

4. Written/Verbal Report - Jason Draheim

Jason stated the consultant for the Taxiway Lighting Project was selected. It was awarded to Strand Associates. Strand Associates are currently working on the Master Plan, so they are gaining institutional knowledge of the Airport.

5. Adjournment.

Paul Adamski stated the Commissioners and staff would like to recognize Mae Nachman for all her years of service on the Board of Water & Sewerage Commission and the Airport Commission. Wished her well in her upcoming retirement and thanked her for her support.

Motion made by Mae Nachman to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meating Adjourned: 12:22 P.M.

REPORT TO THE DECEMBER 8, 2025
MEETING OF THE AIRPORT COMMISSION

FINANCES:

Bank balance as of November 1, 2025
 Bank deposits recorded in November 2025

\$	170,408.41
\$	21,037.98
\$	191,446.39

CHECKS ISSUED IN NOVEMBER 2025

3100	City of Stevens Point	Retirement, insurance, phone & fuel	7,734.90	
3101	Abel Ruga	October cleaning services	175.00	
3102	Steigerwaldt Land Services Inc	Land appraisal	700.00	
3103	City of Stevens Point	Airport portion of IT Invoices	1,554.95	
3104	Stevens Point Public Utilities	Verizon Ipad Charges 9/24/25-10/23/25	10.13	
3105	Employee Resource Center	Monthly EAP Fees	5.98	
3106	Securian Financial	MN Life Insurance Policy #002832L	16.00	
3107	Spectrum Insurance Group	Liability insurance renewal	5,175.00	
3108	Mastercard	Fuel meter licensing, internet & rugs	567.33	
3109	Heartland Business Systems, LLC	Monthly billing for November	74.84	
EFT	Payroll	November 2025	8,791.24	
	Delta Dental	Premium Charges	71.38	
	Wisconsin Public Service	Utility Charges	2,059.78	
	IRS & WI Dept of Revenue	Payroll Taxes	3,721.86	
	Gen Aviation	Gen Aviation	286.86	
	TOTAL EXPENSES LISTED		\$ 30,945.25	\$ 30,945.25
	BALANCE ON HAND NOVEMBER 30, 2025			\$ 160,501.14

	Balance on Hand	\$ 160,501.14
	Plus checks written after end of month	\$ -
	Plus uncleared checks	\$ 642.17
	Less checks previously written clearing this month	\$ (1,295.84)
	Ending Cash Balance matching Bank Statements	\$ 159,847.47

**PERSONNEL COMMITTEE
December 8, 2025 - 6:45 PM**

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

OR

Zoom Teleconferencing

MINUTES

Discussion and Possible Action on:

1. Roll Call.

Present: Ald. Kneebone, Broderick, Guthrie, Steinmetz.

Excused: Buse.

2. Amendment to Administrative Policy 2.08 - Compensatory Time and Overtime Pay

This item was pulled and no action taken.

3. Ratification to approve 2026-2028 collective bargaining agreement with the Stevens Point Police Officers Organization.

H/R Manager Frasch gave an overview of the proposed collective bargaining agreement.

Ald. Steinmetz moved, Ald. Broderick seconded, to approve the collective bargaining agreement with the Stevens Point Police Officers Organization.

Call for the vote: ayes, all; nays, none; motion carried.

4. Request to approve 2026 base wage agreement between the City of Stevens Point and Teamsters General Union, Local 662 - Utilities.

H/R Manager Frasch gave an overview of the proposed agreement.

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

Call for the vote: ayes, all; nays, none; motion carried.

5. Request to approve 2026 base wage agreement between the City of Stevens Point and Teamsters General Union, Local 662 - Streets / Parks.

H/R Manager Frasch gave an overview of the agreement.

Ald. Broderick moved, Ald. Steinmetz seconded, to approve the agreement.

Call for the vote: ayes, all; nays, none; motion carried.

6. Adjournment.

Adjourned at 6:50 P.M.

AGREEMENT
BETWEEN

CITY OF STEVENS POINT, WISCONSIN

AND

TEAMSTERS GENERAL UNION, LOCAL 662,
AFFILIATED WITH THE INTERNATIONAL
BROTHERHOOD OF TEAMSTERS
(STREETS/PARKS)

January 1, 2026 - December 31, 2026

AGREEMENT

This Agreement made and entered into by and between the City of Stevens Point, Wisconsin, hereinafter referred to as “Employer” and Teamsters General Union, Local 662, affiliated with the International Brotherhood of Teamsters, hereinafter referred to as the “Union”.

ARTICLE 1 - RECOGNITION

The Employer recognizes the Union as the sole and exclusive bargaining representative for the purposes of engaging in conferences and negotiations establishing wages for all regular full-time employees and regular part-time employees in classifications set forth in Appendix “A” of this Agreement, which is incorporated herein by reference, excluding the Secretary to the Director, supervisors, managerial and executive, confidential, seasonal or casual employees and all other employees of the Departments.

ARTICLE 2 - WAGES

Employees shall be paid the wages set forth in Appendix “A” of this Agreement effective January 1, 2026 to and including December 31, 2026.

ARTICLE 4 - DURATION

This Agreement shall become effective when signed and shall remain in full force and effect through December 31, 2026.

Signed and dated this ____ day of _____ 20 __, effective the first day of January 2026.

City of Stevens Point:

Teamsters General Union, Local 662,
Affiliated with the International
Brotherhood of Teamsters:

Mike Wiza, Mayor

Tom Kanack
Business Agent

Susan Pagel, City Clerk

Steven McKay, Steward

Kenneth Rozak, Steward

APPENDIX A

Grade	Title	Starting Wage*	Current Employee(s)
G	Arborist	\$31.09	\$32.82
G	General Leadperson (Streets)	\$31.09	\$33.73 - \$36.59
G	Streets Leadperson (Technical Maintenance)	\$31.09	\$36.59
F	Fleet Maintenance Mechanic	\$29.48	\$35.64
F	Fleet Maintenance Stock Clerk	\$29.48	\$35.64
F	Lead Parks Maintenance Worker	\$29.48	\$31.98
F	Parks Maintenance & Grounds (Handy Person)	\$29.48	\$34.69
E	Welder/Fabricator/Mechanic	\$27.95	\$29.51
E	Horticulturist	\$27.95	\$29.51
D	Ice Center & Pool Maintenance Technician	\$26.51	\$32.94
D	Solid Waste/Recycling Driver	\$26.51	\$28.76 - \$31.20
D	Street Maintenance Worker	\$26.51	\$27.24 - \$28.76
D	Streets Operator	\$26.51	\$30.36 - \$33.84
C	Administrative Assistant - Parks	\$25.12	\$27.25
C	Administrative Assistant - Streets	\$25.12	\$27.99
C	Parks Technician	\$25.12	\$27.25 - \$27.99

*Step 1 of the pay matrix is the start rate for 2026

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING December 8, 2025 - 6:06 PM Community Room 933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

PRESENT Chairperson Mayor Wiza, Vice-Chairperson Ald. Keymer, Chris Tiffany, Ald. Kneebone, Ald. Shuda, Ald. Morrow.

EXCUSED Ald. Buse.

OTHERS PRESENT **Directors:** Scott Beduhn - Public Works, Joel Lemke - Public Utilities and Transportation, Jarod Kivela - Community Development and Inspections.
Alderspersons: Marc Christianson - District 1, Jacqui Guthrie - District 2, Allison Birr - District 5, Dale Steinmetz - District 6, Sam Lang - District 9.
City Staff Members: Marcy Peterson - Finance Manager, Sandy Frasch - Human Resource Manager, Andrew Beveridge - City Attorney.
Others Present: Daniel Holloway - Village of Park Ridge, Janet and John Loomis - 516 Greenbriar (Park Ridge).

Informational

1. **Director's Report**
 - a. **Division and Church Streets Reconstruction Project.**
 - b. **Park Street Railroad Crossing Closure Investigation.**
 - c. **Patch Street Railroad Crossing Alterations.**

Director Beduhn gave a brief update on the highlighted items in his director's Report.

Chris Tiffany **moved**, Ald. Shuda **seconded**, to approve the Director's Report and place it on file.

Call for the Vote: Ayes: **All**
Nays: **None**; Motion **Carried**

Discussion and Possible Action

2. To approve the Ordinance Amendment in Chapter 9, Section 9.06 for stop signs on Oak Avenue at the intersection of Heffron Street.

Ald. Shuda **moved**, Ald. Kneebone **seconded**, to approve the ordinance amendments in Chapter 9, Section 9.06 for stop signs on Oak Avenue at the intersection of Heffron Street.

Call for the Vote: Ayes: **All**
Nays: **None**; Motion **Carried**

3. Discussion regarding Chapter 13 Ordinance language pertaining to the Village of Park Ridge.

There was much discussion regarding the language that was adopted in March 2025 in Chapter 13 of our ordinances pertaining to the Village of Park Ridge. Since being adopted, staff's understanding of what a consolidation agreement is and how we would go about getting it in place has changed. Staff now believes that a consolidation agreement may not be what is wanted. However, based upon the current ordinance language, without a consolidation agreement, it limits the Village on what they are allowed to do when it comes to installing water main utilities during a reconstruction project.

The majority of the Committee members spoke in favor of moving forward with approving new language to be written in the ordinance that would allow the Village of Park Ridge to proceed with the installation of water main utilities, as well as any future roadway reconstruction projects they may undertake.

Alder Morrow agreed with the City moving forward with the new language; however, he would also like to hear what the Village of Park Ridge would like.

Adjourn

Adjourned at 6:43 p.m.

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
December 8, 2025 - 6:01 PM**

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

OR

[Zoom Teleconferencing](#)

Meeting ID: 851 4931 4064 | Passcode:383043

By Computer: [Zoom Link](#)

By Phone: +1-312-626-6799 (US Chicago)

1. Roll Call.

Present:

Ald. Keymer, Birr, Steinmetz, Lang.

Excused:

Ald. Buse.

2. License List:

A. Change of Agent:

- 1. Kwik Trip, Incorporated, 1626 Oak Street, La Crosse, WI 54602;
Angela E. Shipp, 551 Baker Street, Wisconsin Rapids, WI 54494,
agent at Kwik Trip 342, 3533 Stanley Street, Stevens Point,
replacing Jenna L. Omernik.**
- 2. Kwik Trip, Incorporated, 1626 Oak Street, La Crosse, WI 54602;
Jenna L. Omernik, 305 West Grand Avenue, Rosholt, WI 54473,
agent at Kwik Trip 691, 1600 Maria Drive, Stevens Point,
replacing Donald C. Kulinski.**

Ald. Birr moved, Ald. Steinmetz seconded, to approve the licenses.

Call for the vote: ayes, all; nays, none; motion carried.

3. Request to Hold Event/Street Closing:

A. Fourth of July Parade on July 4, 2026 (Recurring).

Mayor Wiza gave a brief history of the Fourth of July Celebration and the parade, hosted by the City of Stevens Point, which will be celebrating its 250th year in 2026.

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

Call for the vote: ayes, all; nays, none; motion carried.

4. Adjournment.

Adjourned at 6:05 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

December 8, 2025 - 6:50 PM

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

OR

Zoom Teleconferencing

Meeting ID: 851 4931 4064 | Passcode: 383043

By Computer: [Zoom Link](#)

By Phone: +1-312-626-6799 (US Chicago)

MINUTES

Non-Action Items:

1. Roll Call.

PRESENT Ald. Christianson, Morrow, Shuda, Keymer and Broderick
OTHERS Comptroller/Treasurer Ladick, Attorney Beveridge, Directors Kivela,
PRESENT Kremer and Beduhn, Fire Chief Moody, Alderpersons Kneebone,
Lang, Birr, Steinmetz and Guthrie, Deputy C/T Peterson and Karen
Margelofsky

2. Chairperson's Opening Remarks.

Chairperson Christianson briefly touched on the tax bill reminding residents that the tax bill consists of four taxing entities and not just the City.

3. Review of total property tax rate (all jurisdictions) for the 2025 tax year/2026 payable taxes.

C/T Ladick reported that the total tax rate increased by 10.6% with the biggest increase coming from the school district. The city's increase was primarily driven by the City Hall planning/construction and catching up with inflation for capital project costs.

Discussion and Possible Action on:

4. Approval of funding for repairs to the salt shed.

Ald. Morrow moved, Ald. Keymer seconded to approve funding repairs to the salt shed.

Call for the vote: ayes, all; nays, none; motion carried.

5. Approval of funding for the purchase of 1625 Ellis St.

Ald. Keymer moved, Ald. Morrow seconded to approve funding the purchase of 1625 Ellis Street.

Call for the vote: ayes, all; nays, none; motion carried.

6. Authorization to apply for a vibrant spaces grant.

Ald. Morrow moved, Ald. Keymer seconded, to authorize the BID to apply for a vibrant spaces grant.

Call for the vote: ayes, all; nays, none; motion carried.

7. Approval of Claims Paid.

Ald. Keymer moved, Ald. Morrow seconded, to approve the claims paid.

Call for the vote: ayes, all; nays, none; motion carried.

Closing Section:

8. Adjournment

Meeting adjourned at 7:06 pm.

COMPTROLLER-TREASURER REPORT
for the period ending October 31, 2025

	Bal October 1, 2025	Receipts	Disbursements	Bal October 31, 2025
GENERAL OPERATING CASH	\$1,708,866.63	\$5,850,008.57	\$5,420,594.40	\$2,138,280.80
UTILITIES & TRANSPORTATION (Cash and Investments)	\$12,023,527.06	\$2,707,785.76	\$2,224,188.57	\$12,507,124.25
INVESTMENTS	Bal October 1, 2025	TRANSFER IN	TRANSFER OUT	Bal October 31, 2025
GENERAL	\$35,315,293.62	\$535,124.46	\$3,000,000.00	\$32,850,418.08
SPECIAL REVENUE	\$815,635.97	\$0.00	\$0.00	\$815,635.97
DEBT SERVICE	\$167,907.78	\$0.00	\$0.00	\$167,907.78
CAPITAL PROJECTS	\$2,381,307.79	\$0.00	\$0.00	\$2,381,307.79
INTERNAL SERVICE	\$0.00	\$0.00	\$0.00	\$0.00
TRUST	\$4,201,530.19	\$0.00	\$0.00	\$4,201,530.19
TOTALS	\$42,881,675.35	\$535,124.46	\$3,000,000.00	\$40,416,799.81

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$4,655,602	\$3,890,185	83.56%
POLICE	\$6,798,788	\$5,506,988	81.00%
FIRE	\$7,307,168	\$5,385,300	73.70%
PUBLIC WORKS	\$6,889,796	\$5,498,493	79.81%
PARK & REC	\$2,473,864	\$2,071,431	83.73%
CAPITAL PROJECTS	\$10,372,924	\$6,706,621	64.66%
DEBT SERVICE	\$9,377,519	\$9,457,135	100.85%
YTD TARGET	83.33%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$29,658,293	\$24,859,293	83.82%

POLL WORKER LIST 2026-2027

Aguado	Deborah	REP
Anderson	Kate	DEM
Appicelli	Rachel	UN
Baldischwiler	Tom	UN
Barta	Terese	UN
Baughman	Linda	UN
Beilfuss	Ethan	UN
Bigalke	Jerome H	REP
Bigelow	Charles	DEM
Billings	Victoria	UN
Billings	Victoria Ann	DEM
Brewster	Barbara	DEM
Brown	June	UN
Buchanan	Alan	UN
Buck	Jim	DEM
Buck	Marilyn Sue	DEM
Buhrow	Virginia	REP
Burton	Jennifer	DEM
Bushman	Jennifer	REP
Bushman	Tommy	REP
Bystrom	Mark	REP
Bystrom	Sandra	REP
Carmody	Caitlin	UN
Carpenter	Luke	REP
Celer	Kathleen	DEM
Clabots	John	UN
Clausen	Sandra	UN
Colby	Carol	DEM
Conley	Suzette	DEM
Crabb	Kim	UN
Crandall	Charles	DEM
Day	Gracia	REP
DeBauche	Leslie	UN
Donohoo	Chris	DEM
Doxtator	Janice	DEM
Dubois	Suzanne	UN
Engel	Cheryl	REP
Falstad	Christina	UN
Firkus	Linda	REP
Firminhac	Kristine	UN
Fisher	Kimetha	UN

POLL WORKER LIST 2026-2027

Foss	Karen	UN
Frazier	Scott	DEM
Frymark	Melinda	UN
Fullerton	Julie	REP
Fulton	Elizabeth	DEM
Gardner	John	DEM
Garski	Joan	DEM
Garski	Jordan	DEM
Glodoski	Gladys	UN
Glodowski	Annette	UN
Glodowski	Robert A	REP
Gludemans	Mary Margaret	DEM
Green	Janice	DEM
Gutzdorf	John W (Jack)	REP
Gutzdorf	Sue A	REP
Haas	Jen	UN
Haferbecker	John	REP
Haferbecker	Judy	REP
Haluska Jr.	Jim	REP
Hansel	Gregory	UN
Hansel	Kathy	UN
Harkness	Alice	DEM
Hebert	Barb	REP
Hebert	Dave	REP
Heimlich	Elizabeth	UN
Hewitt	Susan	DEM
Hilgers	Jessica	UN
Hilliker	Lynett	DEM
Hladky	Julie	UN
Hladky	Paul	UN
Holmes	Tamara	UN
Honl	Joan	UN
Hoyt	Briah	UN
Hyler	Karin	DEM
Jacobs	Christine	REP
Johnson	Judy	REP
Jurgella	Frank	REP
Karnatz	Aaron	UN
Kedrowski	Debra	UN
Kelk	Kathy	DEM
Kiener	Tracy	UN

POLL WORKER LIST 2026-2027

Kildow	Jennifer	REP
Knight	Gregory	UN
Knitt	Kevin	UN
Koeppel	Marilyn	REP
Koss-Macknick	Kathleen	UN
Kozickowski	Jeanette	REP
Kranig	Diane	DEM
Kuhn	Karen	REP
Kujawski	Tom	UN
Kunst	Deborah	UN
Ladick	Dave	UN
Lane-Browne	Kathryn	DEM
LeGrande	Valerie	DEM
Lobermeier	Vicki	UN
LoPatin-Lummis	Nancy	UN
Lukaszewicz	Lee	DEM
MacDonald	Ronald	REP
MacDonald	Ruth	REP
Mallek	Matthew	REP
Martin	Mary	REP
McComb	Mary	DEM
McCord	Kathleen	UN
McCorkell	Cathy	REP
McCorkell	George	REP
McKenzie	Amy	DEM
McRoberts	Daniel	DEM
Mechenich	Christine	UN
Mickler	Pamela	UN
Morgan	Laura	UN
Morse	Brad	REP
Mortell-Ferrone	Mary	DEM
Murphy	Chad	DEM
Neuberger	Christine	REP
Neuberger	Shane	REP
Noltze	Marv	UN
Odogba	Hadiza	UN
Odogba	Ismaila	UN
Onan	Pat	REP
Pallen	Betty Jane	REP
Pazdernik	Kelley	UN
Pazdernik	Perry	UN

POLL WORKER LIST 2026-2027

Pearson	John	DEM
Pingel	John	REP
Pinkerton	Bambi	UN
Piotrowski	Paul	DEM
Poeschl	Pete	REP
Polum	Malayna	UN
Polzer	Elizabeth	REP
Pope	Gee	DEM
Quella	Deborah	UN
Quimby	Colleen	UN
Rasmussen	Carl	DEM
Rasmussen	Lynn	DEM
Redman	Aaron	DEM
Redman	Sheri	DEM
Reid	Jocelyn	REP
Reid	Michael	REP
Rife	Gerald A Jr (Chip)	REP
Rife	Laurie	REP
Robinson	Emma	UN
Rosicky	Dale	REP
Rosicky	Mary	REP
Rottier	Dorothy	UN
Rowan	Peggy	UN
Ruth	Katera	REP
Sankey	Dan	UN
Sankey	Monica	UN
Sathoff	Clifton	UN
Schimke	Jackie	REP
Schipferling	Robert	UN
Schmidt	Nancy	DEM
Schmidt	Ray	DEM
Schott	Nancy	REP
Schrader	Tom	UN
Schuh	David	REP
Schuh	Robin	REP
Schwartz	Rebecca	UN
Shulfer	Susan	UN
Sipiorski	Larry	DEM
Sipiorski	Mary	DEM
Skaleski	Pamela	UN
Slezak	MaryBeth	REP

POLL WORKER LIST 2026-2027

Smart	Tina	REP
Smith	Beth	UN
Smith	Leigh	UN
Soucek	Matthew	UN
Sowka	Marti	UN
Springer	Deborah	UN
Springer	Ronald	UN
Stenberg	Peggy	REP
Stenberg	Thomas P	REP
Stertz	Maureen	REP
Stieber	Kookie	UN
Stites	Will	UN
Stolzer	Rob	DEM
Strosin	Linda	UN
Stump	Bradley	UN
Tatro	Diane	REP
Thompson-Krogman	Renee	UN
Tilden	LeAnn	REP
Trzebiatowski	Marian	DEM
Van Asten	Marvin	UN
Van Haren	Jane	DEM
VandeLaarschot	Joan	REP
Vils	Mary	DEM
Wallerman	Sherilee	UN
Watke	Rick	REP
Weyers	Karl	UN
White	Stephanie	UN
Williams	Sandra	UN
Wolfe	Patricia	DEM
Wollersheim	Jacqueline	UN
Wyman	Lynn	DEM
Zinda	Mary	DEM

KEY	DEMOCRAT	DEM
	REPUBLICAN	REP
	UNAFFILIATED	UN

Application Form

Name: Mike Beacom

Address: 933 3rd Street

Phone: [Redacted]
Email: [Redacted]

Indicate which board(s), commission(s), and/or committee(s) you are interested in serving on.

Redevelopment Authority

Please write a brief description of your background and why you are interested in serving (attach extra sheets if necessary):

I think I would be a good fit for RDA and I enjoy keeping up with issues related to the city. I'm happy to serve in this role.

Please return the completed application and a copy of your resume to:

City of Stevens Point City Clerk's Office
1515 Strong's Avenue, Stevens Point WI, 54481

City of Stevens Point
Attn: City Clerk's Office
1515 Strong's Ave.
Stevens Point, WI 54481



Stevens Point

Boards, Commissions, & Committees Application





Mike Beacom

Experience

2022-Present National Association of State Conservation Agencies
Executive Director

Serve a membership of 50 state offices and more than 350 members nationwide.

2008-Present Point Housing

Co-Owner

Manage a portfolio of single-family, multi-family, mixed-use and commercial real estate throughout Central Wisconsin.

2002-2016 University of Wisconsin-Stevens Point

Associate Lecturer, Journalism

Taught a 200-level and 300-level writing course.

Volunteer

2023-Present Stevens Point City Plan Commission

Commissioner

Advise City leadership on matters related to the comprehensive plan, zoning, and developer's requests.

2023-2025 Stevens Point Downtown BID

Board Member

Represent the needs of downtown stakeholders.

2008-2025 Central Wisconsin Apartment Association

Board Member

Help to represent the needs of landlords in the Stevens Point/Plover area.

Education

1994-1999 University of Wisconsin-Stevens Point

Communication & Political Science

Application Form

Name: Jeff Bushman

Address: 4809 Chickadee Ln 54482

Phone: [REDACTED]

Email: [REDACTED]

Indicate which board(s), commission(s), and/or committee(s) you are interested in serving on.

Board of Water & Sewage
Commissioners

Please write a brief description of your background and why you are interested in serving (attach extra sheets if necessary):

Having been in this community for all but
5 years of my life, this is a great
opportunity to be involved in the city
government. I look forward to learning
more about the water and sewage operations
and its impact on the city. Stevens Point
has always been a great community, a place
for families to raise their kids, and I
hope to have a voice in keeping this city
a spot for us all to grow and prosper.
Thank you for this opportunity.

Please return the completed application and a copy of your resume to:

**City of Stevens Point
Attn: City Clerk's Office
1515 Strongs Ave.
Stevens Point, WI 54481**

Stevens Point

Boards, Commissions, & Committees Application



City of Stevens Point City Clerk's Office

1515 Strong's Avenue, Stevens Point WI, 54481

into opportunities and challenges that confront the community.

- Makes reports and recommendations relating to the plan and development of the city to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens.
- Recommends, to the mayor or council, programs for public improvements and the financing thereof.
- Has such powers as may be necessary to enable it to perform its functions and promote municipal planning.
- Reviews requests for annexation, certified surveys, conditional uses, public right-of-way vacations, and rezoning.
- Performs planned unit development reviews, site, building, and landscape reviews, subdivision plat reviews, and map reviews.
- Citizen Positions: 5 (3 year term)

Board of Review:

- Has broad powers with respect to assessments within their jurisdictions.
- Acts upon any and all protests filed by taxpayers or taxing districts.
- Reviews and equalizes assessments established by the assessor.
- Adds to the assessment rolls any property omitted by the assessor for the current year.
- Has the power to add to the assessment rolls for taxation property which the board believes has been erroneously exempted from taxation.
- Has the power to subpoena witnesses and administer oaths.
- Citizen Positions: 5 (5 year term)
- Alternate Positions: 2 (3 year term)

Transportation Commission:

- Reviews and advises the Mayor and Common Council and adopts rules for the control and operation of the specific utility.
- Citizen Positions: 5 (3 year term)

Board of Water & Sewage Commissioners:

- Makes recommendations to the Common Council and adopts rules for the control and operation of the specific utility.
- Citizen Positions: 5 (5 year term)

Bicycle - Pedestrian Street Safety Commission:

- Advises the Common Council on updates, maintenance, and implementation of the Portage County Countywide Bicycle & Pedestrian Plan and the Transportation Element of the Comprehensive Plan.
- Promotes the integration of bicycling and walking in the City of Stevens Point's planning.
- Makes recommendations concerning the capital and operating budget to identify pedestrian and bicycle needs, services, programs, or facilities.
- With prior authorization from the City, develops and distributes informational, educational, and promotional materials for bicyclists, pedestrians, and motorists.
- Citizen Positions: 5 (3 year term)
- Alternate Positions: 1 (3 year term)

Police and Fire Commission:

- Organizes and supervises the police and fire departments and prescribes rules and regulations for their control and management.
- Citizen Positions: 5 (5 year term)

Weed Commissioner:

- Investigates the presence of noxious weeds in the city.
- Destroys, or has destroyed, noxious weeds in the most economical manner.
- Investigates the presence of noxious weeds. the complete killing of weeds or the killing of weed plants above the surface of the ground.
- Plans and organizes an effective roadside management program.
- Monitors weed conditions within the county to effectuate the weed control and eradication

policies and programs of the County and the State.

- Is a certified pesticide applicator, and maintains knowledge of proper chemicals and methods of application and enforce noxious weed laws.
- Coordinates the activities of part-time help in carrying out the County's weed control and eradication programs; including assigning work, training, motivation, and checking results.
- Operates, maintains, and repairs spraying equipment and trucks.
- Investigates and handles complaints within an area of responsibility according to established regulations and in a manner consistent with County regulations and policies.
- Maintains proper records of chemical applications, equipment, and materials.
- Prepares reports, and performs various other related duties in the area of responsibility.

Tourism Commission:

- Administers the room tax fund in accordance with state law.
- Reviews grants requests for room tax funds that promote tourism in the City.

Deer Management Committee:

- Oversees the Urban Wildlife Abatement programs for the City of Stevens Point.
- Focuses primarily on whitetail deer and geese within the city.

Administrative Appeals Board:

- Hears and rules on appeals from initial administrative determinations or decisions of City officers, employees, agents, agencies, committees, boards, and commissions. This primarily includes property maintenance violations.

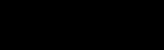
Jeff Bushman

Details

Address

4809 Chickadee Ln
Stevens Point, WI, 54482
United States

Phone



Email



Skills

Leadership

Teaching

Project Management

Staff Development

Communication

Profile

I am an educator, innovator and all about educational technology. I'm always interested in connecting with other professionals or just interesting, creative people. Feel free to contact me if you'd like to connect!

Employment History

Director of Technology & Innovation, Pacelli Catholic Schools

Jul 2009 – Present Stevens Point, WI

My time as the Director of Technology & Innovation is spent designing and implementing an innovative technology program which supports teaching and learning at our schools. A broad description of some job duties are listed below, but I am always happy to discuss my vision, accomplishments, and anything related to educational technology!

- * Manage, coordinate and implement all technology hardware, software, and system networks.
- * Provide leadership and innovation for enhancing teaching and learning through the identification, evaluation, adoption, and integration of effective educational technology into the curriculum.
- * Plan and coordinate a professional learning program for staff designed to support the teaching and learning framework through the use of educational technology.
- * Develop and manage major technology grants and initiatives for the school system. This includes, but not limited to: our 1:1 iPad program for K-8 students; a 1:1 Chromebook program for 9-12 students; our K-12 computer science program; Fiber WAN and wireless networks.
- * Assist administrators in the development and implementation of procedures, policies and evaluation related to the integration of educational technology
- * Develop and teach media and technology classes at the high school
- * Serve as the chair of the Technology Committee, Innovation Team, and Vision Team to implement new ideas and initiatives across the school system
- * Design and develop the school system's educational technology plan and annual budget
- * Maintain school website

Assistant Golf Coach, Pacelli Catholic Schools

Mar 2009 – Jun 2018 Stevens Point, WI

Assisted in coaching the Pacelli Catholic High School golf team. Helped the team to 3 State Tournament appearances, multiple conference, regional, and sectional championships.

Technology Coordinator, Pacelli Catholic Schools

Aug 2007 – Jun 2009 Stevens Point, WI

- * Install and troubleshoot network, computer and other technology issues
- * Teach programming, desktop publishing, web design and Microsoft Office classes
- * Develop and manage the technology budget for the high school
- * Work with staff and students to improve technology resources
- * Design and maintain the Pacelli High School website

Customer Service Representative, WPS Health Insurance

Jul 2004 – Aug 2007 Wausau, WI

Investigated written inquiries and occasionally answered phones from customers and providers regarding eligibility, benefits and claims filing.

Selected to work with the Vice President and Directors as part of a focus group to identify and solve reoccurring problems from customer service inquiries

Attended leadership classes and helped train other customer service representatives with phone and written inquiries.

Education

University of Wisconsin-Stevens Point, Bachelor of Arts (B.A.) in Communication and Media Studies

Jan 2000 – Jan 2004 Stevens Point, WI

Activities and societies: Lambda Pi Eta (Communication Honor Society), Residential Living Government: Dorm Governor (2001-2002) Activities and societies: Lambda Pi Eta (Communication Honor Society), Residential Living Government: Dorm Governor (2001-2002)

Graduated with a 3.44 cumulative GPA. Minored in Technology & New Media Arts. Received Semester High Honors my final two semesters in my field of study. Received the Dean's Distinguished Achievement Award in 2004.

Extra-curricular activities

Assistant Basketball Coach, Hoyas Basketball Club

Dec 2023 – Present Stevens Point, WI

Assistant coach for youth basketball, including taking stats for all games. Seasons include 3rd, 4th and 5th grades.

Assistant Baseball Coach, Stevens Point Youth Baseball Association

Apr 2023 – Jun 2024 Stevens Point, WI

Assistant coach for little league baseball - 2 seasons.

Office Assistant, American Red Cross of Portage County

Sept 2002 – Jul 2004 • Stevens Point, WI

- Created, developed and maintained the Portage County Chapter's website to be used as an information and marketing tool for the chapter.
- Designed brochures, posters, and mailings to help market the chapter's classes and events.
- Other office duties as needed

Honors and Awards

Excellence in Education Award

Apr 2022 • Pacelli Catholic Schools

Recipient of the annual Gregg Hansel Excellence in Education Award, award to staff members who exemplify excellence in their work and go above and beyond to serve as role models for the organization.

Leader in Excellence Award

Feb 2016 • Skyward, Inc.

The Leader in Excellence Award is our way of recognizing individuals who have leveraged Skyward technologies and best practices to make a tangible impact in their schools and communities. We believe that educational technologies should always be focused on results over features, and we congratulate the recipients for their ongoing, impactful leadership.

<http://www.skyward.com/Discover/Blog/Skyward-Blogs/Educator-Newsletter-Blog/February-2016/2016-Leade>

Presenter: Diocese of LaCrosse Fall Regional, 2013

Oct 2013 • Diocese of LaCrosse

Chosen to present to educators from Diocesan schools about 21st Century skills and learning.

Presenter: FETC 2013

Jan 2013 • Florida Education Technology Conference

Chosen as one of 200 presenters selected from more than 1,500 applications, for the 2013 FETC. Along with two co-teachers, we presented about an innovative, project-based seminar course that we created for Pacelli High School students. The course combined three subjects: Mythology, Geology and Technology, and was the first of its kind.

Craig D. Cook

904 Main St., Stevens Point, WI 54481

Professional Summary

Retail business owner, commercial property owner, and U.S. Army veteran with extensive experience in operations, leadership, and complex problem-solving. Dedicated to supporting downtown business development, economic growth, and community engagement.

Objective

To serve on the Stevens Point Business Improvement District (BID) Board and contribute to effective decision-making, sustainable development, and downtown revitalization efforts.

Professional Experience

Owner | Fall Line Outfitters Co., Stevens Point, WI (2018–Present)

- Operate a successful outdoor and fly-fishing retail business in the downtown district.
- Manage operations, marketing, staffing, financial oversight, and community engagement.
- Commercial building owner, overseeing improvements and tenant relations.

Military Experience

U.S. Army – Wisconsin Army National Guard (Retired 2019)

Operations & Artillery, Active Guard Reserve

- Experienced in operations, artillery leadership, and multi-domain planning.
- Skilled in the Military Decision Making Process (MDMP) and complex problem solving.
- Served in Operation Desert Fox and two deployments supporting Operation Iraqi Freedom, totaling **36 months boots-on-ground in a combat zone.**

Leadership & Community Involvement

- Board Member, Portage County Business Council
- Board Member, Let's Talk Veteran (GWOT-focused organization)

Education

Associate Degree, Military History – Columbia College

- Completed accredited 2-year program.

Military Education & Leadership Development

- Multiple leadership, operations, and management courses across 22-year career.
- College-accredited coursework in leadership and operational planning.

Key Skills

- Business Operations & Retail Management
- Strategic & Operational Planning
- Community Engagement
- Organizational Leadership
- Complex Problem Solving
- Property Management
- Veteran Advocacy

Interested in Local Government?

Are you interested in local government or do you want to contribute to your community? Consider serving on a city board, commission, or committee. As a representative serving on one of the City's boards, commissions or committees, you will focus on community needs requiring your dedication, vision, experience, and enthusiasm. Ultimately, the City of Stevens Point's Common Council has the legal responsibility to carry out decisions that affect the welfare of the entire community; however, the boards, commissions and committees play a significant role in the process of deciding what goes in front of the Common Council. So if you are interested in local government and want to serve your community, the City of Stevens Point's boards, commissions and committees may be a good fit for you.

What are the eligibility requirements?

Applicants must be eligible voters and *reside within the Stevens Point city limits*. Please review all details of specific vacancies, as some may have different requirements or require specific representation.

How do I know if I was or was not appointed to a board, commission, or committee?

If appointed to one of the boards, commissions, or committees, you will be notified. The City Clerk's Office will contact you to come in and sign an oath of office.

How do I apply?

Please complete the application form on the reverse side and return to the City Clerk's Office at 1515 Strongs Avenue, Stevens Point, WI 54481. You may also complete the application online at stevenspoint.com. Typically, appointments are made during April or May of each year; however, vacancies vary. Please check out our list of current vacancies

located on stevenspoint.com or by contacting the City Clerk's Office at: (715)346-1569

What boards, commissions, and committees can I be appointed to?

Board of Appeals:

- Hears and makes decisions on appeals where it is alleged that there is an error in any requirement, decision, or determination made.
- Authorizes variances and disability variances.
- Citizen Positions: 5 (3 year term)
- Alternative Positions: 2 (3 year term)

Redevelopment Authority:

- Prepares redevelopment and urban renewal plans.
- Carries out redevelopment and urban renewal projects within the corporate limits of the city.
- Develops and implements redevelopment plans.
- Administers economic development and housing loans.
- Adopts rules for the transaction of its business and keeps a record of its resolutions, transactions, findings, and determinations.
- Establishes rehabilitation and design standards.
- Assembles and disposes of land, including the taking of real estate through eminent domain.
- Demolishes and/or rehabilitates substandard structures.
- Participates in real estate development and commercial revitalization.
- Citizen Positions: 4-6 (position availability varies) (5 year term)

Historical Preservation/Design Review Commission:

- Designates historic structures, historic sites, and the designation of historic districts within

the city limits, subject to approval by the common council.

- Regulates construction, reconstruction, alteration, and demolition within designated districts.
- Cooperates with the State of Wisconsin historic preservation officer and the state historic preservation review board in attempting to include properties designated as landmarks or landmark sites, or historic districts, in the National Register of Historic Places and the State Register of Historic Places.
- Solicits and receives funds for historic preservation in the city.
- Citizen Positions: 5 (3 year term)
- Alternates: 2 (3 year term)

Housing Authority:

- Carries out duties designed by the Community Development Authority.
- Citizen Positions: 3-5 (position availability varies) (5 year term)

Board of Park Commissioners:

- Develops policies concerning the operation of the parks and recreation facilities, subject to approval by the common council.
- Acquires and/or maintains parks and green spaces, conservation areas, park buildings, the community pool, KB Willett ice rink, City cemeteries, boat ramps, and other parks, recreation and forestry facilities and public property.
- Aids in long-range planning, strategic planning, and setting service standards for the Parks, Recreation and Forestry Department.
- Citizen Positions: 8 (3 year term)

Plan Commission:

- Advises the city council on comprehensive planning and land use issues.
- Prepares and administers a comprehensive plan while providing leadership and insight

into opportunities and challenges that confront the community.

- Makes reports and recommendations relating to the plan and development of the city to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens.
- Recommends, to the mayor or council, programs for public improvements and the financing thereof.
- Has such powers as may be necessary to enable it to perform its functions and promote municipal planning.
- Reviews requests for annexation, certified surveys, conditional uses, public right-of-way vacations, and rezoning.
- Performs planned unit development reviews, site, building, and landscape reviews, subdivision plat reviews, and map reviews.
- Citizen Positions: 5 (3 year term)

Board of Review:

- Has broad powers with respect to assessments within their jurisdictions.
- Acts upon any and all protests filed by taxpayers or taxing districts.
- Reviews and equalizes assessments established by the assessor.
- Adds to the assessment rolls any property omitted by the assessor for the current year.
- Has the power to add to the assessment rolls for taxation property which the board believes has been erroneously exempted from taxation.
- Has the power to subpoena witnesses and administer oaths.
- Citizen Positions: 5 (5 year term)
- Alternate Positions: 2 (3 year term)

Transportation Commission:

- Reviews and advises the Mayor and Common Council and adopts rules for the control and operation of the specific utility.
- Citizen Positions: 5 (3 year term)

Board of Water & Sewage Commissioners:

- Makes recommendations to the Common Council and adopts rules for the control and operation of the specific utility.
- Citizen Positions: 5 (5 year term)

Bicycle - Pedestrian Street Safety Commission:

- Advises the Common Council on updates, maintenance, and implementation of the Portage County Countywide Bicycle & Pedestrian Plan and the Transportation Element of the Comprehensive Plan.
- Promotes the integration of bicycling and walking in the City of Stevens Point's planning.
- Makes recommendations concerning the capital and operating budget to identify pedestrian and bicycle needs, services, programs, or facilities.
- With prior authorization from the City, develops and distributes informational, educational, and promotional materials for bicyclists, pedestrians, and motorists.
- Citizen Positions: 5 (3 year term)
- Alternate Positions: 1 (3 year term)

Police and Fire Commission:

- Organizes and supervises the police and fire departments and prescribes rules and regulations for their control and management.
- Citizen Positions: 5 (5 year term)

Weed Commissioner:

- Investigates the presence of noxious weeds in the city.
- Destroys, or has destroyed, noxious weeds in the most economical manner.
- Investigates the presence of noxious weeds. the complete killing of weeds or the killing of weed plants above the surface of the ground.
- Plans and organizes an effective roadside management program.
- Monitors weed conditions within the county to effectuate the weed control and eradication

policies and programs of the County and the State.

- Is a certified pesticide applicator, and maintains knowledge of proper chemicals and methods of application and enforce noxious weed laws.
- Coordinates the activities of part-time help in carrying out the County's weed control and eradication programs; including assigning work, training, motivation, and checking results.
- Operates, maintains, and repairs spraying equipment and trucks.
- Investigates and handles complaints within an area of responsibility according to established regulations and in a manner consistent with County regulations and policies.
- Maintains proper records of chemical applications, equipment, and materials.
- Prepares reports, and performs various other related duties in the area of responsibility.

Tourism Commission:

- Administers the room tax fund in accordance with state law.
- Reviews grants requests for room tax funds that promote tourism in the City.

Deer Management Committee:

- Oversees the Urban Wildlife Abatement programs for the City of Stevens Point.
- Focuses primarily on whitetail deer and geese within the city.

Administrative Appeals Board:

- Hears and rules on appeals from initial administrative determinations or decisions of City officers, employees, agents, agencies, committees, boards, and commissions. This primarily includes property maintenance violations.

BRENDA JONES

Stevens Point, WI 54481 • [REDACTED] [REDACTED]

Professional Summary

Highly collaborative and community-focused professional with over 30 years of diverse experience demonstrating strong leadership, team coordination, and strategic problem-solving skills. Possessing a solid foundation in logistics, production oversight, and compliance from earlier work as a Mill Worker, followed by an extensive career as an educator since 1994. Expertise includes staff training and supervision, policy development (collaborating with administrators to develop school-wide initiatives), and effective issue-resolution. Proven ability to collaborate with diverse teams (up to 50 crew members in manufacturing and school administrators/colleagues in education) to meet critical goals and maintain quality standards, ensuring both organizational efficiency and safety protocols are met. Dedicated to community service and eager to apply skills in leadership, policy review, and strategic planning to support and oversee the Stevens Point Police and Fire Departments.

Skills

- Educational Strategies
- Educational Research
- Analytical Decision-Making
- Program Design
- Instructional Materials Creation
- Group and Individual Instruction
- Data Analysis
- Educational Leadership
- Educational Process Knowledge

Work History

Educator, 01/1994 to Current

Stevens Point Area Public School District – Stevens Point, WI

- Adjusted instruction to meet individual needs.
- Utilized innovative teaching strategies to effectively engage students in learning.
- Trained and supervised new teachers to apply best teaching practices and comply with protocols.
- Collaborated with administrators to develop school-wide initiatives to promote academic excellence.
- Created lessons and online testing materials to facilitate remote learning for 18 months.
- Collaborated with colleagues to develop and revise curriculum, enhancing learning experience.

- Met regularly with team of teachers to discuss best practices and develop innovative teaching strategies.
- Developed and implemented engaging lesson plans to keep learner attention.

Mill Worker - Finishing Department, 06/1988 to 12/1993

Badger Paper Mills – Peshtigo, WI

- Operated forklift to load, unload and move timber supplies from one destination to another.
- Made sure that products were produced on time and are of good quality.
- Met production targets and tight deadlines by collaborating closely with team members.
- Used problem-solving and issue-resolution skills to promptly and successfully address production problems.
- Coordinated with 50 crew members to manufacture quality finished products

Education

Master of Arts: Educational Leadership, 07/2010

St. Mary's University - Winona, Minnesota

- 4.0 GPA

Bachelor of Science: Elementary Education, 12/1993

University of Wisconsin At Stevens Point - Stevens Point, WI

Other Professional Experience

Instructional Leader - McDill Elementary School

- school-wide planning
- worked closely with building administration planning and implementing new initiatives

District Committee Member

- unpacked and analyzed Common Core State Standards for math
- aligned standards with appropriate grade levels
- organized and distributed curriculum district-wide

Community Advisory Committee

- worked collaboratively with community members as well as district administration
- aligned National Health Standards with our district health resource
- created and distributed materials district-wide

Brenda L. Jones 2901 Della St. Stevens Point, WI 54481

12/5/2025

Subject: Application for Appointment to the Police and Fire Commission

Dear Mr. Mayor and Members of the Police and Fire Commission,

I am writing to express my strong interest in the Police and Fire Commission Commissioner vacancy. Having lived in Stevens Point for 33 years, I am deeply invested in maintaining the high standards of excellence and professionalism of our public safety departments.

My academic background in leadership and management, which includes a Bachelor's Degree in Elementary Education from UW-Stevens Point and a Master's Degree in Educational Leadership from St. Mary's University, is highly relevant to the Commission's oversight role. These qualifications have equipped me to analyze complex issues, manage resources effectively, and focus on long-term institutional health—all skills vital for a governing position.

Furthermore, my recent completion of the Stevens Point Citizen's Academy gave me invaluable, practical insight into the daily challenges and dedication of the Police and Fire Departments. I am prepared to use this knowledge to make informed, objective decisions that support departmental needs while ensuring the highest level of service to our community.

I am eager to contribute my skills and deep community commitment to the Stevens Point Police and Fire Commission. Thank you for your time and consideration; I welcome the opportunity to discuss my candidacy further.

Brenda L. Jones



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: December 1, 2025

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

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

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

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

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

www.stevenspoint.com

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

Housing Affordability Report



REPORT YEAR 2025, PERMIT YEAR 2024

Department of Community Development
City of Stevens Point, Wisconsin



Introduction

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

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

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

Process & Data

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

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

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

Housing Demand & Affordability

Population

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

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

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

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

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

Growth Trends & Focus Areas of the Community

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

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

Housing Affordability

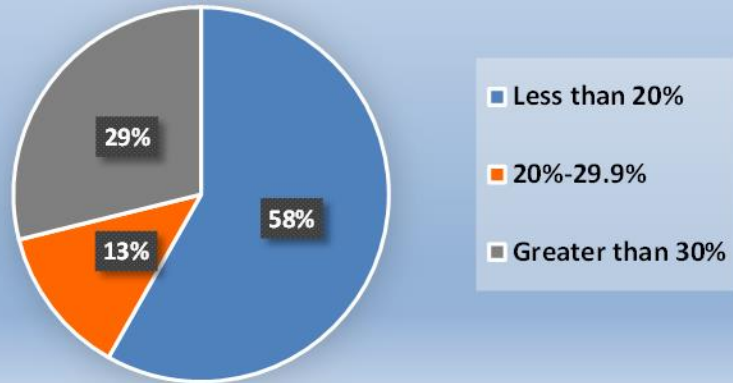
Utilizing data from the American Community Survey, we can provide generalizations on how affordable housing (whether rental or owner-occupied) is within the City of Stevens Point. Housing affordability has been defined by the amount of monthly income that is dedicated to paying a mortgage or rent. According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

Owner-Occupied Housing

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

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

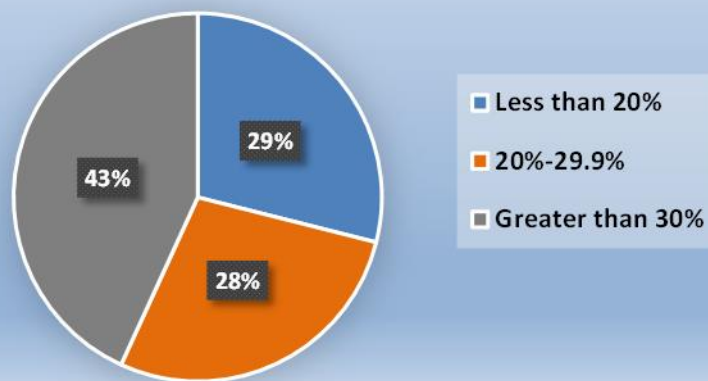
Monthly Owner Costs as a Percentage of Household Income



Non-Owner-Occupied Housing (Renters)

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

Gross Rent as a Percentage of Household Income



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

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

(3) Inclusionary zoning prohibited.

(a) In this subsection:

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

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

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

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

Housing Goals in the Comprehensive Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Meeting the Housing Goals of the Comprehensive Plan

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

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

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

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

Residential Activity & Fees Collected

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

Table 1: Residential Activity, 2024

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

Table 2: Residential Units Created, 2024

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

Permits issued and units created in 2024 represent all residential activity in the City. Consistent with previous years, there is significantly more activity with alterations and additions as opposed to creation of new units of housing. This also indicates that homeowners within the City of Stevens Point are working to maintain their properties and could also be considered that property owners within the City are living within their financial means. This provides for a more resilient community during economic uncertainties.

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

Table 3: Residential Permits, 2024

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

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

Financial Impact of Fees on Development

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

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

Analysis of Development Regulations

Regulation

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

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

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

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

Land Costs

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

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

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

Undeveloped Parcels Permitted for Residential Use

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

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

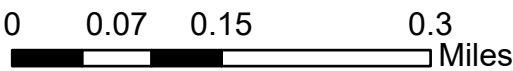
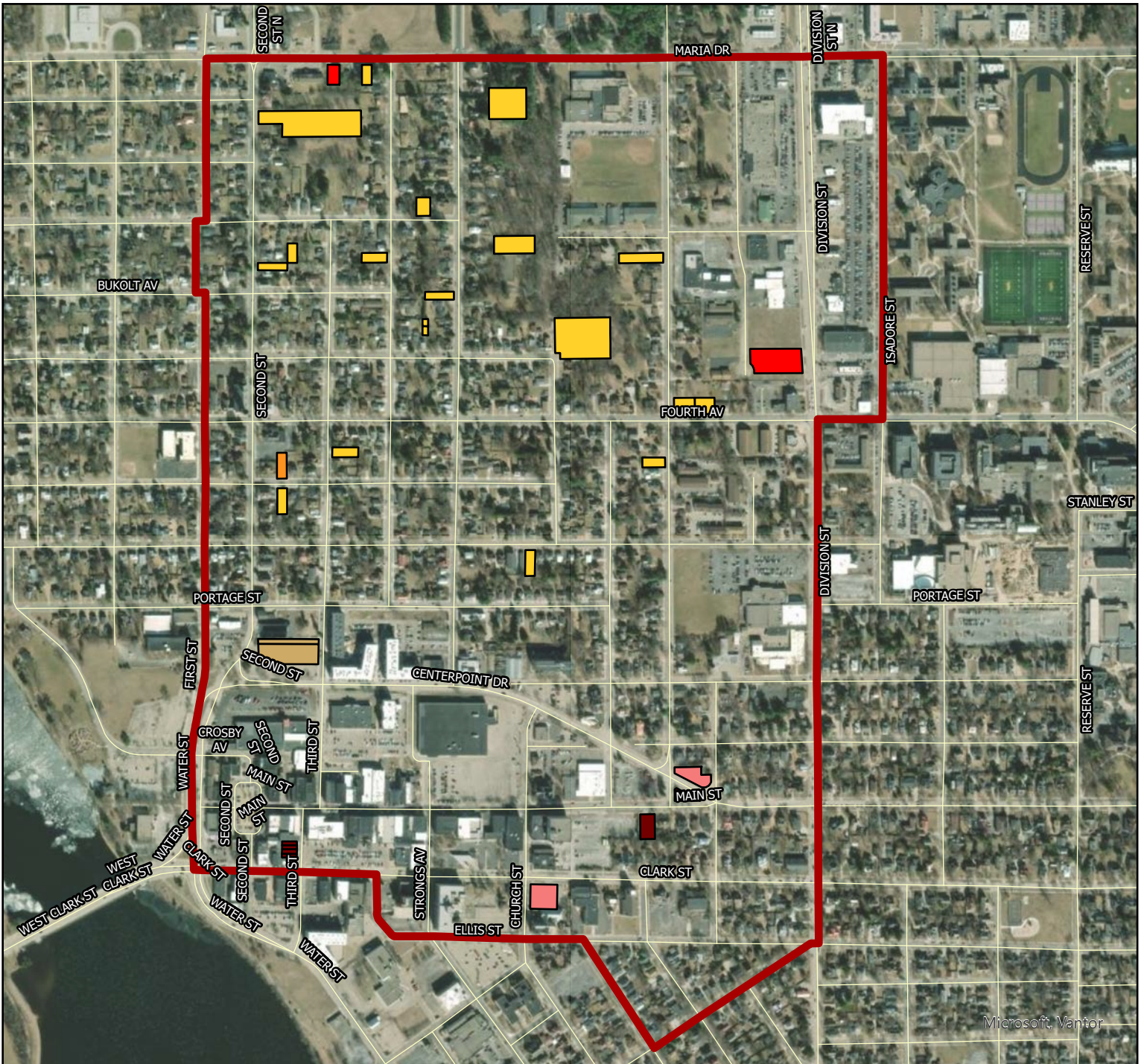
Subdivision regulation for development within the City of Stevens Point are regulated within [Chapter 20](#) of the Revised Municipal Code.

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

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

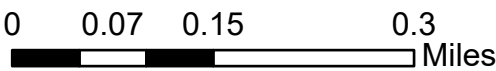
This regulatory document was reviewed by the City Plan Commission on December 1, 2025 and accepted by the Common Council of the City of Stevens Point on December 15, 2025.

Undeveloped Land Zoned for Residential Development District #1



- | | |
|----------------------------------|--|
| Aldermanic District 1 | Commercial (B4) |
| Zoning District | Multiple Family I Residential (R4) |
| Central Business (B3) | Multiple Family II Residential (R5) |
| Central Business Transition (B2) | Single and Two Family Residential (R3) |

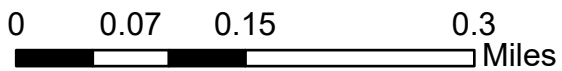
Undeveloped Land Zoned for Residential Development District #2



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

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

Undeveloped Land Zoned for Residential Development District #3

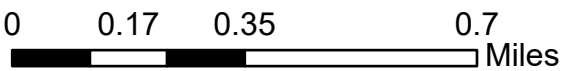
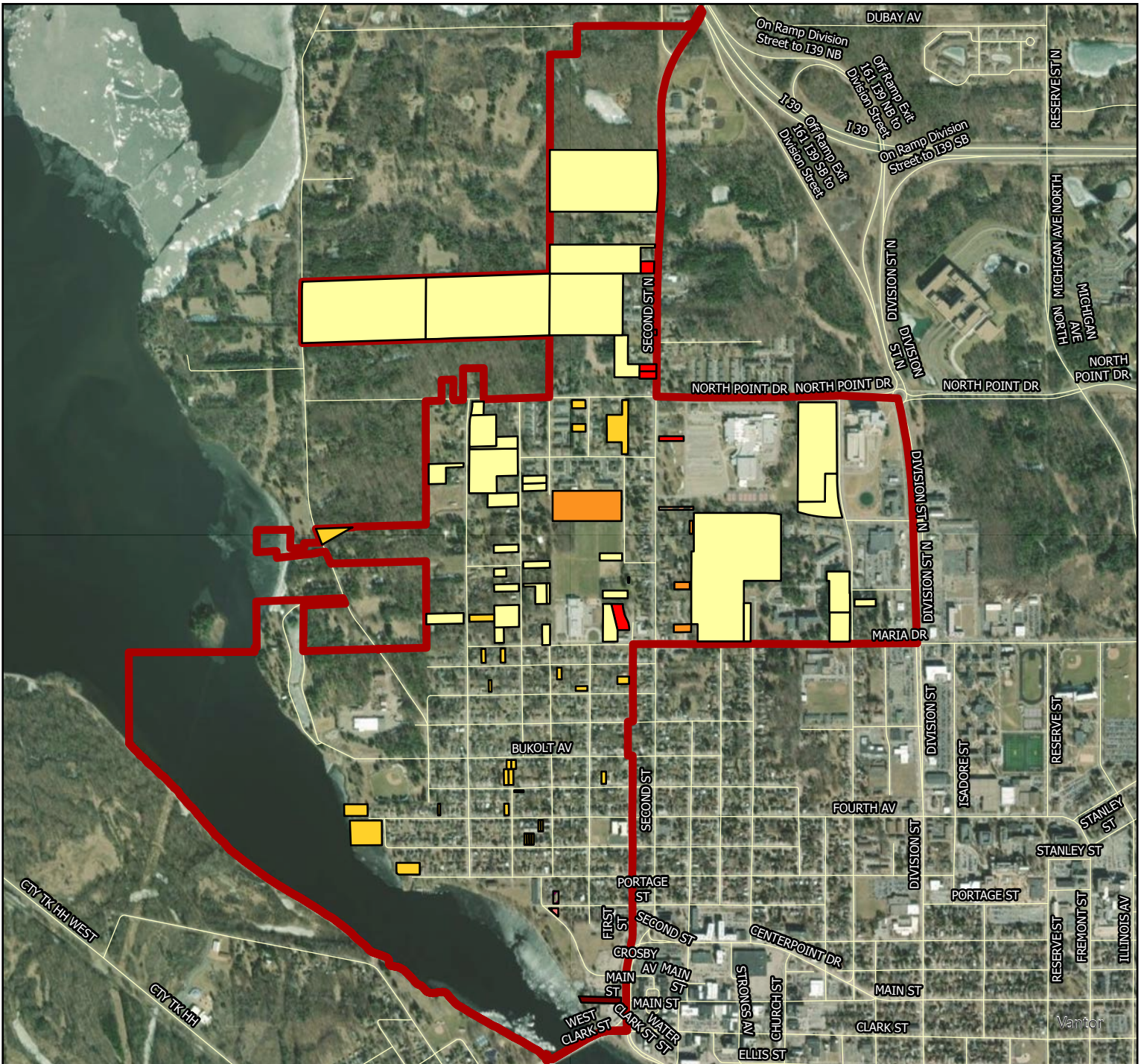



 Aldermanic District 3

Zoning District

 Single and Two Family Residential (R3)

Undeveloped Land Zoned for Residential Development District #4



 Aldermanic District 4

Zoning District


 Single and Two Family Residential (R3)


 Central Business (B3)

 Commercial (B4)

 Multiple Family I Residential (R4)

 Multiple Family II Residential (R5)

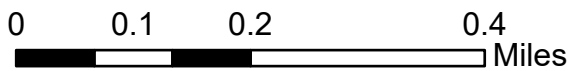
 Single Family Residential, Multiple Family I Residential (R2/R4)

 Single Family Residential (R2)

 Split Zoned

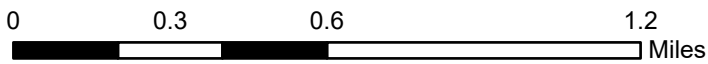
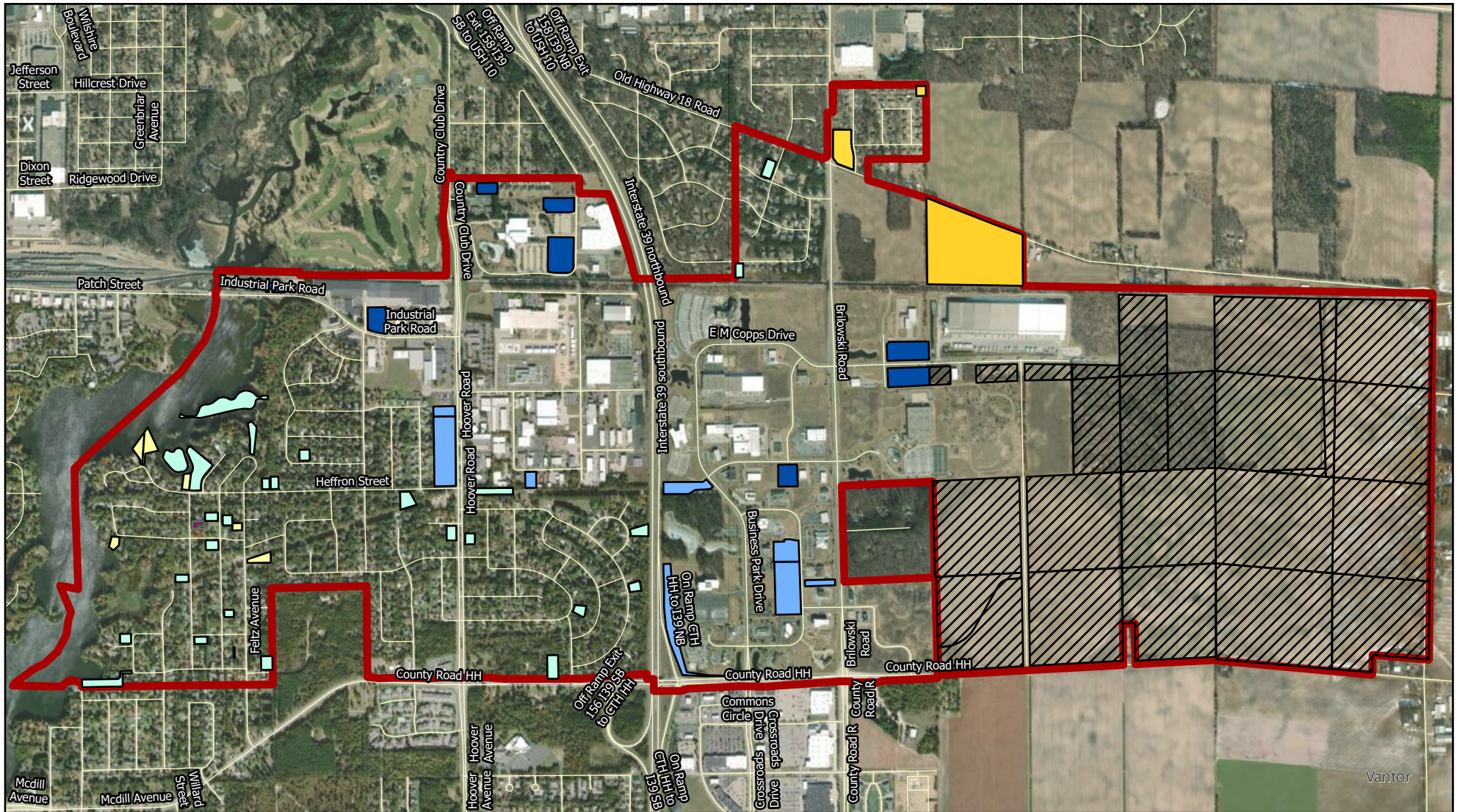
Undeveloped Land Zoned for Residential Development

District #5



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

Undeveloped Land Zoned for Residential Development District #6

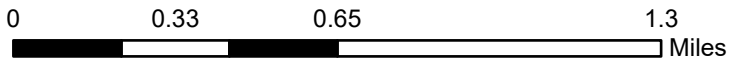
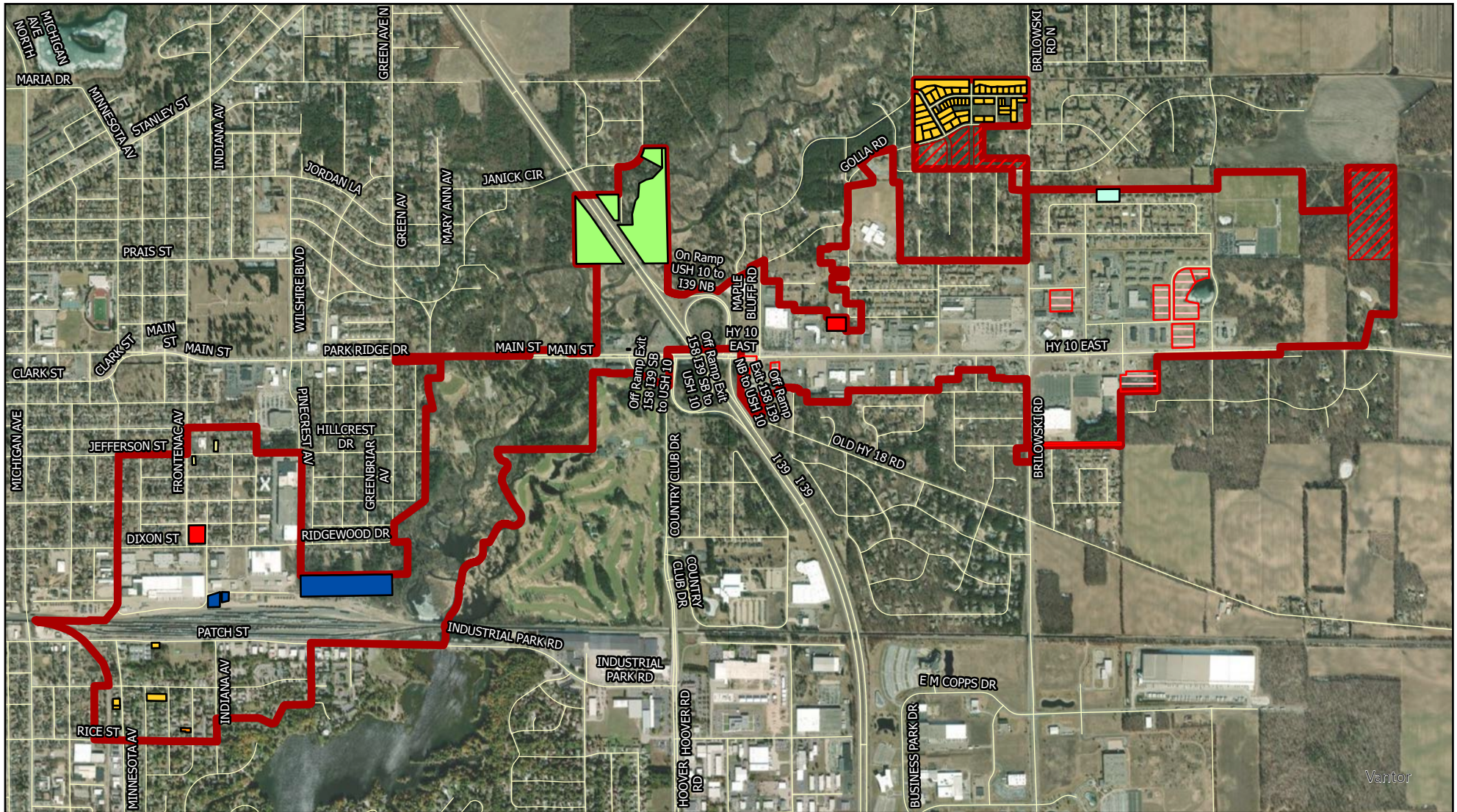


- Aldermanic District 6
- Zoning District**
- Heavy Industrial (M2)
- Light Industrial (M1)
- Single Family Residential (R2)
- Single and Two Family Residential (R3)
- Split Zoned
- Suburban Single Family Residential (R1)
- Planned Industrial Development District (PID)



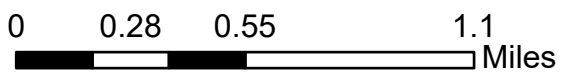
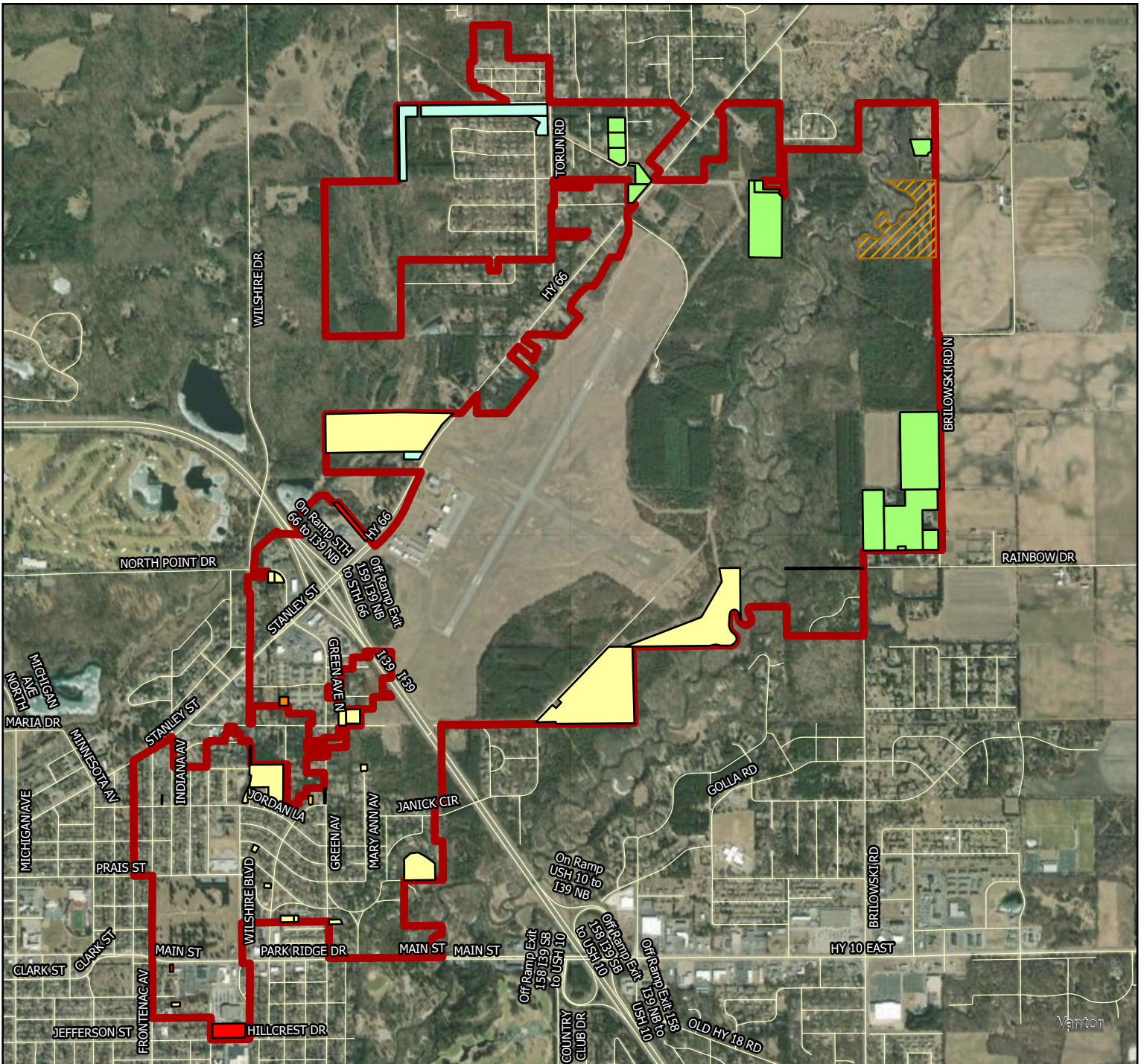
Undeveloped Land Zoned for Residential Development

District #7



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

Undeveloped Land Zoned for Residential Development District #8



Aldermanic District 8

Zoning Districts

Commercial (B4)

Low Density (RLD)

Multiple Family I Residential (R4)

Multiple Family II Residential (R5)

Single Family Residential, Conservancy (R2/C)

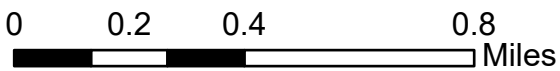
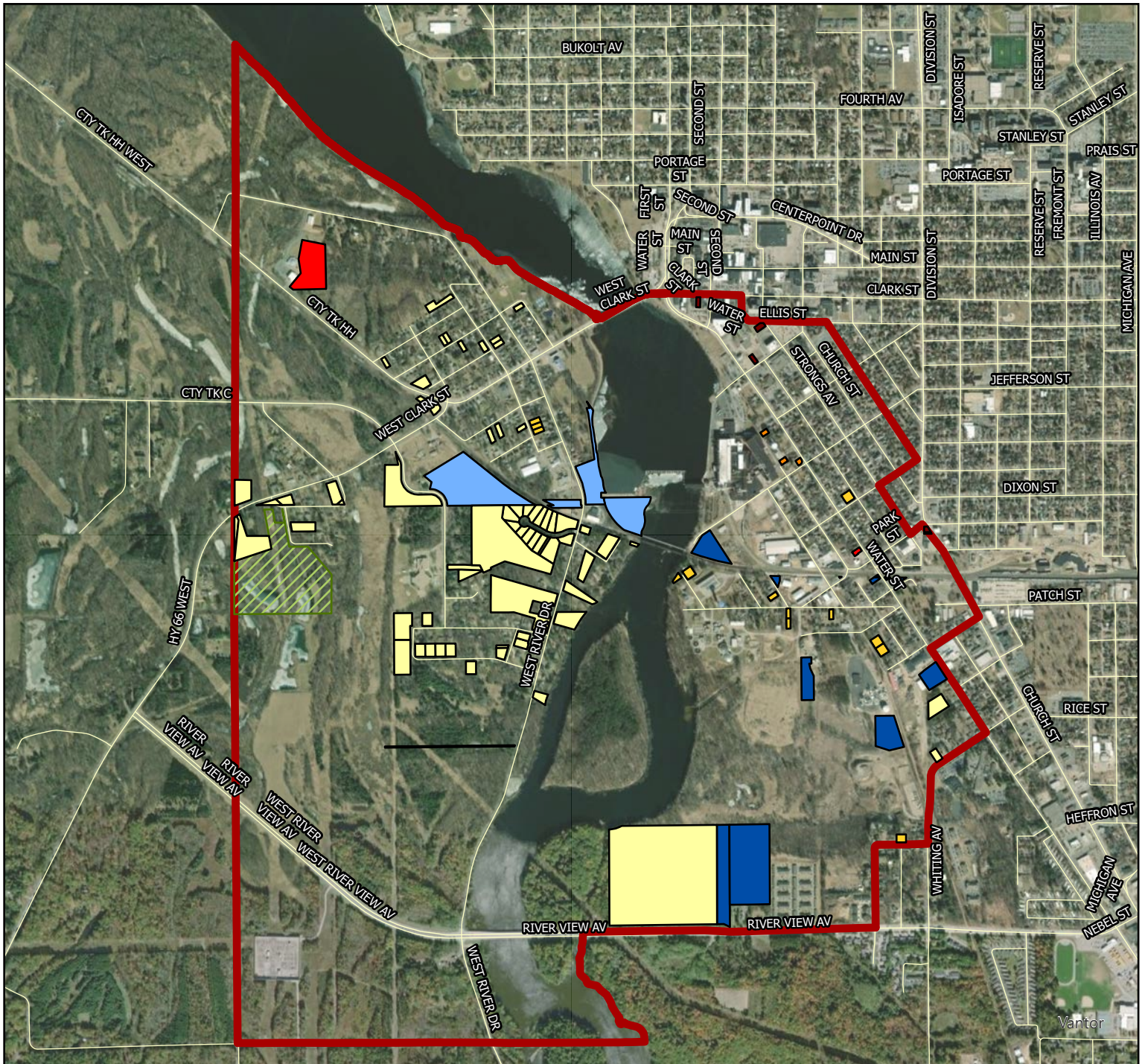
Low Density, Conservancy (RLD/C)

Single Family Residential (R2)

Single and Two Family Residential (R3)

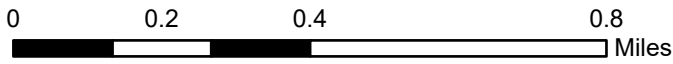
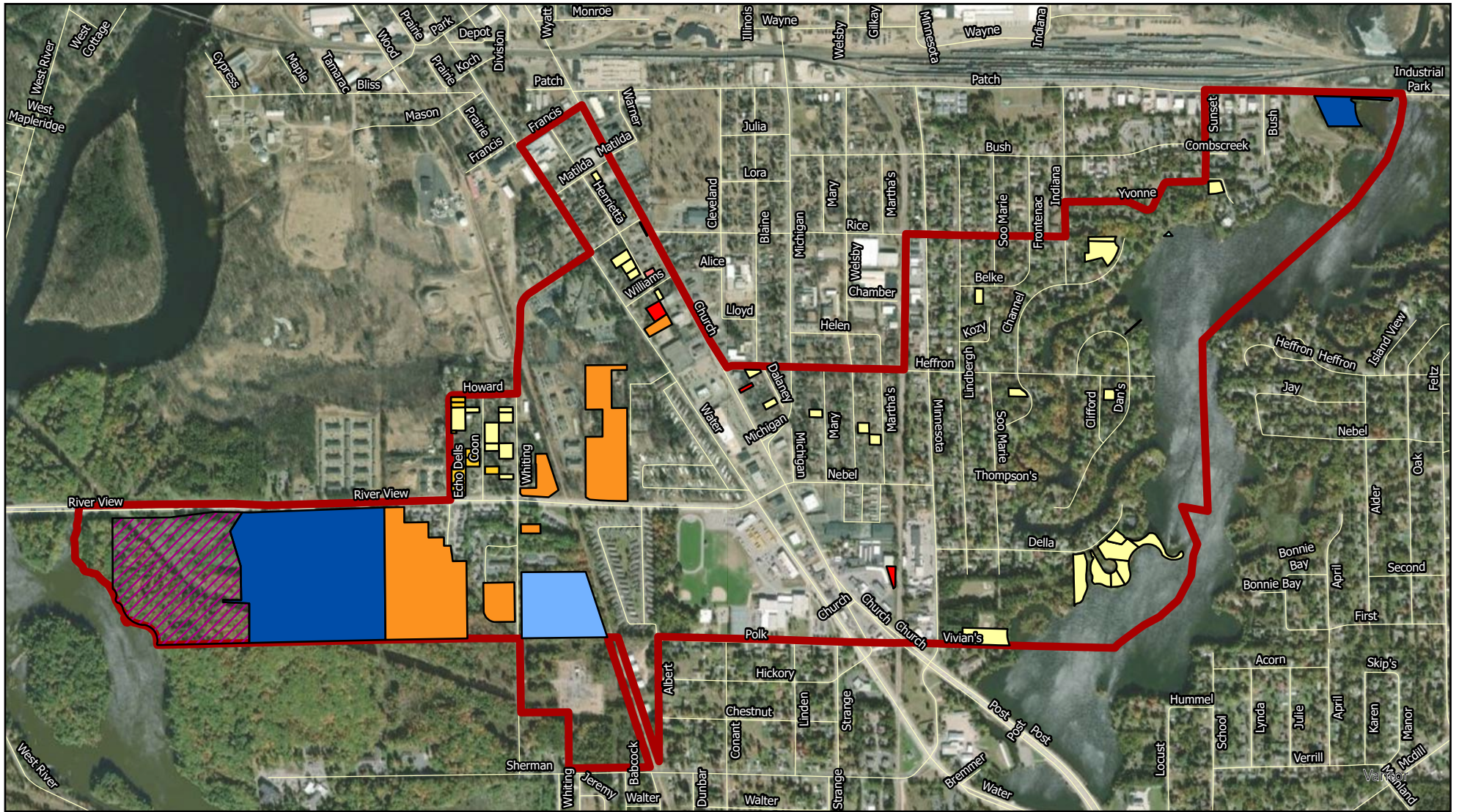
Suburban Single Family Residential (R1)

Undeveloped Land Zoned for Residential Development District #9



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

Undeveloped Land Zoned for Residential Development District #10

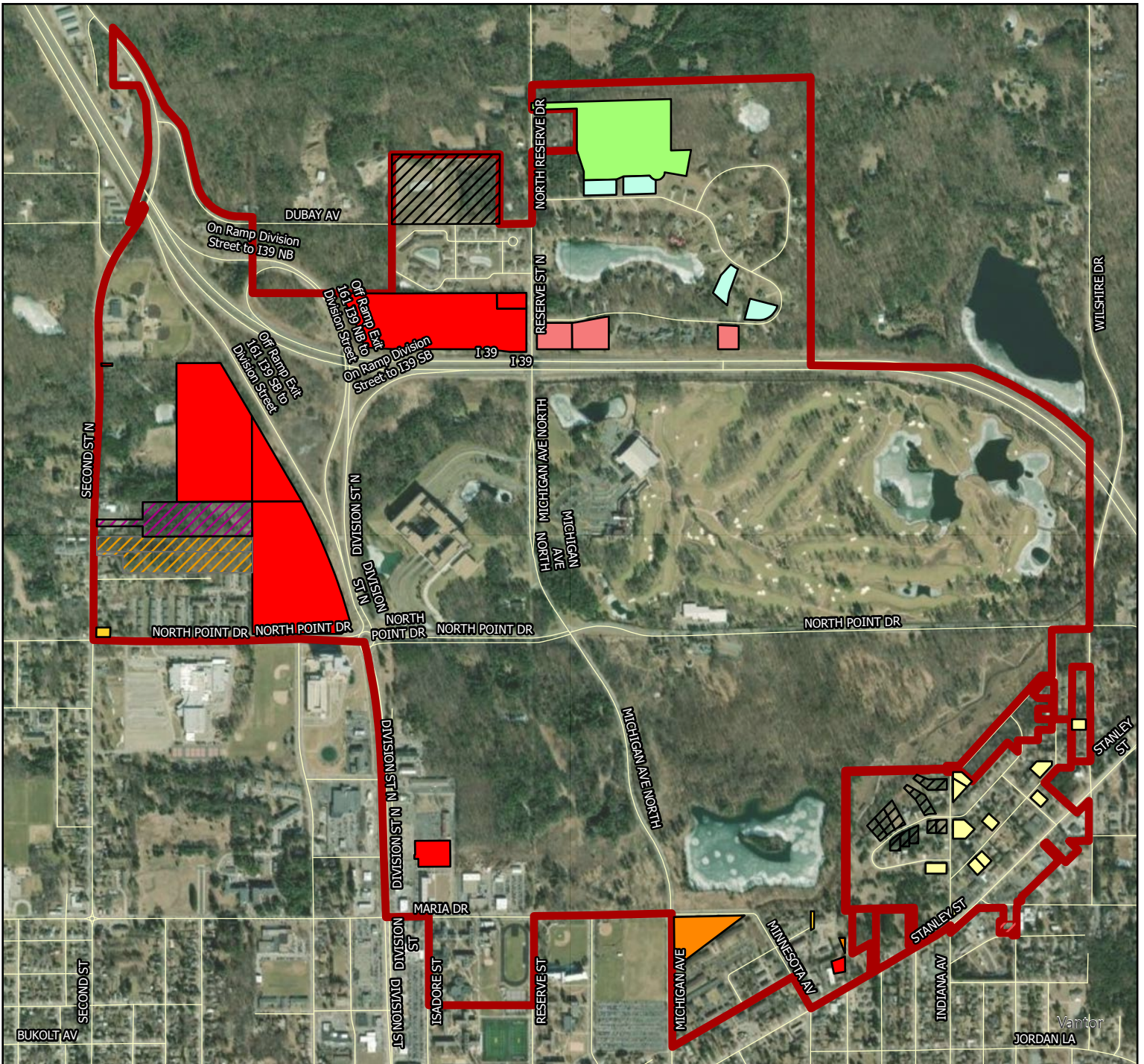


- Aldermanic District 10
- Zoning District**
- Commercial (B4)
- Heavy Industrial (M2)

- Light Industrial (M1)
- Multiple Family I Residential (R4)
- Multiple Family II Residential (R5)
- Single Family Residential (R2)

- Single and Two Family Residential (R3)
- Split Zoned
- Suburban Single Family Residential (R1)
- RoadCenterline

Undeveloped Land Zoned for Residential Development District #11



0 0.15 0.3 0.6
Miles



● Aldermanic District 11

Zoning District

▨ Not Zoned

■ Commercial (B4)

■ Low Density (RLD)

■ Multiple Family I Residential (R4)

■ Multiple Family II Residential (R5)

▨ Planned Developmental District (PID)

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

■ Single Family Residential (R2)

■ Single and Two Family Residential (R3)

▨ Split Zoned

■ Suburban Single Family Residential (R1)

PIN	Site Address	Zoning Code
281240832200423	0 THIRD ST STEVENS POINT WI 54481	B2
281240832200421	0 SECOND ST STEVENS POINT WI 54481	B2
281240832101611	0 CENTERPOINT DR STEVENS POINT WI 54481	B3
281240832100605	0 MAIN ST STEVENS POINT WI 54481	B3
281240832201705	0 CLARK ST STEVENS POINT WI 54481	B3
281240832201819	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201820	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201821	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201822	0 THIRD ST STEVENS POINT WI 54481	B3
281240832201220	0 MAIN ST STEVENS POINT WI 54481	B3
281240832403505	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832403519	0 WYATT AVE STEVENS POINT WI 54481	B3
281240832404012	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832403308	0 MONROE ST STEVENS POINT WI 54481	B3
281240832403506	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832403503	0 MADISON ST STEVENS POINT WI 54481	B3
281240832402619	0 CHURCH ST STEVENS POINT WI 54481	B3
281240832403505	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832202020	0 ARLINGTON PL STEVENS POINT WI 54481	B3
281240832202030	0 STRONGS AVE STEVENS POINT WI 54481	B3
281240832403506	0 DIVISION ST STEVENS POINT WI 54481	B3
281240832201903	0 CLARK ST STEVENS POINT WI 54481	B3
281240829401024	0 DIVISION ST STEVENS POINT WI 54481	B4
281240829300305	0 MARIA DR STEVENS POINT WI 54481	B4
281240828302401	0 FOURTH AVE STEVENS POINT WI 54481	B4
281240833202402	0 MAIN ST STEVENS POINT WI 54481	B4
281240829230012	0 FIRST ST NORTH STEVENS POINT WI 54481	B4
281240829210004	0 SECOND ST NORTH STEVENS POINT WI 54481	B4
281240820320013	0 SECOND ST NORTH STEVENS POINT WI 54481	B4
281240820330013	0 SECOND ST NORTH STEVENS POINT WI 54481	B4
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281240820330044	0 SECOND ST NORTH STEVENS POINT WI 54481	B4
281230804200605	0 RICE ST STEVENS POINT WI 54481	B4
281240834190001	0 STATE HIGHWAY 66 STEVENS POINT WI 54481	B4
281240833401402	0 DIXON ST STEVENS POINT WI 54481	B4
281240835210002	0 SANDY LN STEVENS POINT WI 54482	B4
281240833101949	0 JEFFERSON ST STEVENS POINT WI 54481	B4
281240833101516	0 MAIN ST STEVENS POINT WI 54481	B4
281240822340015	0 STATE HIGHWAY 66 STEVENS POINT WI 54482	B4
281240832402313	0 WATER ST STEVENS POINT WI 54481	B4
281240831240015	0 COUNTY ROAD HH STEVENS POINT WI 54481	B4
281230804301421	0 CHURCH ST STEVENS POINT WI 54481	B4
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281230804200821	0 CHURCH ST STEVENS POINT WI 54481	B4
281240828401907	0 FOURTH AVE STEVENS POINT WI 54481	B4
281240820310011	0 SECOND ST NORTH STEVENS POINT WI 54481	B4
281240820310008	0 SECOND ST NORTH STEVENS POINT WI 54481	B4
281240820420001	0 DIVISION ST STEVENS POINT WI 54481	B4
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281240820430003	0 DIVISION ST NORTH STEVENS POINT WI 54481	B4
281240829140023	0 DIVISION ST NORTH STEVENS POINT WI	B4
281240835240004	0 US HIGHWAY 10 EAST STEVENS POINT WI 54482	B5
281240836220042	0 BADGER AVE STEVENS POINT WI 54482	B5

281240836220025	0 WOODLAND ST STEVENS POINT WI 54482	B5
281240835230003	0 US HIGHWAY 10 STEVENS POINT WI 54481	B5
281240836220061	0 WINDY DR STEVENS POINT WI 54482	B5
281240836220062	0 SONGBIRD LN STEVENS POINT WI 54482	B5
281240836220063	0 SONGBIRD LN STEVENS POINT WI 54482	B5
281240836240005	0 ELIZABETH AVE STEVENS POINT WI 54482	B5
281240836230016	0 JEFFERSON ST STEVENS POINT WI 54482	B5
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281230802400513	0 JOHN JOANIS DR STEVENS POINT WI 54482	M1
281230802400509	0 JOHN JOANIS DR STEVENS POINT WI 54482	M1
281230802230111	0 HEFFRON ST STEVENS POINT WI 54481	M1
281230803140102	0 HOOVER RD STEVENS POINT WI 54481	M1
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281230802400006	0 VERN HOLMES DR STEVENS POINT WI 54482	M1
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281240831401306	0 WEST RIVER DR STEVENS POINT WI 54481	M1
281240831401601	0 WEST RIVER DR STEVENS POINT WI 54481	M1
281240831400906	0 WEST ZINDA DR STEVENS POINT WI 54481	M1
281240831400112	0 WEST RIVER DR STEVENS POINT WI 54481	M1
281230805440008	0 WHITING AVE STEVENS POINT WI 54481	M1
281240832403204	0 MONROE ST STEVENS POINT WI 54481	M2
281240832403202	0 MONROE ST STEVENS POINT WI 54481	M2
281240833302215	0 WAYNE ST STEVENS POINT WI 54481	M2
281240833302214	0 MINNESOTA AVE STEVENS POINT WI 54481	M2
281240833301122	0 MADISON ST STEVENS POINT WI 54481	M2
281240833301120	0 MADISON ST STEVENS POINT WI 54481	M2
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281240833301706	0 PATCH ST STEVENS POINT WI 54481	M2
281240833301221	0 PATCH ST STEVENS POINT WI 54481	M2
281240833302119	0 MICHIGAN AVE STEVENS POINT WI 54481	M2
281240833301209	0 PATCH ST STEVENS POINT WI 54481	M2
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281230805101221	0 WATER ST STEVENS POINT WI 54481	M2
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281240829230027	0 FIRST ST NORTH STEVENS POINT WI 54481	R2
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281240820320008	0 SECOND ST NORTH STEVENS POINT WI 54481	R2
281240820320001	0 SECOND ST NORTH STEVENS POINT WI 54481	R2
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281240830100270	0 GEORGIA ST STEVENS POINT WI 54481	R2
281240829240043	0 PRENTICE ST STEVENS POINT WI 54481	R2
281240829240044	0 PRENTICE ST NORTH STEVENS POINT WI 54481	R2
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281230804200307	0 PATCH ST STEVENS POINT WI 54481	R2
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281230804202004	0 RICE ST STEVENS POINT WI 54481	R2
281230804200330	0 BUSH ST STEVENS POINT WI 54481	R2
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281240833302323	0 WELSBY AVE STEVENS POINT WI 54481	R2
281240833300310	0 MICHIGAN AVE STEVENS POINT WI 54481	R2
281240833300103	0 JEFFERSON ST STEVENS POINT WI 54481	R2
281230803230030	0 HEFFRON ST STEVENS POINT WI 54481	R2
281230803310604	0 FELTZ AVE STEVENS POINT WI 54481	R2
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281240827300805	0 SIMONIS ST STEVENS POINT WI 54481	R2
281240827302034	0 MARY ANN AVE STEVENS POINT WI 54481	R2
281240833101924	0 ALGOMA ST STEVENS POINT WI 54481	R2
281240834200305	0 GREEN AVE STEVENS POINT WI 54481	R2
281240827301912	0 RIDGE RD STEVENS POINT WI 54481	R2
281240828400426	0 JORDAN LN STEVENS POINT WI 54481	R2
281240827300507	0 WEIR BLVD STEVENS POINT WI 54481	R2
281240827240310	0 EAST MARIA DR STEVENS POINT WI 54481	R2
281240827240311	0 EAST MARIA DR STEVENS POINT WI 54481	R2
281240826230001	0 STATE HIGHWAY 66 STEVENS POINT WI 54481	R2
281240826210001	0 STATE HIGHWAY 66 STEVENS POINT WI 54481	R2

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

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

281240828100024	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100510	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100005	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100408	0 BIRCH ST STEVENS POINT WI 54481	R2
281240828100215	0 WILSHIRE BLVD NORTH STEVENS POINT WI 54481	R2
281240828100409	0 INDIANA AVE NORTH STEVENS POINT WI 54481	R2
281240828100312	0 FOURTH AVE STEVENS POINT WI 54481	R2
281240828100519	0 VINE ST STEVENS POINT WI 54481	R2
281240828100105	0 INDIANA AVE NORTH STEVENS POINT WI 54481	R2
281240831300624	0 WEST CLARK ST STEVENS POINT WI 54481	R2 / C
281240829210024	0 SCHOLFIELD AVE STEVENS POINT WI 54481	R2 / R4
281240820340054	0 SECOND ST NORTH STEVENS POINT WI 54481	R2 / R4
281240820340053	0 SECOND ST NORTH STEVENS POINT WI 54481	R2 / R4
281240829304407	0 FRANKLIN ST STEVENS POINT WI 54481	R3
281240829400818	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829401040	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829304810	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829303608	0 SECOND ST STEVENS POINT WI 54481	R3
281240829400624	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240829300132	0 UNION ST STEVENS POINT WI 54481	R3
281240829300220	0 SIXTH AVE STEVENS POINT WI 54481	R3
281240829300302	0 MARIA DR STEVENS POINT WI 54481	R3
281240829303203	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240829304006	0 THIRD ST STEVENS POINT WI 54481	R3
281240829304809	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829400627	0 PULASKI PL STEVENS POINT WI 54481	R3
281240829304818	0 UNION ST STEVENS POINT WI 54481	R3
281240829303711	0 MEADOW ST STEVENS POINT WI 54481	R3
281240829303614	0 THIRD ST STEVENS POINT WI 54481	R3
281240829300340	0 SECOND ST STEVENS POINT WI 54481	R3
281240829300107	0 MARIA DR STEVENS POINT WI 54481	R3
281240829401041	0 PRENTICE ST STEVENS POINT WI 54481	R3
281240833200514	0 MAIN ST STEVENS POINT WI 54481	R3
281240829401306	0 DIVISION ST STEVENS POINT WI 54481	R3
281240830401319	0 FRANKLIN ST STEVENS POINT WI 54481	R3
281240830401001	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830400921	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830401915	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830402504	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829301913	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240829300714	0 WEST ST STEVENS POINT WI 54481	R3
281240830401511	0 WADLEIGH ST STEVENS POINT WI 54481	R3
281240829300705	0 WALKER ST STEVENS POINT WI 54481	R3
281240830400203	0 WALKER ST STEVENS POINT WI 54481	R3
281240830100243	0 FOREST ST NORTH STEVENS POINT WI 54481	R3
281240829220033	0 WEST ST NORTH STEVENS POINT WI 54481	R3
281240829220030	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240830400908	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830401822	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240830401823	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240830401808	0 BUKOLT AVE STEVENS POINT WI 54481	R3
281240830401807	0 BUKOLT AVE STEVENS POINT WI 54481	R3
281240829302214	0 FIRST ST STEVENS POINT WI 54481	R3
281240830400207	0 WALKER ST STEVENS POINT WI 54481	R3
281240830100406	0 OLD WAUSAU RD STEVENS POINT WI 54481	R3

281240829220047	0 NORTH POINT DR STEVENS POINT WI 54481	R3
281240830402425	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240830402424	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240830402423	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240830402422	0 WASHINGTON AVE STEVENS POINT WI 54481	R3
281240830402417	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240830402416	0 FOURTH AVE STEVENS POINT WI 54481	R3
281240832403616	0 EAST AVE STEVENS POINT WI 54481	R3
281240833300907	0 McCULLOCH ST STEVENS POINT WI 54481	R3
281240832102210	0 DIVISION ST STEVENS POINT WI 54481	R3
281240836320146	0 JEFFERSON ST STEVENS POINT WI 54482	R3
281240836320105	0 SCHILLER DR STEVENS POINT WI 54482	R3
281230804202504	0 MINNESOTA AVE STEVENS POINT WI 54481	R3
281230804202503	0 MINNESOTA AVE STEVENS POINT WI 54481	R3
281230804100803	0 SOO MARIE AVE STEVENS POINT WI 54481	R3
281230804100202	0 PATCH ST STEVENS POINT WI 54481	R3
281240827300424	0 SUNSET BLVD STEVENS POINT WI 54481	R3
281240827300508	0 WILSHIRE BLVD STEVENS POINT WI 54481	R3
281230805420109	0 HOWARD AVE STEVENS POINT WI 54481	R3
281230805100703	0 MASON ST STEVENS POINT WI 54481	R3
281230805200004	0 BLISS AVE STEVENS POINT WI 54481	R3
281240832300907	0 TAMARAC ST STEVENS POINT WI 54481	R3
281240832300303	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240832300403	0 CYPRESS ST STEVENS POINT WI 54481	R3
281240831400207	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281240831400206	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281240831400205	0 WEST PEARL ST STEVENS POINT WI 54481	R3
281230805100714	0 PRAIRIE ST STEVENS POINT WI 54481	R3
281230805200005	0 BLISS AVE STEVENS POINT WI 54481	R3
281230805100803	0 BLISS AVE STEVENS POINT WI 54481	R3
281240832401212	0 ELK ST STEVENS POINT WI 54481	R3
281230805420402	0 COON AVE STEVENS POINT WI 54481	R3
281230805420507	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420708	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420702	0 HOWARD AVE STEVENS POINT WI 54481	R3
281230805420304	0 ECHO DELLS AVE STEVENS POINT WI 54481	R3
281230805420523	0 COON AVE STEVENS POINT WI 54481	R3
281230805420522	0 COON AVE STEVENS POINT WI 54481	R3
281240828401999	0 FIFTH AVE STEVENS POINT WI 54481	R3
281240820340043	0 SECOND ST NORTH STEVENS POINT WI 54481	R3
281240826400516	0 JOE ST STEVENS POINT WI 54482	R3
281240826400501	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400502	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400504	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400505	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400506	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400507	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400508	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400515	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400511	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400510	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400503	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400533	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400532	0 LEONARD ST STEVENS POINT WI 54482	R3
281240826400531	0 LEONARD ST STEVENS POINT WI 54482	R3

281240826400526	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400525	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400529	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400530	0 LEONARD ST STEVENS POINT WI 54482	R3
281240826400562	0 JOE ST STEVENS POINT WI 54482	R3
281240826400517	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400518	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400519	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400520	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400521	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400522	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400523	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400524	0 BRILOWSKI RD STEVENS POINT WI 54482	R3
281240826400536	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400543	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400539	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400540	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400547	0 JOE ST STEVENS POINT WI 54482	R3
281240826400548	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400549	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400550	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400551	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400552	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400553	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400554	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400556	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400557	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400545	0 JOE ST STEVENS POINT WI 54482	R3
281240826400558	0 EVELYN CT STEVENS POINT WI 54482	R3
281240826400559	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400560	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400544	0 GOLLA RD STEVENS POINT WI 54482	R3
281240826400513	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400512	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400509	0 EVELYN CT STEVENS POINT WI 54482	R3
281240836330200	0 OLD HIGHWAY 18 RD STEVENS POINT WI 54482	R3
281240826400514	0 FOREST CREEK RD STEVENS POINT WI 54482	R3
281240826400561	0 MAPLE BLUFF RD STEVENS POINT WI 54482	R3
281240829303308	0 WASHINGTON AVE STEVENS POINT WI 54481	R4
281240833202408	0 MICHIGAN AVE STEVENS POINT WI 54481	R4
281240829240028	0 SECOND ST NORTH STEVENS POINT WI 54481	R4
281240829220004	0 FREDERICK ST NORTH STEVENS POINT WI 54481	R4
281240829290000	0 THIRD ST STEVENS POINT WI 54481	R4
281240829240050	0 MARIA DR STEVENS POINT WI 54481	R4
281230804202321	0 RICE ST STEVENS POINT WI 54481	R4
281230804100921	0 FRONTENAC AVE STEVENS POINT WI 54481	R4
281240827230102	0 EAST MARIA DR STEVENS POINT WI 54481	R4
281240832300230	0 WATER ST STEVENS POINT WI 54481	R4
281240832300219	0 WATER ST STEVENS POINT WI 54481	R4
281240832300221	0 WISCONSIN ST STEVENS POINT WI 54481	R4
281230805400154	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805430043	0 RIVER VIEW AVE STEVENS POINT WI 54481	R4
281230805410022	0 WHITING AVE STEVENS POINT WI 54481	R4
281230805410003	0 WATER ST STEVENS POINT WI 54481	R4
281230804200835	0 WATER ST STEVENS POINT WI 54481	R4

281230805440023	0 WHITING AVE STEVENS POINT WI 54481	R4
281240828401915	0 STANLEY ST STEVENS POINT WI 54481	R4
281240828300215	0 MARIA DR STEVENS POINT WI 54481	R4
281240832101609	0 CENTERPOINT DR STEVENS POINT WI 54481	R5
281240832100710	0 CLARK ST STEVENS POINT WI 54481	R5
281240832200709	0 PORTAGE ST STEVENS POINT WI 54481	R5
281240832200708	0 PORTAGE ST STEVENS POINT WI 54481	R5
281240832200707	0 PORTAGE ST STEVENS POINT WI 54481	R5
281230805101419	0 HENRIETTA ST STEVENS POINT WI 54481	R5
281230805101422	0 CHURCH ST STEVENS POINT WI 54481	R5
281240821200107	0 EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200102	0 EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240821200133	0 EAGLE SUMMIT STEVENS POINT WI 54482	R5
281240827440007	0 HOFMEISTER DR STEVENS POINT WI 54481	RLD
281240827440005	0 BARBARA'S LN STEVENS POINT WI 54481	RLD
281240827440008	0 I39 STEVENS POINT WI 54481	RLD
281240827440006	0 HOFMEISTER DR STEVENS POINT WI 54481	RLD
281240824330010	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240814430003	0 PLOVER HEIGHTS RD STEVENS POINT WI 54482	RLD
281240814430004	0 PLOVER HEIGHTS RD STEVENS POINT WI 54482	RLD
281240814300113	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240814300210	0 HAMPTON RD STEVENS POINT WI 54482	RLD
281240814300212	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240826190001	0 NORTH POINT DR STEVENS POINT WI 54482	RLD
281240824330007	0 BRILOWSKI RD NORTH STEVENS POINT WI 54482	RLD
281240824320001	0 BRILOWSKI RD NORTH STEVENS POINT WI 54482	RLD
281240814300114	0 AIRPORT RD STEVENS POINT WI 54482	RLD
281240813320016	0 OXBOW RD STEVENS POINT WI 54482	RLD
281240814300211	0 SUNNY CREST DR STEVENS POINT WI 54482	RLD
281240824330013	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD
281240824330014	0 BRILOWSKI RD NORTH STEVENS POINT WI 54482	RLD
281230806100005	0 WEST RIVER DR STEVENS POINT WI 54481	RLD
281240821220006	0 RESERVE ST STEVENS POINT WI 54482	RLD
281240813330001	0 BRILOWSKI RD STEVENS POINT WI 54482	RLD / C
281240829301416	0 PORTAGE ST STEVENS POINT WI 54481	Split Zoned
281230803310312	0 ALDER ST STEVENS POINT WI 54481	Split Zoned
281240820340057	0 SECOND ST NORTH STEVENS POINT WI 54481	Split Zoned
281230805300003	0 RIVER VIEW AVE STEVENS POINT WI 54481	Split Zoned
281240828410006	0 HARMONY LN STEVENS POINT WI 54481	Not Zoned
281240825440002	0 US HIGHWAY 10 EAST STEVENS POINT WI 54482	Not Zoned
281240826400565	0 GOLLA RD STEVENS POINT WI 54482	Not Zoned

PROPERTY USE AND MAINTENANCE AGREEMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. General Provisions.

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

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

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

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

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

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

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

(Signature Page Attached)

CITY OF STEVENS POINT

By: _____

ATTEST:

By: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF PORTAGE)

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

SEAL

*
Notary Public, State of Wisconsin
My commission: _____

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

Exhibit A
Legal Description of Real Estate

281-23-0801220002

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

281-23-0802100004

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

281-23-0801230002

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

281-23-0802400211

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

281-23-0802400302

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

281-23-0802400408

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

281-23-0802400508

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

281-23-0802400404

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

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

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

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

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

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

BE IT RESOLVED:

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

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

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

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

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

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

Dated as of the ____ day of November, 2025.

Mike Trzinski – President

10.21 SUNFLOWER SEED PROHIBITION — ZENOFF PARK INFIELD TURF

1. (1) Purpose.

The infield turf of the athletic fields located at Zenoff Park is subject to damage and maintenance issues caused by sunflower seed shells, husks, and related debris. The purpose of this section is to protect the quality and safety of the turf surface and to maintain a clean and safe playing environment for all users.

(2) Definitions.

(a) Infield turf shall mean the turf or grass surface within the defined infield area of any baseball or softball diamond located at Zenoff Park.

(b) Dugouts shall mean the teams fenced in bench area on the 1st and 3rd base side of the field.

(c) Sunflower seeds shall mean whole, hulled, or shelled sunflower seeds and any related shells, husks, or fragments thereof, whether salted, flavored, or plain.

(d) Possess shall mean to have physical custody or control of sunflower seeds or their by-products.

(e) Consume shall mean to eat, crack, chew, or otherwise ingest sunflower seeds.

(3) Prohibition.

(a) No person shall possess sunflower seeds while in the dugouts or upon the infield turf area at Zenoff Park.

(b) No person shall consume sunflower seeds while in the dugouts or upon the infield turf area at Zenoff Park.

(c) No person shall discard sunflower seed shells, husks, or fragments in the dugouts or onto the infield turf area at Zenoff Park.

(4) Exception.

This section shall not apply to sunflower seeds that are not consumed or otherwise opened while in the dugouts or on the infield turf area.

(5) Penalty.

Any person who violates this section shall be subject to the penalties provided in Section 10.17 of this Code.

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(3) Prohibition.

(a) No person shall possess sunflower seeds while in the dugouts or upon the infield turf area at Zenoff Park.

(b) No person shall consume sunflower seeds while in the dugouts or upon the infield turf area at Zenoff Park.

(c) No person shall discard sunflower seed shells, husks, or fragments in the dugouts or onto the infield turf area at Zenoff Park.

(4) Exception.

This section shall not apply to sunflower seeds that are fully sealed in an unopened container and are not consumed or otherwise opened while in the dugouts or on the infield turf area.

(5) Penalty.

Any person who violates this section shall be subject to the penalties provided in Section 10.17 of this Code.

ORDINANCE AMENDING THE REVISED MUNICIPAL CODE OF THE CITY OF STEVENS POINT, WISCONSIN

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That subsection 832 of Section 9.06(a) of the Revised Municipal Code, **Stop Signs** is hereby **created** to read as follows:

9.06(a) 832. Oak Avenue at Heffron Street.

SECTION II: This Ordinance change shall take effect upon passage and publication.

APPROVED: _____

ATTEST: _____
Susan Pagel, City Clerk

Dated: December 1, 2025
Approved: December 15, 2025
Published: December 24, 2025

Polling place 3: Wards 7-9 and 31-33 & 35 Aldermanic District 3 and 11
Dreyfus University Center, 1015 Reserve Street

Polling place 4: Wards 16-18 and 19-21 & 34 Aldermanic District 6 and 7
Beloved Community Church, 900 Brilowski Road

Polling place 5: Wards 22-24 Aldermanic District 8
St. Paul United Methodist Church, 600 Wilshire Boulevard

Polling place 6: Wards 25-27 and 28-30 Aldermanic District 9 and 10
Lincoln Center, 1519 Water Street

BE IT FURTHER RESOLVED, that upon passage, this resolution shall remain in effect for each election until modified or rescinded, in accordance with Wisconsin Statutes, or until a new division of Wards is made.

Dated: December 10, 2025

Adopted: December 15, 2025

Approved: _____

Mike Wiza, Mayor

Attest: _____

Susan Pagel, City Clerk

Drafted by: Susan Pagel

RESOLUTION

**Establishing Alternate In-Person Absentee Voting Location
for February 17, 2026 (if necessary) and April 7, 2026, Elections**

WHEREAS, voting is a right which forms the foundation of a healthy democracy; and

WHEREAS, the goal of the Stevens Point City Clerk's Office is that each eligible voter will be able to cast a ballot and have that ballot counted; and

WHEREAS, municipalities may elect to designate an alternative site for electors to request and vote an in-person absentee ballot; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Stevens Point chooses to make in-person absentee voting more accessible by establishing the following in-person absentee voting location and hours for the February 17, 2026, Election (if necessary):

City Hall – First Floor Conference Room, 1515 Strongs Avenue

7:30 a.m. to 4:00 p.m., Monday through Friday, February 3 through February 13, 2026

and the following in-person absentee voting location and hours for the April 7, 2026, Election:

City Hall – First Floor Conference Room, 1515 Strongs Avenue

7:30 a.m. to 4:00 p.m., Monday through Thursday, March 24 through April 2, 2026

7:30 a.m. to 5:00 p.m., Friday, March 27 and April 3, 2026

This resolution shall take effect upon Council approval and remain in place until April 3, 2026.

APPROVED: _____

Mike Wiza, Mayor

ATTEST: _____

Susan Pagel, City Clerk

Dated: December 9, 2025

Adopted: December 15, 2025

RESOLUTION
Directing a Spring Primary Election

The Common Council of the City of Stevens Point does hereby resolve:

Pursuant to 8.11(1)(a) of the Wisconsin Statutes, there shall be a Spring Primary Election in any Aldermanic District in the event there are three (3) or more qualified candidates and such election shall be held on February 17, 2026.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Susan Pagel, City Clerk

Dated: December 9, 2025
Adopted: December 15, 2025

MEMORANDUM

To: City of Stevens Point Finance Committee

From: Karen Margelofsky, Executive Director BIDs

Date: December 4, 2025

Subject: Budget Overview for Vibrant Spaces Grant Application – Downtown Alley Activation Project

The City of Stevens Point, in partnership with the Downtown Business Improvement District (BID) is preparing to submit an application for the Wisconsin Economic Development Corporation’s (WEDC) **Community Development Investment – Vibrant Spaces (CDI-VS) Grant**. This grant supports placemaking projects that enhance public spaces and promote community vibrancy.

Project Overview

The proposed project, titled **Downtown Stevens Point Alley Activation**, will revitalize three key pedestrian corridors and Main Street in the downtown district:

- **Library Alley** – Improved lighting, landscaping, sensory activations, and pedestrian safety enhancements.
- **Artisan Alley** – Public art installations, partial overhead covering, and activation through local artist programming.
- **Riverfront Connection** – Tree lighting and improved wayfinding to better connect downtown to the Wisconsin River and Green Circle Trail.
- **Main Street & Public Square Enhancements** – Installation of a downtown audio system on streetlights along Main Street and in the Square to support public announcements, music, and event programming. Additionally, a former dumpster enclosure will be transformed into a covered gazebo-style seating area, creating a welcoming outdoor dining and gathering space.

Proposed Budget and Funding Sources

The total estimated project cost is **\$90,000 - \$100,000**, with the following funding sources:

Source	Amount
WEDC Vibrant Spaces Grant	\$50,000 (proposed request)
Downtown BID	\$15,000 (committed)
City of Stevens Point	\$10,000 (proposed)
CREATE Portage County	\$5,000 (proposed)
Private Donations/Other Grants	\$20,000 (anticipated)

The City’s contribution of **\$10,000** will serve as a critical match to leverage the full WEDC grant amount. Additional matching funds will be secured through BID allocations and private fundraising efforts led by the Downtown BID and other community partners.

Next Steps

The resolution accompanying this memo authorizes the City to submit the grant application and commit matching funds. If awarded, the project will begin implementation in **March 2026**, with oversight and maintenance shared among the City, DBID, and local stakeholders.

We respectfully request the Finance Committee’s support for this resolution and the City’s financial participation in this transformative downtown placemaking initiative.

CITY OF STEVENS POINT COMMON COUNCIL

Resolution #

Authorizing Submission of Vibrant Spaces Grant Application

WHEREAS, it is the desire of the City of Stevens Point, Portage County, Wisconsin to file an application for state financial assistance from the Wisconsin Economic Development Corporation, Community Development Investment-Vibrant Spaces Grant Program for the Downtown Library Alley Activation, Riverfront Connection, Downtown Audio, Square Gazebo & Community Created Mural Project. This project will transform three essential entryways into the downtown by creatively enhancing these corridors with lighting, sound, color and vibrancy.

WHEREAS, this community investment project provides significant benefits to the City of Stevens Point, including:

- **Enhanced Public Safety and Accessibility:** Improves lighting and walkability in key downtown corridors, addressing safety concerns and increasing comfort for pedestrians, especially during evening hours.
- **Activation of Underutilized Spaces:** Transforms three key alleys—Library Alley, Artisan Alley, and the Riverfront Connection—into vibrant, welcoming public spaces through murals, landscaping, signage, and lighting.
- **Support for Local Artists and Businesses:** Engages local artists and entrepreneurs through the Emerging Muralist Program and Artisan Alley programming, drawing foot traffic, communication, and increasing visibility for creative businesses.
- **Improved Connectivity:** Strengthens pedestrian and bike connections between downtown, the Wisconsin River, and the Green Circle Trail, aligning with the City’s Downtown Targeted Area Master Plan.
- **Community Engagement and Programming:** Leverages partnerships with CREATE Portage County, local businesses, and the Downtown Business Improvement District to maintain and activate the spaces with events like ArtsWalk, Wine Walk, and Levitt AMP.
- **Alignment with Regional Economic Goals:** Advances regional CEDS objectives by investing in placemaking and the creative economy, fostering entrepreneurship, and enhancing quality of life.

WHEREAS, it is necessary to designate a representative for filing said application;

BE IT THEREFORE RESOLVED that the City of Stevens Point does hereby approve and authorize the preparation and filing of an application for the above referenced project.

NOW, THEREFORE, BE IT RESOLVED, that the City of Stevens Point adopt this resolution on the ____ day of November 2025.

Roll call vote: ____ Yes ____ No

Adopted this ____ day of December, 2025.

Mike Wiza, Mayor Dated

ATTEST: Susan Pagel, City Clerk Dated

RESOLUTION

[COMPREHENSIVE PLAN AMENDMENT – AMEND FUTURE LAND USE DESIGNATION – 825 WHITING AVENUE]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at 825 Whiting Avenue (**Parcel ID 281230805101103**) and described as LOT 1 CSM#1580-6- 38 BNG PRT SE NE S5 T23 R8 ESMT-369/537 150/532, City of Stevens Point, Portage County, Wisconsin, is hereby granted an amendment to the future land use designation of the subject property from 'institutional/Government' to 'Commercial/Office/Multi-Family.'

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: December 1, 2025
Adopted: December 15, 2025

Committee: Plan Commission
Drafted by: Adam Kuhn
Return to: City Clerk

RESOLUTION

[REZONE FROM THE “R-2” SINGLE-FAMILY RESIDENCE DISTRICT TO THE “R-4” MULTIPLE-FAMILY I RESIDENCE DISTRICT – 825 WHITING AVENUE]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at 825 Whiting Avenue (**Parcel ID 281230805101103**) and described as LOT 1 CSM#1580-6- 38 BNG PRT SE NE S5 T23 R8 ESMT-369/537 150/532, City of Stevens Point, Portage County, Wisconsin, is hereby granted a rezoning of the subject property from the “R-2” Single-Family Residence District to the “R-4” Multiple-Family I Residence District.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: December 1, 2025
Adopted: December 15, 2025

Committee: Plan Commission
Drafted by: Adam Kuhn
Return to: City Clerk

RESOLUTION

[CONDITIONAL USE PERMIT – 825 WHITING AVENUE – OPERATE A NURSING HOME FACILITY]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at 825 Whiting Avenue (**Parcel ID 281230805101103**) and described as LOT 1 CSM#1580-6- 38 BNG PRT SE NE S5 T23 R8 ESMT-369/537 150/532, City of Stevens Point, Portage County, Wisconsin, is hereby granted a conditional use permit to operate a nursing home facility on the subject property.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: December 1, 2025
Adopted: December 15, 2025

Committee: Plan Commission
Drafted by: Adam Kuhn
Return to: City Clerk