



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.

AGENDA

JOINT CITY PLAN COMMISSION & HISTORIC PRESERVATION / DESIGN REVIEW COMMISSION

Members

- Mayor Wiza
- Alderperson Kneebone
- Commissioner Armtsen
- Commissioner Beacom
- Commissioner Rice
- Commissioner Schade Stroik
- Commissioner Schuler

- Chair Tim Siebert
- Vice Chair Peter Munck
- Alderperson Marc Christianson
- Bary Calnan
- Carol Molepske
- Janet Jurgella Finn (Alternate 1)
- Dan Kryst (Alternate 2)

Date and Time: February 2, 2026
5:00 PM

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

OR

Zoom Teleconferencing

Meeting ID: 890 7161 8611

Passcode: 584895

By Computer:

<https://us02web.zoom.us/j/89071618611?pwd=LQTm7Qx9xE Nvas8G>

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

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Presentation by Somerville Architects on the proposed City Hall Campus.
3. A request from the City of Stevens Point for a design review to construct a principal structure, parking lot and associated site improvements on an unaddressed parcel bounded by Water Street and Ellis Street (Parcel ID 281240832202055), consistent with Ch. 22.05(2).
4. A request from the City of Stevens Point for a site plan review to construct a principal structure, parking lot and associated site improvements on an unaddressed parcel bounded by Water Street and Ellis Street (Parcel ID 281240832202055).

Closing Section:

5. Adjourn

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

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

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

Administrative Staff Report



Design Review & Site Plan Review City Hall – Bounded by Ellis & Water Street February 2, 2026

Department of Community Development
1515 Strongs Avenue, Stevens Point, WI
54481
Ph: (715) 346-1568 - Fax: (715) 346-1498

| | |
|---|---|
| <p>Applicant(s):</p> <ul style="list-style-type: none"> City of Stevens Point <p>Staff:</p> <ul style="list-style-type: none"> Adam Kuhn, Associate Planner akuhn@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 281240832202055 <p>Zone(s):</p> <ul style="list-style-type: none"> “B-3” Central Business District <p>Council District:</p> <ul style="list-style-type: none"> District 9 – Ald. Lang <p>Planned Use:</p> <ul style="list-style-type: none"> City Hall <p>Applicable Regulations:</p> <ul style="list-style-type: none"> Chapter 22 – Historic Preservation Ordinance Downtown Design Guidelines Chapter 23 – Zoning Ordinance | <p>Request</p> <p>A request from the City of Stevens Point for a design review to construct a principal structure, parking lot and associated site improvements on an unaddressed parcel bounded by Water Street and Ellis Street (Parcel ID 281240832202055), consistent with Ch. 22.05(2).</p> <p>A request from the City of Stevens Point for a site plan review to construct a principal structure, parking lot and associated site improvements on an unaddressed parcel bounded by Water Street and Arlington Ellis Street (Parcel ID 281240832202055).</p> <p>City Official Design Review / Historic District</p> <ol style="list-style-type: none"> Downtown Historic Design Review District <p>Staff Recommendation</p> <p>Approve the request for a design review to construct a principal structure, parking lot and associated site improvements on an unaddressed parcel bounded by Water Street and Ellis Street (Parcel ID 281240832202055), subject to the following conditions:</p> <ol style="list-style-type: none"> A building permit shall be obtained prior to the start of construction. The Designated Agent shall have the authority to approve minor amendments to the plan set. <p>Approve the request for a site plan review to construct a principal structure, parking lot and associated site improvements on an unaddressed parcel bounded by Water Street and Arlington Ellis Street (Parcel ID 281240832202055), subject to the following conditions:</p> <ol style="list-style-type: none"> A building permit shall be obtained prior to the start of construction. The Designated Agent shall have the authority to approve minor amendments to the plan set. |
|---|---|

Vicinity Map



Scope of Work

Overview: As Commissioners are aware, the City has been exploring the idea of relocating City Hall operations away from the Portage County Courthouse building into a new space. After discussion, the Council last year elected to construct a new City Hall building on the site identified in the vicinity map above.

The subject area is located within the Downtown Design Review District – one of three historic districts located within the city. Properties identified in a local historic district, or applied a local landmark designation, must adhere to the Historic Preservation / Design Review Commission’s Design Guidelines when building and site improvements are requested. According to Section 7.4 of the Historic Preservation / Design Review Commission’s Design Guidelines, new construction is considered a ‘major work’ and requires the review and approval of the Commission. Said requirement is outlined below.

Sec. 7.4: Major and Minor Works

Sec. 7.4.1 Major Works (HPDRC Approval)

a. New construction or additions to primary buildings

The process to obtain a design review from the Historic Preservation / Design Review Commission is identified below.

CHAPTER 22: HISTORIC PRESERVATION

Division 5.02 Regulation of Construction, Reconstruction, Alteration, and Demolition

No owner or person in charge of a historic structure or historic site, or property located within a historic district shall reconstruct, alter, or demolish all or any part of the exterior of such property or construct any improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless approval has been granted by the commission.

Upon the filing of any request for a design review certificate with the commission, the commission shall review the request in accordance with the design guidelines. If the commission determines that the application for a design review certificate and the proposed changes are consistent with the design guidelines, it shall issue the design review certificate. Upon the issuance of such certificate, any other required permits shall be obtained.

Within this agenda is a request for the City's Plan Commission to conduct a site plan review of the proposed building and site development. Although action by the Plan Commission is not required per the City's Zoning Code, City Administration requested that the Plan Commission provide input on the proposed site design. An analysis of relevant site design standards is highlighted below, based on the enclosed plan submittal. As is addressed throughout this report, the plan submittal includes options to include and not include an enclosed parking area that is attached to the City Hall building. This report examined both design options; however, it will be up to the Common Council in the weeks ahead as to whether an enclosed parking area is included in the final plans for bid.

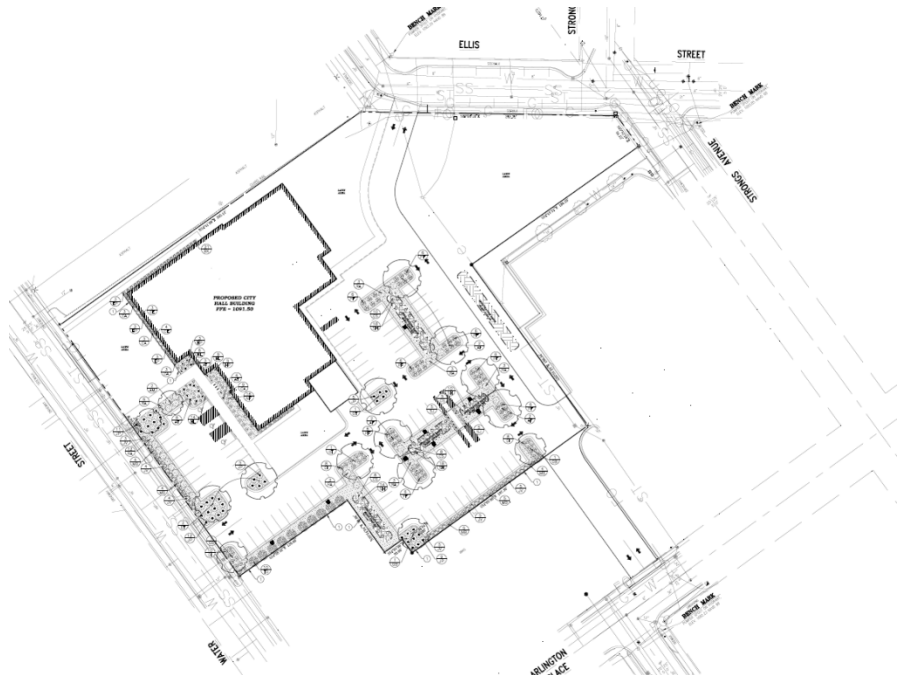
HPDRC Guidelines of Review

(numbers below pertain to the pertinent guideline standards)

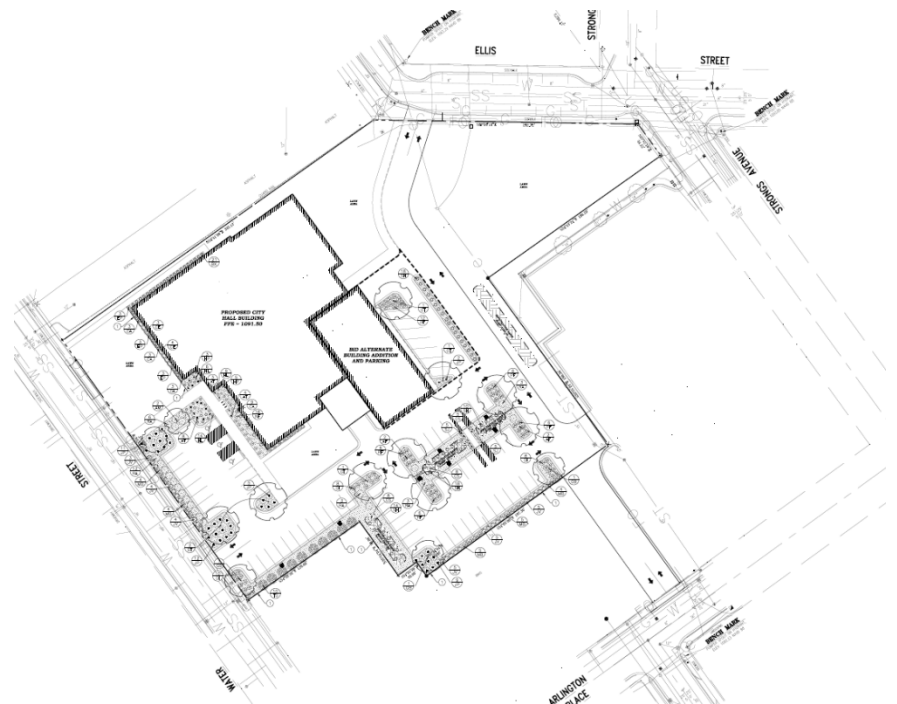
***Other standards within the design guidelines not specifically mentioned below have been reviewed and are met or not applicable pertaining to the proposed building improvement activities.

SEC. 5.1.2: Commercial Construction: Massing, Scale & Orientation Guidelines

1. Buildings within Stevens Point's Downtown Historic / Design Review District are of similar heights. Therefore,



Site & Landscaping Plan – No Enclosed Parking Area



Site & Landscaping Plan – Including an Enclosed Parking Area

the height of a new building should be compatible with other buildings in the district when measured from grade.

Analysis: The proposed building would stand two stories in height at a peak height of 38 feet. Adjacent buildings range from being single-story (e.g., Children’s Wisconsin & the Beth Israel Synagogue) to five stories in height (e.g., Berkshire).

Findings: The proposed two-story building would a comparable height to neighboring buildings and serve as a gradual increase in peak building height from the south to the Downtown area.

2. All new buildings should be compatible in height with adjacent buildings on the block.

Analysis: Please see standard #1 above.

Findings: This standard is met.

3. A new building’s height to width ratio should be consistent with existing historic structures. Floor-to-floor heights of new buildings should be similar to the proportions of the existing.

Analysis: The proposed building would stand 38 feet in height. A maximum building width of 197 feet would exist if an enclosed parking area were not added onto the building. If the enclosed parking area is added onto the building, maximum building width would be 218 feet.

Findings: The building has a proposed square look to it that is similar with other multi-story buildings located in the near vicinity (e.g., Berkshire, Courthouse, etc.).

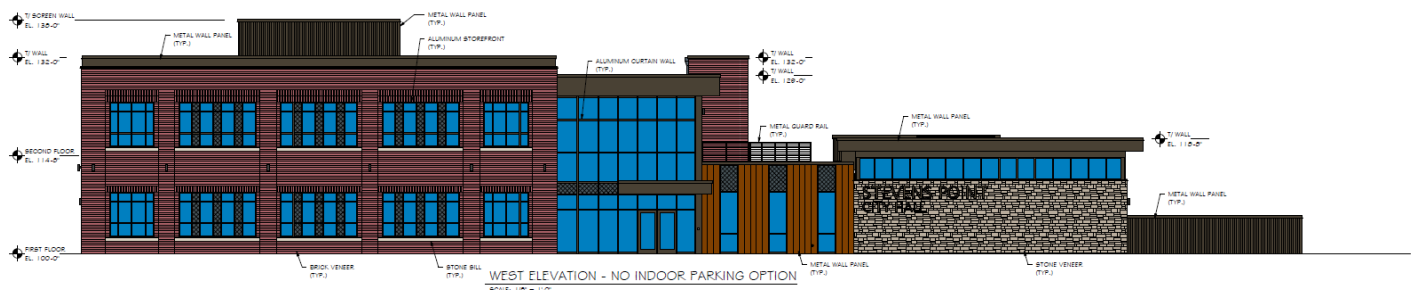
4. The overall building massing and placement on the lot should be similar to that of other buildings in the historic district. Commercial buildings within the interior of the block should be built to the front property line resulting in a continuous building line.

Analysis: A building setback of 66 feet is proposed off of Water Street. Adjacent buildings range significantly in terms of the amount of building setback provided from a street. The Berkshire building provides roughly four feet of street setback off of Water Street, 18 feet provided for the Beth Israel Synagogue, and 13 feet for the Portage County Annex building. A greater street setback is being requested for City Hall due to the amount of visitor traffic coming in and out of the site, and ensuring that parking accommodations in close proximity can be provided. Additionally, the building is requested to be set back farther to preserve an open space area adjacent to Water Street.

5. The space between buildings should reflect the existing pattern of property development within the district. Historically, buildings within the interior of a block were built to the side property line, usually sharing a wall with its neighbor.

Analysis: Ten feet of side yard setback is provided from the northwest lot line.

Findings: While it is common for buildings along Main Street and Clark Street to share a common wall along the



side lot line, buildings on the periphery of the Downtown provided greater separation from one another. The proposed side yard setback allows for the minimum number needed to satisfy Building Code requirements, while ensuring that it still meets the spirit of buildings in a historic district to be close to one another.

6. Where buildings are set back from the front property line, the parking should be to the side and rear only.

Analysis: Parking is provided in the front, side and rear elevations of the building.

Findings: As part of this request, the City is requesting a deviation from this standard to allow for parking closer to the street lot line.

7. New buildings should have their main entrance and primary architectural façade facing the street. New buildings should have a rear entrance to accommodate rear parking and access.

Analysis: The main entrance is proposed to be off of Water Street, with secondary employee only access along the north elevation. Primary architectural details are located along the front elevation – ranging with the use of brick veneer, metal wall panel and stone veneer.

Findings: This standard is met.

SEC. 5.1.3: Commercial Construction: Design, Proportion & Architectural Guidelines

1. The design of a new building should not attempt to create a false historic appearance, but rather complement buildings in the existing district. New construction should have its own character and style.

Analysis: The proposed building aims to be compatible with the Weber Tackle Building that was historically located on the subject area. As shown within the elevation plans, the proposed building complements key features of the Weber Tackle Building – the use of brick veneer and a fenestration pattern that has a similar ratio of solids and voids – to present an industrial feel for a building that will house an institutional use.

Findings: Staff believes that this standard is met.



2. **Use materials that are common to the district such as brick, stone, terra cotta, wood, and metal. Modern materials are appropriate on a new building, however, masonry should be the predominant material on the façade as most of downtown’s historic structures are brick or stone. Whenever modern materials are used, they should be similar in their physical qualities to historic materials found in the district.**

Analysis: Brick veneer is the predominant façade material used on the proposed building, with other materials used consisting of metal and stone.

Findings: This standard is met.

3. **The fenestration of a new building should reflect that of existing historic structures within the district in proportion, shape, location, pattern and size. The ratio of solids to voids on a building’s façade should reflect the buildings within the same block.**

Analysis: Please see standard #1 above.

Findings: The proposed fenestration pattern is consistent with other buildings located in the near vicinity, particularly more modern buildings (e.g., Berkshire) located within the Downtown Design Review District.

4. **New construction should include storefront elements proportional to that of existing historic structures.**

Analysis: Storefront elements are not proposed due to the institutional use proposed within the building.

Findings: This standard is met.

5. **Aluminum and vinyl siding are not recommended on new construction within the Downtown Historic / Design Review District.**

Analysis: Aluminum is the proposed material for the window muntins. Vinyl siding is not proposed.

Findings: While aluminum is proposed for the windows, its feature is small in scale compared to the other façade materials that would be used.

6. **Architectural details such as cornices, arches, and parapet walls give a building texture and define its scale. New construction should reflect that of existing structures. The orientation and pattern of windows, doors, and architectural details can help reduce the impact to new construction.**

Analysis: A parapet wall and metal guard rail are proposed to provide greater variation in true building height.

Finding: This standard is met.

SEC. 3.14: Mechanical and Communication Equipment

4. **Mechanical equipment including utility meters and heating and air conditioning equipment should be located at the rear of a structure if feasible. Mechanical equipment which can be seen from the street should be screened with shrubbery or appropriate fencing.**

Analysis: Mechanical equipment is proposed on the roof of the building, which would be shielded from public view via privacy fencing.

Findings: This standard is met.

SEC. 4.1: Landscaping Guidelines

4. **When adding new landscaping, native and commonly occurring vegetation is recommended. New plant materials should be appropriate in species and scale to existing plant materials in the immediate vicinity.**

Analysis: The submitted landscaping plan proposes a range of 40’ tall trees, 3-4’ tall shrubs, ornamental grasses

and perennials. The landscaping is located primarily within landscaped areas within the parking lot and along the perimeter of the building.

Findings: This standard is met.

- 5. Shrubbery planted along building edges and property lines should have a mature height of less than six (6) feet.**

Analysis: Most shrub species are proposed to be 3-4' in height, with the exception of Techny Arborvitae that would stand 10-15' tall at maturity. These shrubs would be located near the southeast corner of the subject area.

Findings: As part of this request, an exception is being sought to allow for a taller shrub to provide separation between the City Hall building and the Beth Israel Synagogue.

- 6. Trees, shrubs, and fencing should be used to screen service areas, garbage enclosures and, whenever possible, parking areas.**

Analysis: Trees and shrubs are located within the parking lot in accordance with the City's Zoning Code.

Findings: This standard is met.

SEC. 4.2: Lighting Guidelines

- 1. The design of lighting fixtures and poles should be compatible in size, scale, material, and brightness with the structure, landscape, and neighborhood setting.**

Analysis: Bollards are proposed to be located throughout the parking lot at a height of 30 inches from grade.

Findings: The proposed bollards have a more pedestrian feel given their short height and best assimilates with the broader historic district by ensuring that it complements adjacent site designs.

SEC. 4.3.1: Parking Lot Guidelines

- 1. Parking lots, driveways, and sidewalks shall comply with any ordinance requirements for size and landscaping elements as well as site grading.**

Analysis: The parking lot satisfies minimum design standards as outlined in the City's Zoning Code.

Findings: This standard is met.

- 4. Large expanses of parking are not recommended. Parking should be adequately landscaped with buffers and vegetative islands. Pedestrian access and crossings should be clearly designated in parking areas.**

Analysis: The parking lot is broken up by terminal landscaped islands as required in the City's Zoning Code. Perimeter landscaping is also proposed.

Findings: This standard is met.

- 6. Commercial parking areas should be surfaced with suitable materials such as asphalt, concrete, brick, etc. Gravel, crushed stone, or other loose material including unpaved lots are not recommended.**

Analysis: The parking lot would comprise of asphalt.

Findings: This standard is met.

Site Plan Review

1. Setbacks.

Analysis: The subject area is zoned “B-3” Central Business District. Within the “B-3” District, there are no street, side and rear setback requirements.

Findings: The setbacks that are provided exceed minimum requirements for the “B-3” District.

| <i>Lot Line</i> | B-3 Setback Requirements | Proposed Setbacks – No Enclosed Parking | Proposed Setbacks – Enclosed Parking |
|-----------------|---------------------------------|---|---|
| <i>Street</i> | 0 feet | 66’ off of Water Street, 101’ off of Ellis Street | 66’ off of Water Street, 101’ off of Ellis Street |
| <i>Side</i> | 0 feet | 10’ off of northwest lot line, 147’ off of southeast lot line | 10’ off of northwest lot line, 127’ off of southeast lot line |
| <i>Rear</i> | 0 feet | 150’ | 99’ |

2. Density.

Analysis: Within the “B-3” District, permitted commercial land uses do not have a minimum lot size requirement.

Findings: As the subject property is 128,851 square feet in size, the proposed use meets minimum density restrictions.

3. Building Height.

Analysis: The proposed structure will be 38 feet tall.

Findings: Buildings within the “B-3” District are restricted to a max height of 35 feet. Structures may surpass 35 feet in height, at a height not to exceed 85 feet, if a fire prevention system exists that is approved by the Fire Department. The proposed structure would be equipped with a fire prevention system.

4. Parking and Traffic Flow.

Analysis: As the subject property is zoned “B-3” Central Business District, minimum off-street parking requirements identified in the Zoning Code are waived. With the enclosed garage, the proposal seeks 72 surface parking stalls and 15 indoor parking stalls. Without the enclosed garage, the proposal seeks 87 surface parking stalls. One access point is proposed off Ellis Street, Arlington Place and Water Street.

Findings: The number of parking stalls provided aligns with the number of City employees who would work in the building, along with providing ample visitor parking areas for peak times of the year (e.g., committee meetings, tax payments, etc.). With access points off of each adjoining public street, staff believes that traffic circulation is sufficient within and around the site.

5. Utilities.

Analysis: Utility infrastructure exists within the adjacent street right-of-way to accommodate the proposed development. Infiltration basins are proposed along the south and east lot lines. Public Utilities staff have reviewed the proposed stormwater facilities and believes that it can handle anticipated stormwater flow as a result of the proposed development.

Findings: This standard is met.

6. Landscaping.

Analysis: The submitted landscaping plan proposes a range of 40' tall trees, 3-4' tall shrubs, ornamental grasses and perennials. The landscaping is located primarily within landscaped areas within the parking lot and along the perimeter of the building.

Findings: Based on the landscaping plan submitted, City staff believes that it meets minimum landscaping requirements as outlined within the Zoning Code.



HISTORIC PRESERVATION/ DESIGN REVIEW COMMISSION

City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
P: (715) 346-1567 F: (715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR DESIGN REVIEW

ADMINISTRATIVE SUMMARY (Staff Use Only)

| | | | | | |
|---|--|----------------|--|---------------------------------|--|
| Application # | | Date Submitted | | Assigned Case Manager | |
| Associated Permits or Applications (if any) | | | | Pre-Application Conference Date | |
| Decision | | Date Reviewed | | Staff Signature | |
| Notes: | | | | | |

APPLICANT/CONTACT INFORMATION

| APPLICANT INFORMATION | | CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>) | |
|-----------------------|-------------------------|--|--------------------------|
| Applicant Name | City of Stevens Point | Contact Name | Jarod Kivela |
| Address | 1515 Strongs Ave | Address | 1515 Strongs Ave |
| City, State, Zip | Stevens Point, WI 54481 | City, State, Zip | Stevens Point, WI 54481 |
| Telephone | 715-346-1570 | Telephone | 715-346-1567 |
| Fax | | Fax | |
| Email | | Email | jkivela@stevenspoint.com |

OWNERSHIP INFORMATION

| PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? <input type="checkbox"/>) | | PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed) | |
|---|-------------------------|--|--|
| Owner's Name | City of Stevens Point | Owner's Name | |
| Address | 1515 Strongs Ave | Address | |
| City, State, Zip | Stevens Point, WI 54481 | City, State, Zip | |
| Telephone | 715-346-1570 | Telephone | |
| Fax | | Fax | |
| Email | | Email | |

PROJECT SUMMARY

| | | |
|---|--|----------|
| Subject Property Location [Please Include Address and Assessor's Identification Number(s)] | | |
| Parcel 1 | Parcel 2 | Parcel 3 |
| 1039 Ellis Street (Parcels being combined; see CSM) | | |
| Legal Description of Subject Property | | |
| Lot 1 of Portage County Certified Survey Map Number 012080, located in Government Lot 2 of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin. | | |
| Area of Subject Property (Acres/Sq Ft) | Area of Building or Structure (Sq Ft) | |
| 2.958 acres (128,851 sqft) | Approx 38,000 sqft primary structure (additional may be added if garage is constructed). | |


| | | | |
|---|--|---|--|
| Current Zoning District(s) | | Current Historic District(s) - Local, State, National | |
| B3 - Central Business District (Future Zoning of "Institutional") | | Downtown Design Review District | |
| Designated Future Land Use Category | Current Use of Property | Proposed Use of Property | |
| Downtown District | Vacant/Storage for Portage County - Building Being Razed | City of Stevens Point City Hall Offices | |
| Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary) | | | |
| See attached document | | | |
| Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer. | | | |
| See attached document | | | |
| Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer. | | | |
| See attached document | | | |
| Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer. | | | |
| See attached document | | | |
| Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer. | | | |
| See attached document | | | |

EXHIBITS

| | | |
|---|-------------------------------------|---|
| Letter to District Alderperson (www.stevenspoint.com/Directory) | <input type="checkbox"/> | Additional Exhibits If Any (List): CSM, Landscaping plan and lighting plan. Note: sample materials will be available at the meeting. |
| Photographs of Building or Structure | <input type="checkbox"/> | |
| Renderings or Elevations | <input checked="" type="checkbox"/> | |
| Site Plan (for additions, and new construction) | <input checked="" type="checkbox"/> | |

CERTIFICATION AND SIGNATURE

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

| Signature of Applicant | Date | Signature of Property Owner(s) | Date |
|---|---------|---------------------------------------|---------|
|  | 1/26/26 | See attached email for Mayor approval | 1/26/26 |

Briefly describe the proposed building, structure construction, reconstruction or exterior alteration. Please also provide rationale for the design review request, along with the time schedule (if any) for the project. (Use additional pages if necessary)

The proposed project includes the construction of a new City Hall building at 1039 Ellis Street (may be readdressed). The existing structure on the property is currently being demolished. Following completion of the demolition, a new municipal facility will be constructed on site (closer to Water Street). The proposed building is intended to meet modern City Hall operational needs while reinforcing the architectural character of the Downtown Design Review District.

The new building design is being developed to pay homage to the original Weber Tackle (Weber Lifelike Fly) building that historically occupied the site (the Frost Fishing Tackle Company was purchased by Weber Tackle in 1926 and moved to this location in 1928). Since the construction of the original Weber Tackle building, numerous additions were made, and substantial exterior changes occurred over time, resulting in the loss of much of the building's historic architectural image. Most notable was the covering of the original brick and windows with EIFS-type material. With the existing structure being razed, the proposed City Hall design will reference historic photographs and incorporate materials and architectural elements reflective of the original building's character. Proposed features include brick façades with soldier coursing, brick lintels, and other traditional architectural detailing, as well as large, tall windows that mimic the scale and proportions of the original structure's openings and enhance the building's street presence.

While the design incorporates historic-inspired elements, it also introduces complementary contemporary materials to support a modern and timeless civic facility. This includes the incorporation of Corten steel, referencing the "POINT" sign on the north side of the community and other civic art elements in Stevens Point, along with a white brick/stone palette that works cohesively with the Bedford limestone found on many downtown buildings (Sentry). These elements will be brought together with a solid, dark metal trim system to provide a cohesive, durable, and timeless finish.

This design review request is being submitted to confirm that the proposed City Hall design aligns with the intent of the Downtown Design Review District. As a public building and long-term civic investment, the City and its design team are focused on creating a facility that both honors the history of the site and contributes a high-quality, functional, and lasting addition to the downtown environment.

Tentative Project Timeline:

- Completion of construction plans: early April
- Council authorization to bid: April 20
- Bid opening/closing: May 12
- Council consideration/award of construction contract: June 1
- Anticipated construction start: June or early July

Will the proposed work detrimentally change, destroy or adversely affect any exterior architectural features of the improvement upon which said work is to be done? Explain your answer.

No. The proposed work will not detrimentally change, destroy, or adversely affect exterior architectural features of the existing improvement because the current structure has already been substantially altered over time and no longer retains intact, character-defining historic exterior features. The existing building is being demolished as part of an approved redevelopment plan, and the proposed project involves new construction rather than rehabilitation of the existing façade. The new City Hall design is intended to enhance the architectural character of the site by incorporating historically inspired materials and detailing that pay tribute to the original Weber Tackle building while meeting modern standards and the intent of the Downtown Design Review District.

Does the proposed work match and harmonize with the external appearance of adjacent neighboring improvements. Explain your answer.

Yes. The proposed building is designed to match and harmonize with the external appearance of adjacent and nearby downtown improvements through its use of durable, high-quality materials and architectural detailing that reflects the traditional character of the area. The design incorporates brick façade elements, window proportions, and historic-inspired features that are consistent with the scale and rhythm found throughout the downtown district. In addition, complementary modern materials such as corten steel and lighter masonry/stone elements are being incorporated in a way that remains cohesive with surrounding buildings and the broader Downtown Design Review District standards. Overall, the proposed City Hall will reinforce the established architectural character of the neighborhood while providing a modern, timeless civic building that fits within its context.

Does the proposed work conform to the objectives of the historic preservation plan for said district (if any)? Explain your answer.

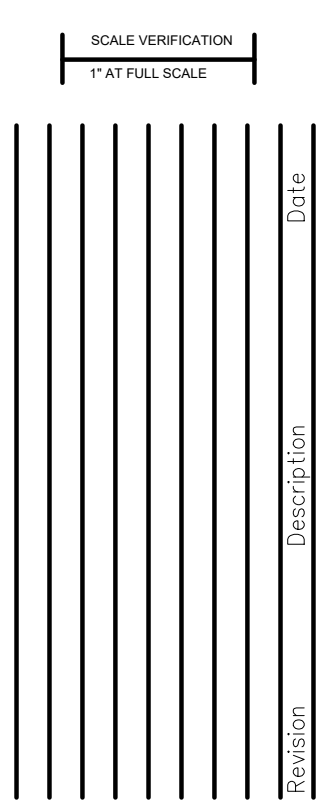
Yes. The proposed work conforms to the objectives of the Historic Preservation Plan for the district because it is designed to respect and reinforce the historic character of the downtown area, even though the existing structure on the site has lost most of its original historic integrity due to extensive modifications over time. The proposed City Hall will incorporate historic-inspired architectural elements, including traditional masonry materials, brick detailing (such as soldier coursing and lintels), and vertically proportioned window openings, to reflect the character of the original Weber Tackle-era building and the broader downtown building patterns.

In addition, the project supports the intent of historic preservation planning by promoting context-sensitive new construction that complements surrounding development, contributes to a cohesive streetscape, and acknowledges the community's industrial heritage while providing a functional, long-term civic facility.

Does the proposed work conform with the architectural design guidelines with emphasis on contextual issues including compatibility of size, volume proportions, rhythm, materials, detailing, colors, and expressiveness? (Historic Design Guidelines can be found at www.stevenspoint.com) Explain your answer.

Yes. The proposed City Hall design is intended to conform with the architectural design guidelines and emphasizes contextual compatibility with the Downtown Design Review District. The building's overall massing and proportions are being designed to fit within the scale of surrounding downtown development, with strong façade details and large window openings to establish an appropriate rhythm along the street. The project incorporates durable, high-quality materials, most notably traditional masonry/brick, along with historic-inspired detailing such as brick soldier coursing and lintels to reflect the architectural character found throughout the district and to pay tribute to the original Weber Tackle-era building on the site.

In addition, the proposed material choices and exterior finishes are intended to be cohesive with nearby downtown structures by incorporating complementary elements such as lighter masonry/stone tones consistent with existing limestone features downtown, balanced with modern accents like Corten steel and a timeless dark metal trim. Overall, the design blends historic reference points with contemporary civic architecture in a way that supports compatibility in size, volume, rhythm, materials, detailing, and overall visual expression, consistent with the intent of the City's architectural design guidelines.



GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION, EXCEPT AREAS NOTED ON THIS DOCUMENT TO BE SODED.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
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PLANTING SCHEDULE:

| TREES SYMBOLS | BOTANICAL NAME | COMMON NAME | INSTALLATION SIZE | SIZE AT MATURITY | QUANTITY |
|---------------|---|---|-------------------|---------------------|----------|
| AF | ACER X FREEMAN 'LETTERSRED' AUTUMN BLAZE | FREEMAN MAPLE | 2.5" GAL | 40-50" X 30-40" W | 6 |
| AM | AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' | AUTUMN BRILLIANCE SERVICEBERRY (SINGLE TRUNK) | 2.5" GAL | 25" T X 25" W | 2 |
| OB | OMEGA BUSH 'PRINCETON SENYU' | MADEIRA TREE | 2.5" GAL | 40-50" T X 30" W | 3 |
| GT | GLEDITSIA TRICANTHOS INERMIS 'SKYCOLE' | SKYLINE THORNLESS HONEYLOCUST | 2.5" GAL | 35-45" T X 25-35" W | 4 |

| SHRUBS SYMBOLS | BOTANICAL NAME | COMMON NAME | INSTALLATION SIZE | SIZE AT MATURITY | QUANTITY |
|----------------|----------------------------------|------------------------------------|-------------------|--------------------|----------|
| BK | BUXUS 'GREEN GEM' | GREEN GEM BOXWOOD | 5 GAL | 3'-4" T X 3'-4" W | 21 |
| CS | CORNUS STOLONIFERA 'FARROW' | ARCTIC FIRE RED TWIG DOGWOOD | 24" | 3'-4" T X W | 31 |
| DI | DIERILLA IONICSEA | DWARF BUSH HONEYSUCKLE | 5 GAL | 3" T X 3" W | 26 |
| HP | HYDRANGEA PANCULATA 'BOBO' | BOBO PANICLE HYDRANGEA | 24" | 2.5-3" T X 3-4" W | 8 |
| JP | JUNIPERUS X PITZERIANA 'KALAY'S' | KALAY'S COMPACT PITZER JUNIPER | 24" | 2-3" T X 4-6" W | 25 |
| JV | JUNIPERUS VIRGINIANA 'GREY OWL' | GREY OWL JUNIPER | 5 GAL | 3'-4" T X 4'-6" W | 26 |
| MB | MICROBIOTA DECUSSATA 'CONDREV' | DREW'S BLUE DWARF SIBERIAN CYPRESS | 5 GAL | 3" T X 3" W | 22 |
| PF | POTENTILLA FRUTICOSA 'GOLD STAR' | GOLD STAR POTENTILLA | 24" | 2" T X 3" W | 48 |
| RA | RUS 'ARIMATICA' 'GOLD-LOW' | GOLD-LOW FRAGRANT 'SUNAC' | 24" | 2-3" T X 6" W | 39 |
| SJ | SPIRAEA JAPONICA 'SUNSHINER' | DOUBLE PLAY RED SPIREA | 24" | 2-3" T X W | 10 |
| TD | THIAA OCCIDENTALIS 'TECHNY' | TECHNY ARBOREVIETAE | MIN. 3' HT. | 10-15" T X 6-10" W | 10 |

| ORNAMENTAL GRASS SYMBOLS | BOTANICAL NAME | COMMON NAME | INSTALLATION SIZE | SIZE AT MATURITY | QUANTITY |
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| CA | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FOERSTER'S FEATHER REED GRASS | #2 POT | 4-6" T X 2" W | 18 |
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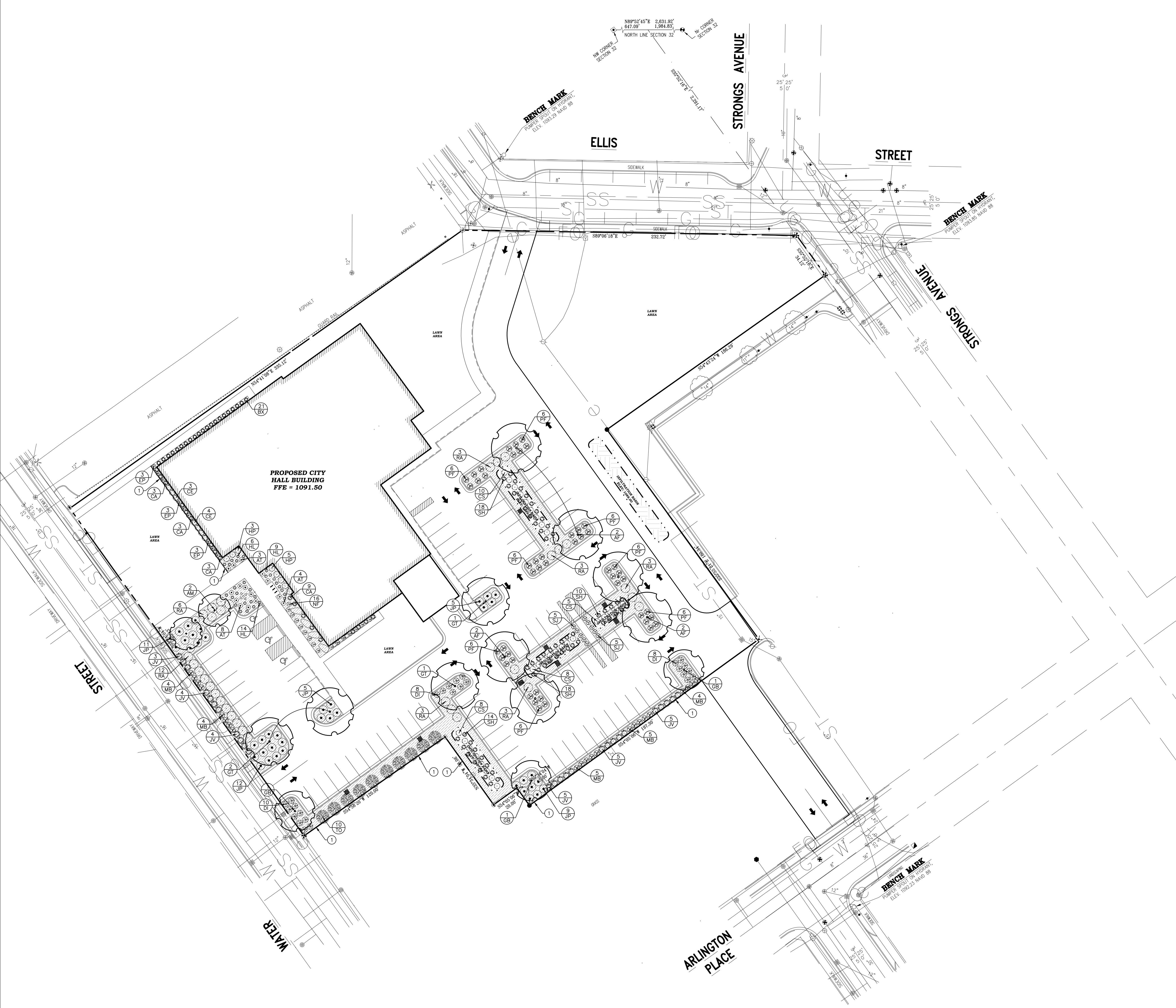
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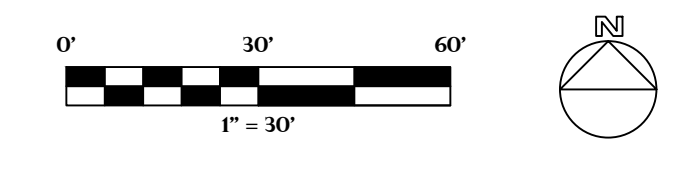


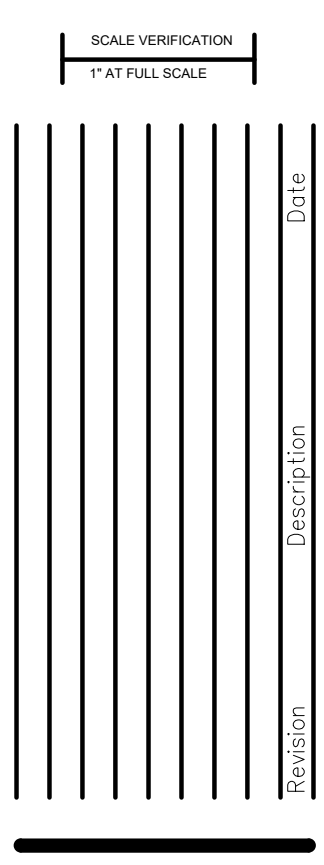
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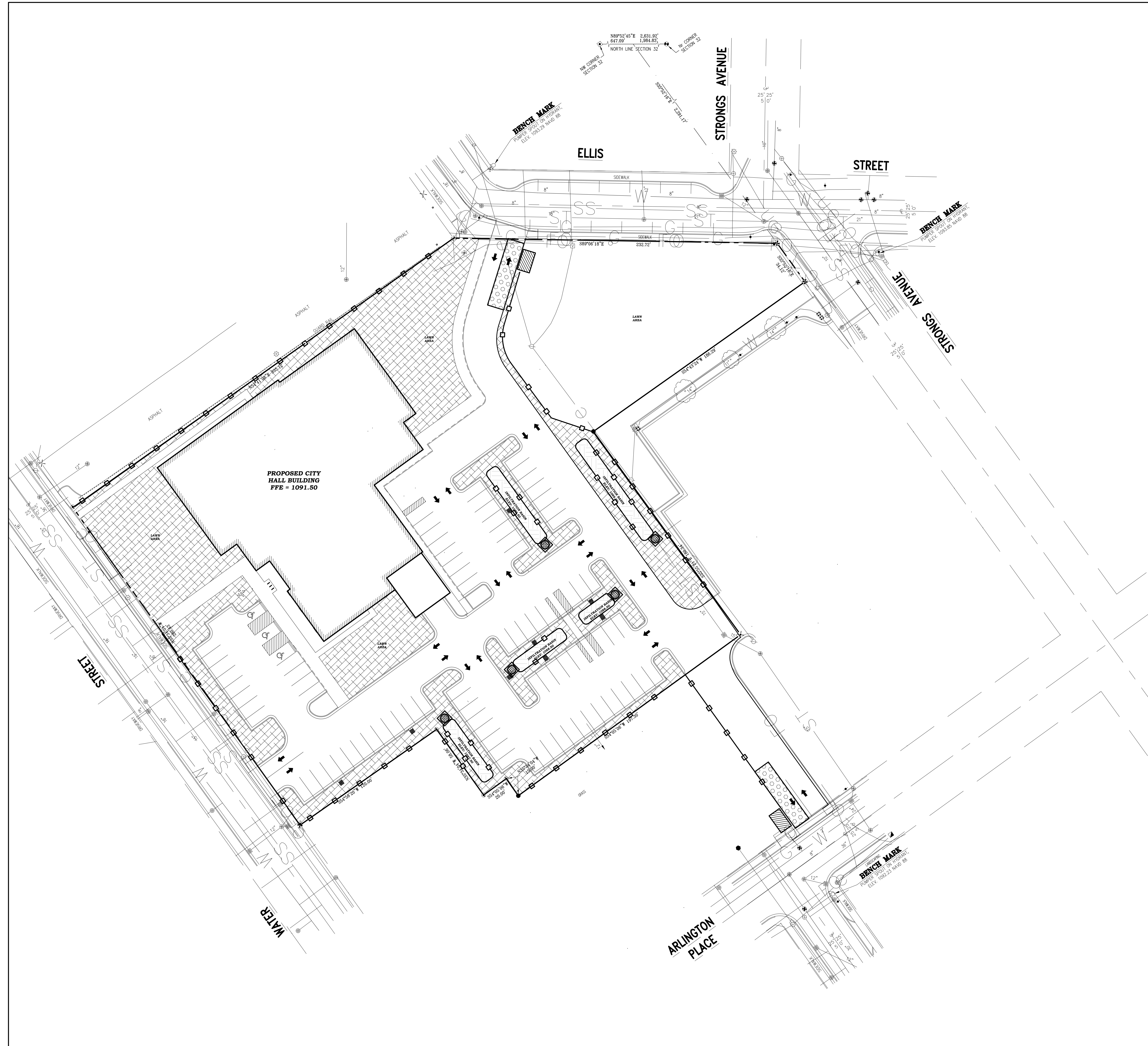


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19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-INFILTRATION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO-INFILTRATION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

| | | | |
|----------------------------|-----|-----|--------|
| EXISTING CONTOUR | --- | 885 | --- |
| PROPOSED CONTOUR | --- | 885 | --- |
| PROPOSED SILT FENCE | □ | 2 | ○ C601 |
| PROPOSED INLET PROTECTION | ◆ | 3 | ○ C601 |
| ROCK CONSTRUCTION ENTRANCE | ⊙ | 4 | ○ C601 |
| CONCRETE WASHOUT AREA | ▨ | 5 | ○ C601 |
| EROSION CONTROL BLANKET | ▩ | 8 | ○ C601 |

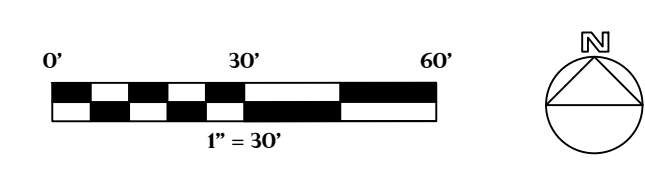


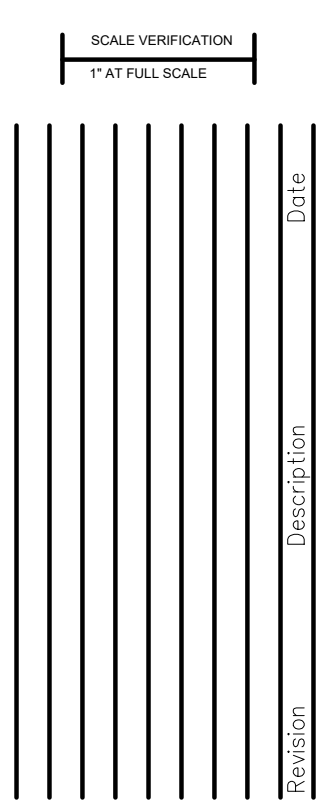
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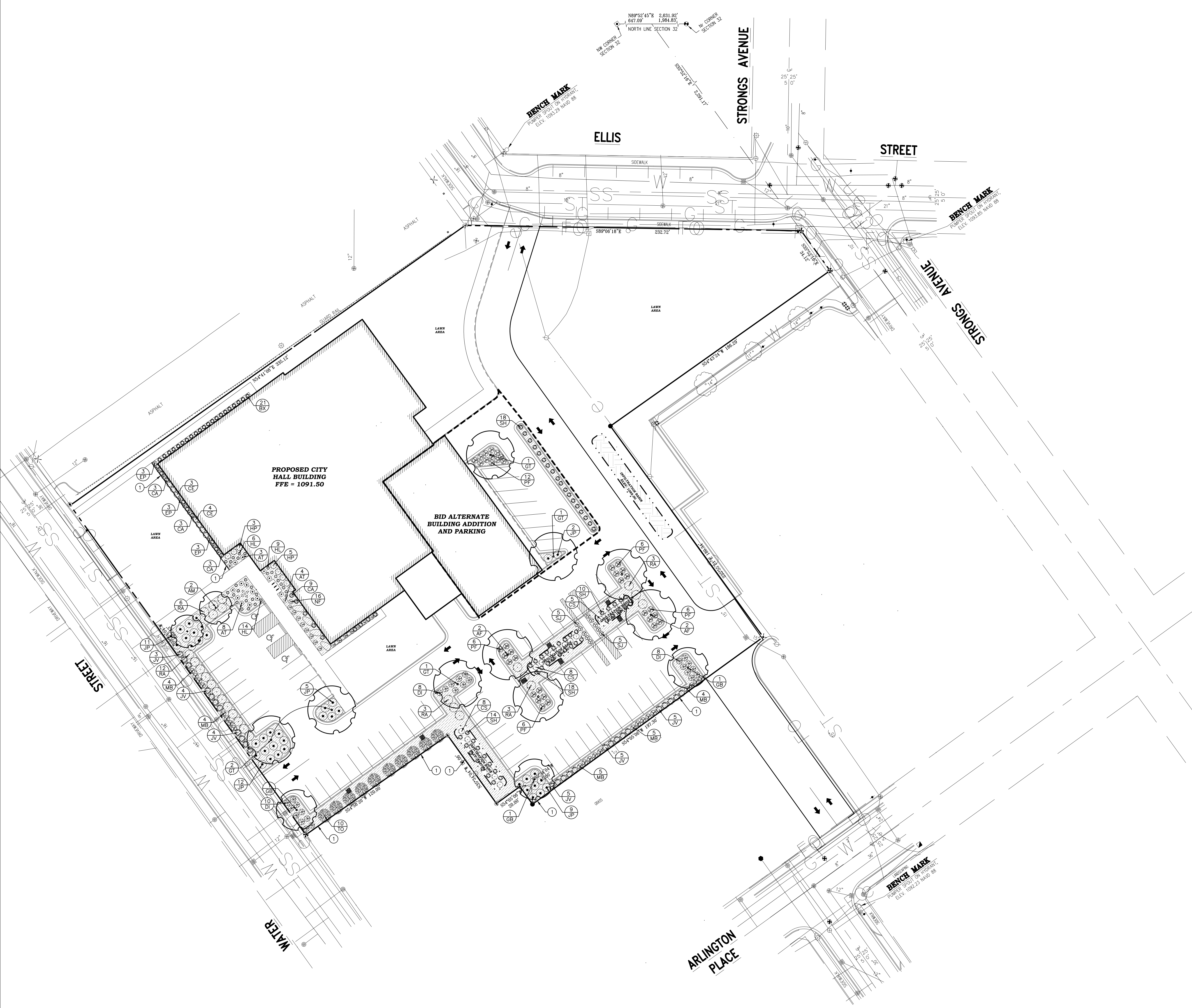
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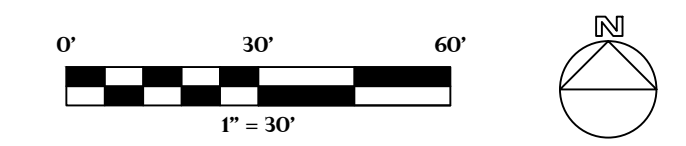


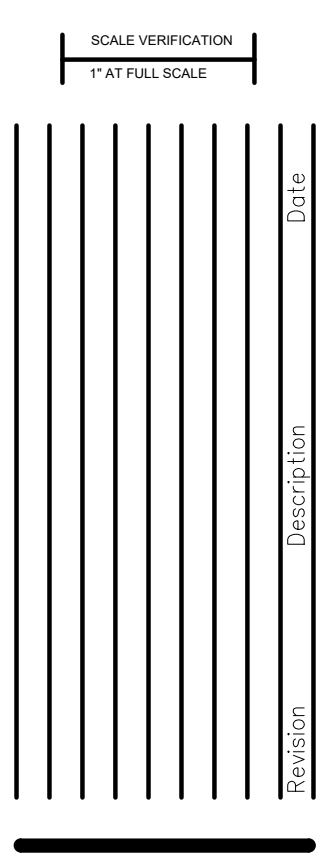
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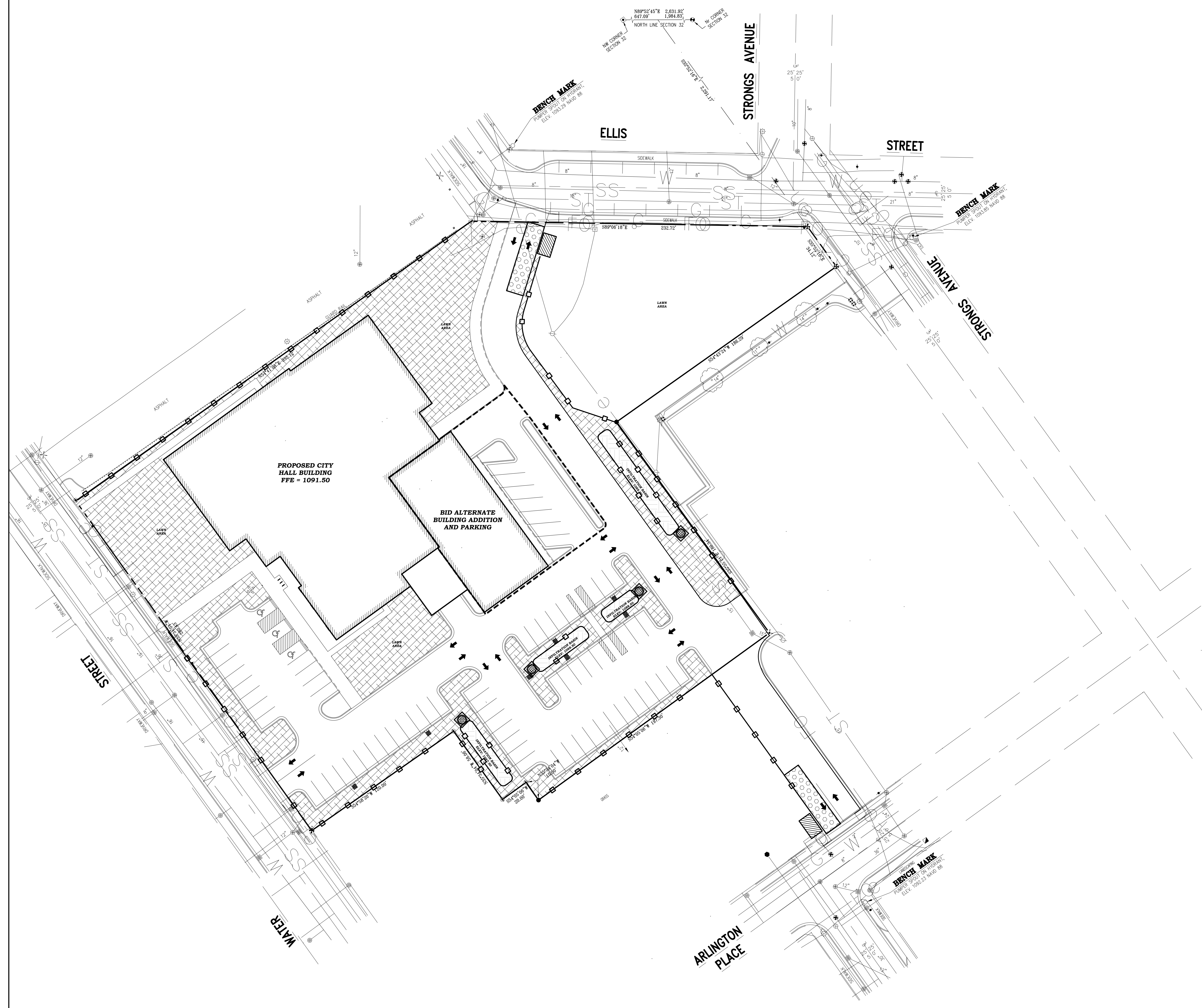


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16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIO-INFILTRATION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-INFILTRATION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO-INFILTRATION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

| | | | |
|----------------------------|-----|-----|--------|
| EXISTING CONTOUR | --- | 885 | --- |
| PROPOSED CONTOUR | --- | 888 | --- |
| PROPOSED SILT FENCE | □ | 2 | ○ C601 |
| PROPOSED INLET PROTECTION | ◆ | 3 | ○ C601 |
| ROCK CONSTRUCTION ENTRANCE | ⊙ | 4 | ○ C601 |
| CONCRETE WASHOUT AREA | ▨ | 5 | ○ C601 |
| EROSION CONTROL BLANKET | ▩ | 8 | ○ C601 |

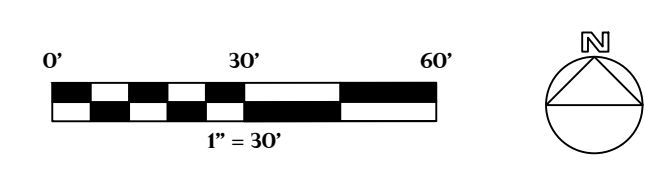


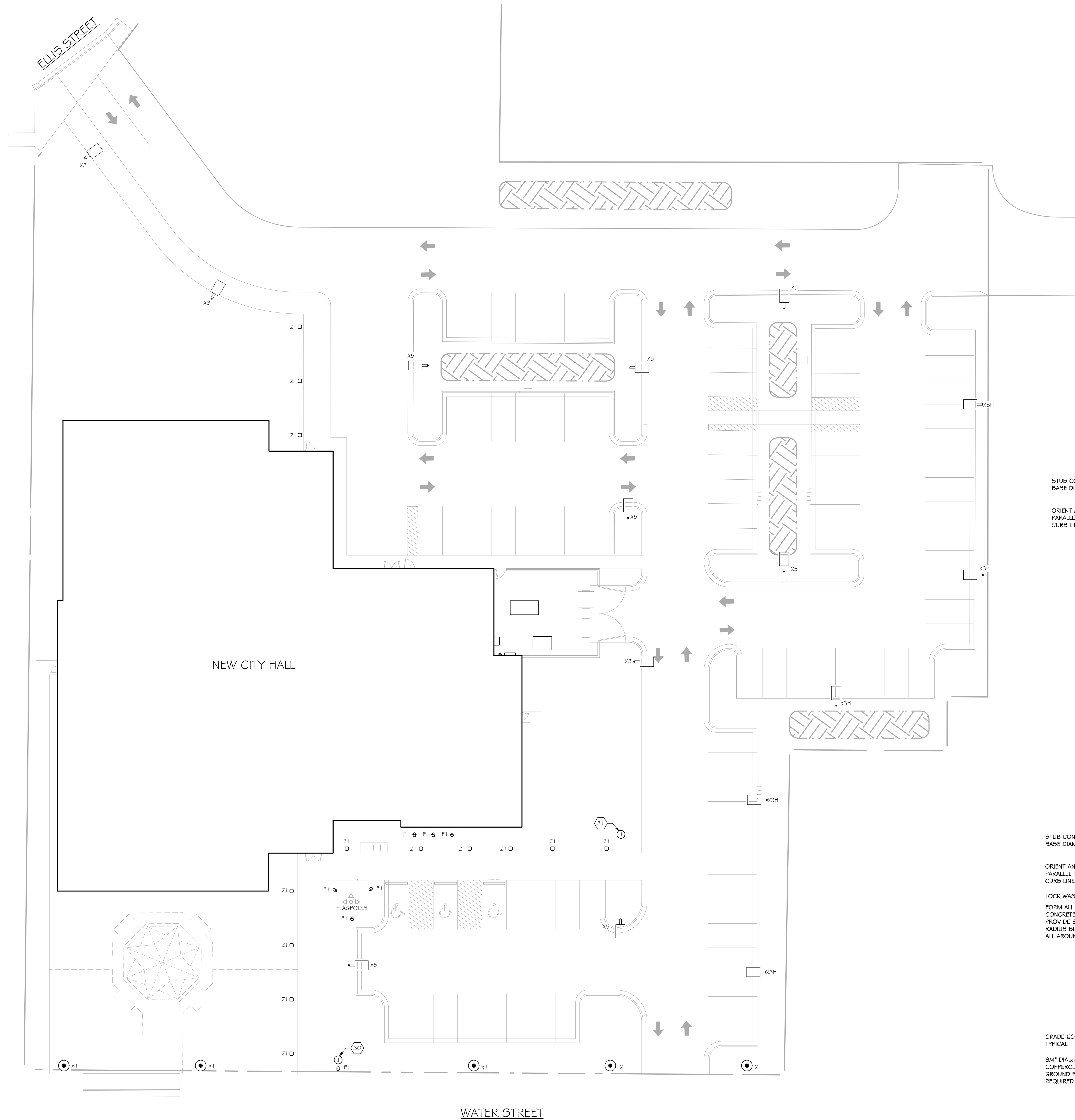
BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.
BENCHMARK #1
BENCHMARK INFO FROM SURVEY

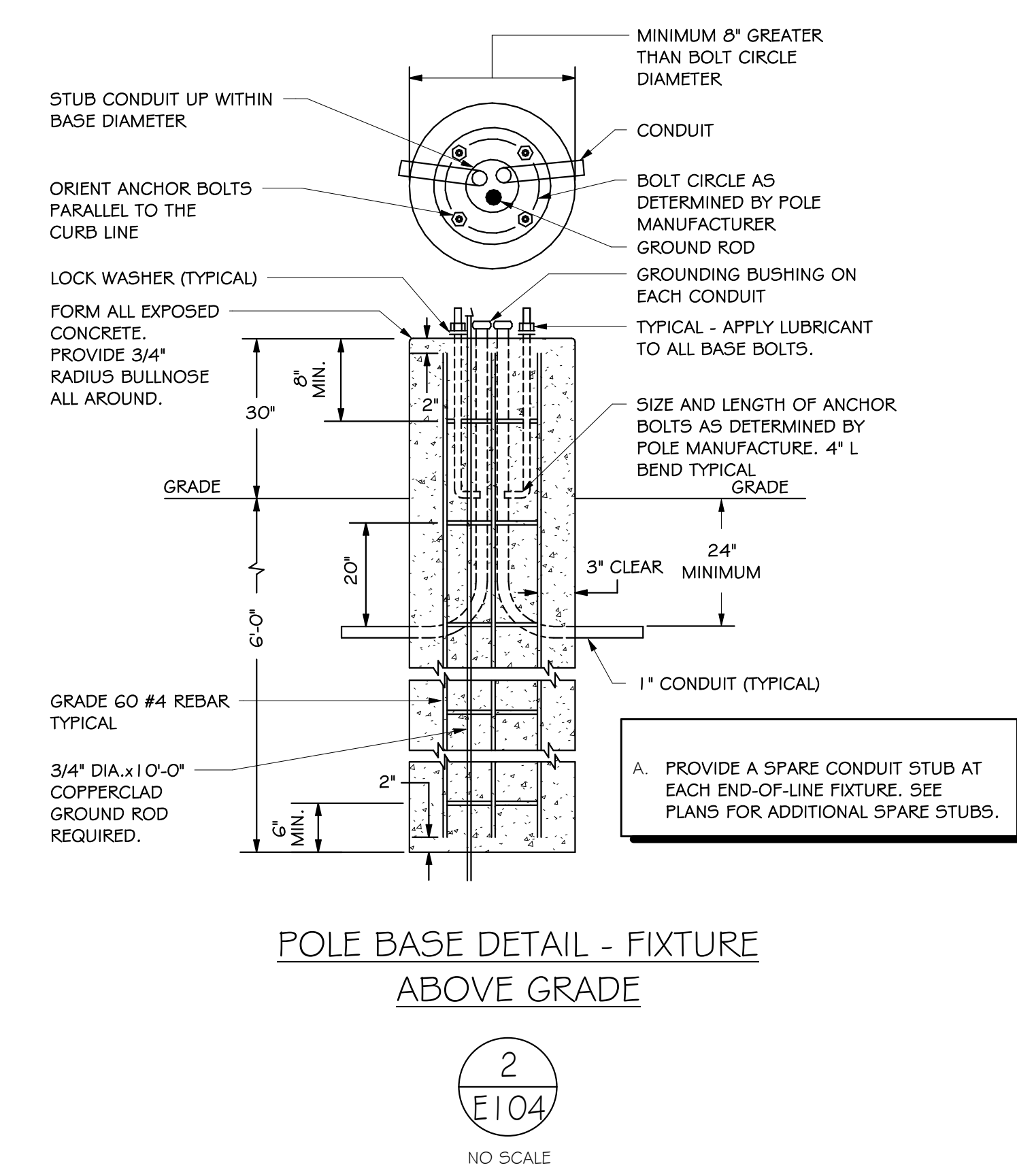
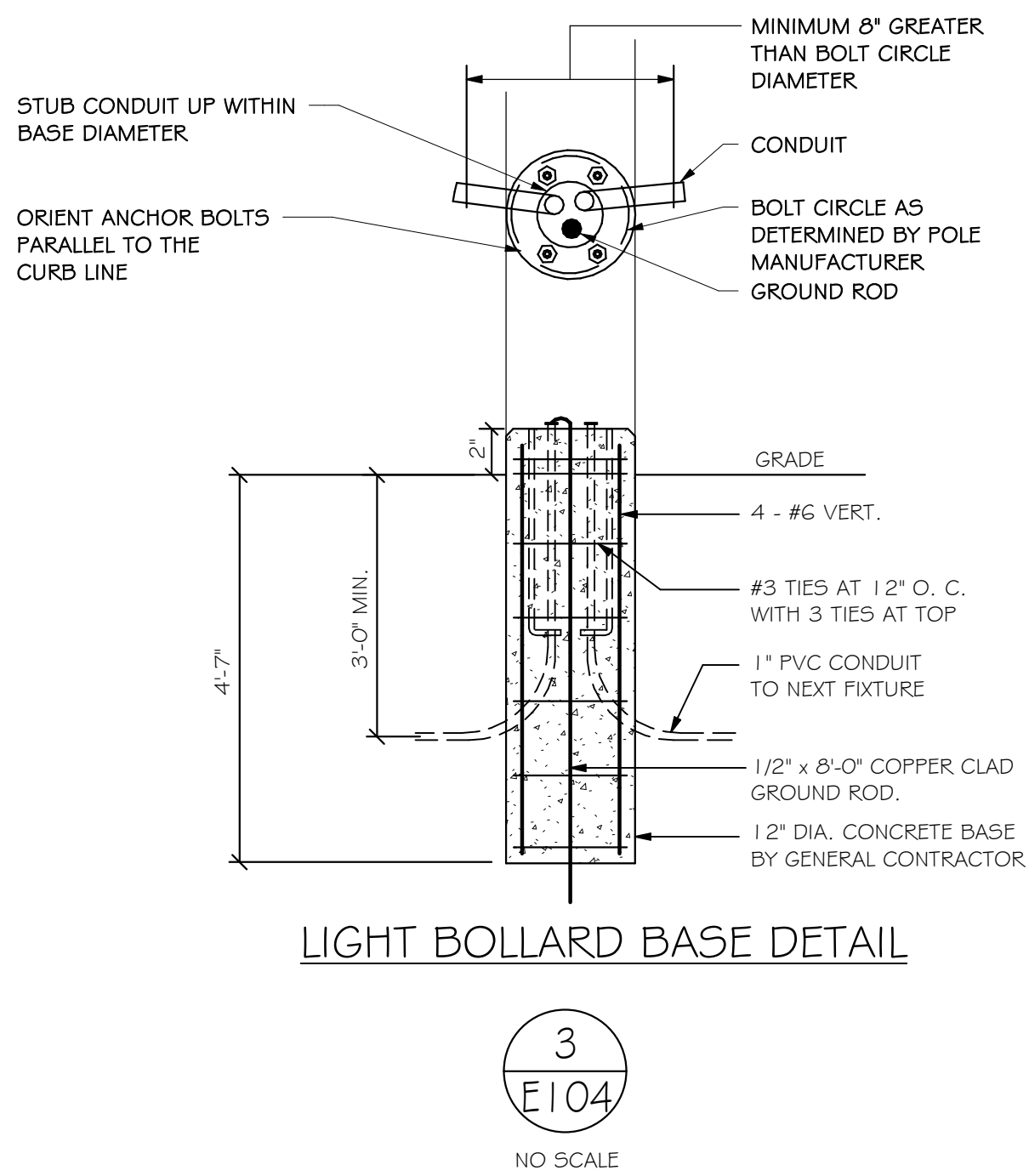
UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.





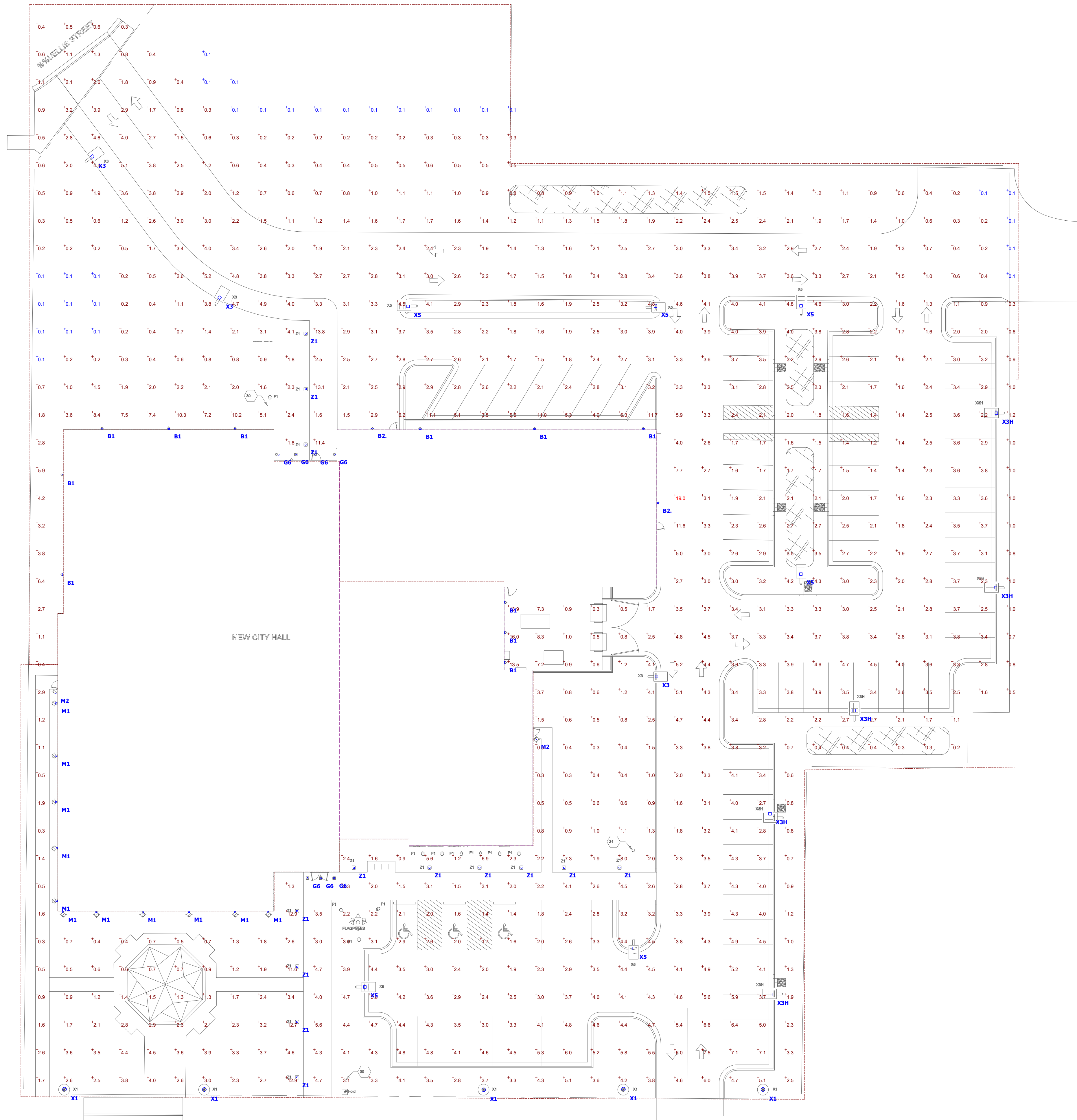
PLAN NOTES: (X)
 30 PROVIDE POWER FOR MONUMENTAL SIGN.
 31 PROVIDE CONDUIT STUB FOR FUTURE PUBLIC ART DISPLAY LIGHT.



1
E104
ELECTRICAL - LIGHTING
SITE PLAN - BASE BID
SCALE: 1/16" = 1'-0"
N

SCALE VERIFICATION
 1" = AT FULL SCALE

| Revision | Description | Date |
|----------|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |



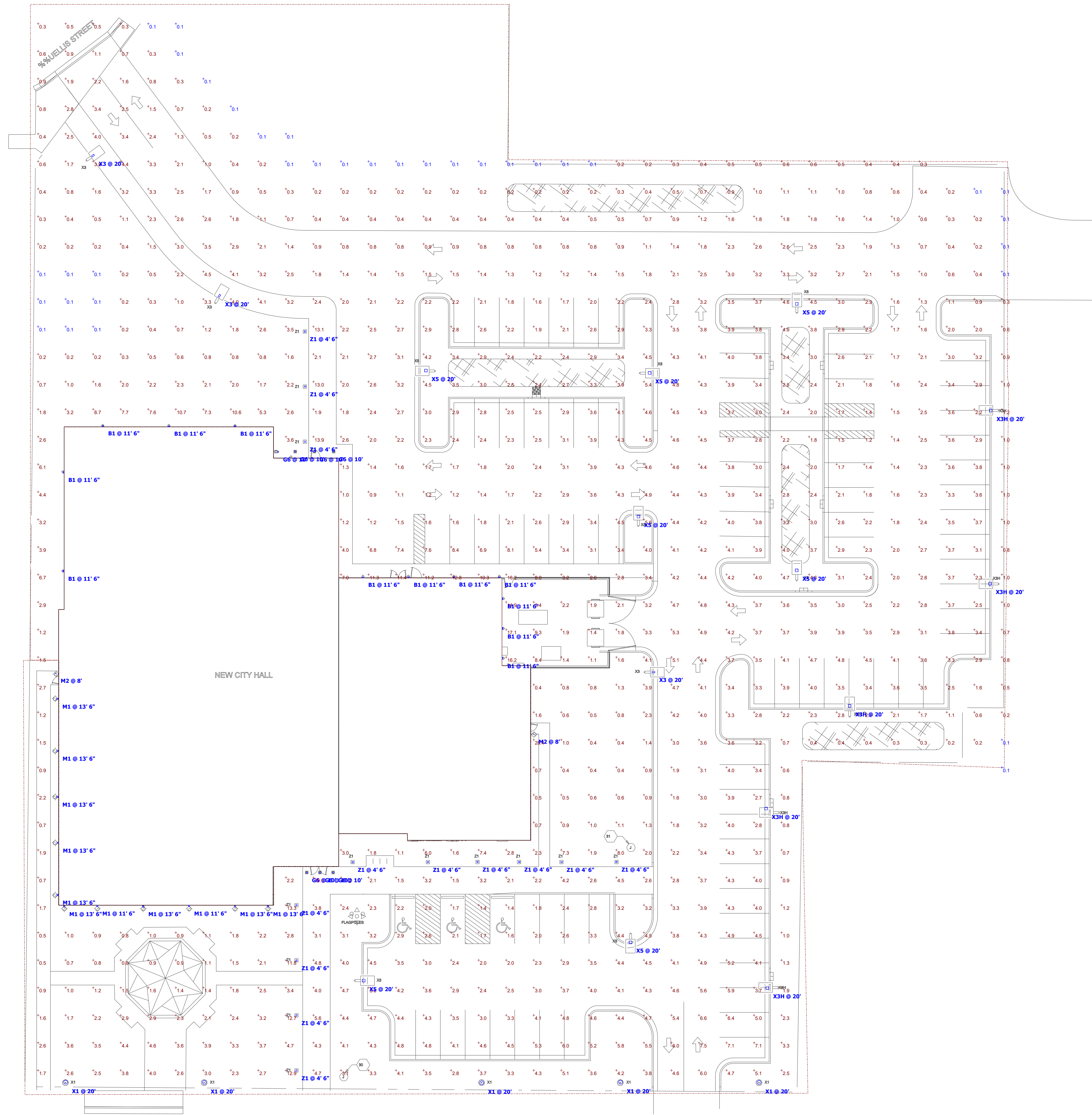
%WATER STREET
Plan View
 Scale - 1" = 20ft

| Schedule | | | | |
|----------|--|--|-----|-------------|
| Label | Manufacturer | Description | LLF | Input Power |
| M1 | | 6x18 up_down cylinder - VR15, 4000K, 90CRI 25 degree | | |
| M2 | Cree Lighting, Lighting Module | "2000m" Puck With Flat Diffuse Plastic Lens | 0.9 | 24.4 |
| B1 | COOPER LIGHTING SOLUTIONS - McGraw-Hill | GEKKO WALL PACK 4000LM PACKAGE 70CRI 4000K FIXTURE w/ TYPE III DISTRIBUTION OPTIC | 0.9 | 26.5 |
| G6 | PRESCOLITE | 6" LiteFrame Round Shallow Downlight, 2000 lumens, 4000K, 80+CRI, Medium, Specular Clear | 0.9 | 16.43 |
| Z1 | WILLIAMS OUTDOOR | LED 835cct | 0.9 | 27.1 |
| X1 | Spring City Electrical Manufacturing Co | Cast aluminum housing, frosted glass lens enclosure with aluminum top | 0.9 | 120 |
| X3 | COOPER LIGHTING SOLUTIONS - McGraw-Hill (FORMERLY EATON) | GALLEON AREA AND ROADWAY LUMINAIRE (3) 90 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDES EACH AND TYPE III OPTICS | 1 | 93 |
| X3H | COOPER LIGHTING SOLUTIONS - McGraw-Hill (FORMERLY EATON) | GALLEON AREA AND ROADWAY LUMINAIRE (3) 90 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDES EACH AND TYPE III OPTICS WITH HOUSE SIDE SHIELD | 0.9 | 93 |
| X5 | COOPER LIGHTING SOLUTIONS - McGraw-Hill (FORMERLY EATON) | GALLEON AREA AND ROADWAY LUMINAIRE (3) 90 CRI, 4000K, 1200mA LIGHTSQUARES WITH 16 LEDES EACH AND TYPE V WIDE OPTICS | 1 | 184 |

Note
 1. ALL PARKING AREA FIXTURES (EXCLUDING TYPE X1) TO BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR AND 30% DIMMING CONTROL.

| Statistics | | | | | | |
|--------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Calc Zone #1 | + | 2.6 fc | 19.0 fc | 0.1 fc | 190.0:1 | 26.0:1 |

Designer
Date 01/26/2026
Scale Not to Scale
Drawing No.
Summary



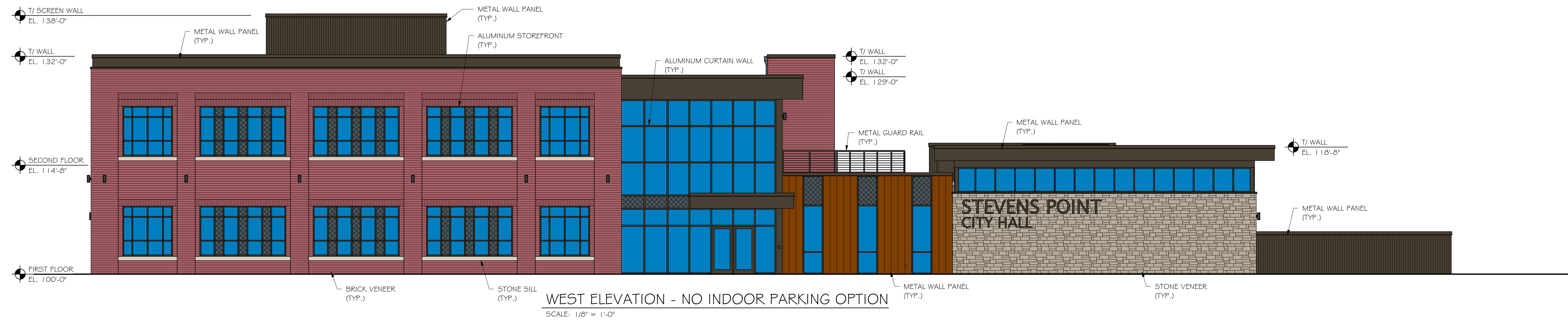
| Schedule | Label | Manufacturer | Description | LFY | Foot Candle |
|----------|-------|--------------|---|-----|----------------|
| M1 | | | 6x8 up, down cylinder - V&H, 4000K, 90CRI 25 degree | 0.9 | 22.2 |
| M2 | | | Over Lighting, Lighting Module | 0.9 | 24.4 |
| B1 | | | COOPER LIGHTING SOLUTIONS - HIGRA-EXTRA | 0.9 | 26.5 |
| G6 | | | PRESCOLITE 6" LubeFrame Round Shallow Downlight, 2000 lumens, 4000K, 80+CRI, Medium, Specular Clear LED #3503 | 0.9 | 16.43 |
| Z1 | | | WILLIAMS OUTDOOR LED #3503 | 0.9 | 27.1 |
| X1 | | | Spring Co. Electrical Manufacturing Co. Cast aluminum housing, frosted glass lens enclosure with a luminous top | 0.9 | 120 |
| X3 | | | COOPER LIGHTING SOLUTIONS - HIGRA-EXTRA (FORMERLY EDITION) WITH 16 LEDs EACH AND TYPE III OPTICS | 0.9 | 63 |
| X3H | | | COOPER LIGHTING SOLUTIONS - HIGRA-EXTRA (FORMERLY EDITION) WITH 16 LEDs EACH AND TYPE III OPTICS WITH HOUSE SIDE SHIELD | 0.9 | 93 |
| X5 | | | COOPER LIGHTING SOLUTIONS - HIGRA-EXTRA (FORMERLY EDITION) WITH 16 LEDs EACH AND TYPE V WIDE OPTICS | 1 | 184 |

Note
 1. ALL PARKING AREA FIXTURES (EXCLUDING TYPE X1) TO BE PROVIDED WITH INTEGRAL OCCUPANCY SENSOR AND 30% DIMMING CONTROL.

| Statistics | | | | | | |
|--------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Avg/Min | Max/Min |
| Calc Zone #1 | + | 2.7 fc | 39.0 fc | 0.1 fc | 27.0:1 | 390.0:1 |

Plan View
 Scale - 1" = 20ft

Designer
 Date
 01/26/2026
 Scale
 Not to Scale
 Drawing No.
 Summary



WEST ELEVATION - NO INDOOR PARKING OPTION
SCALE: 1/8" = 1'-0"



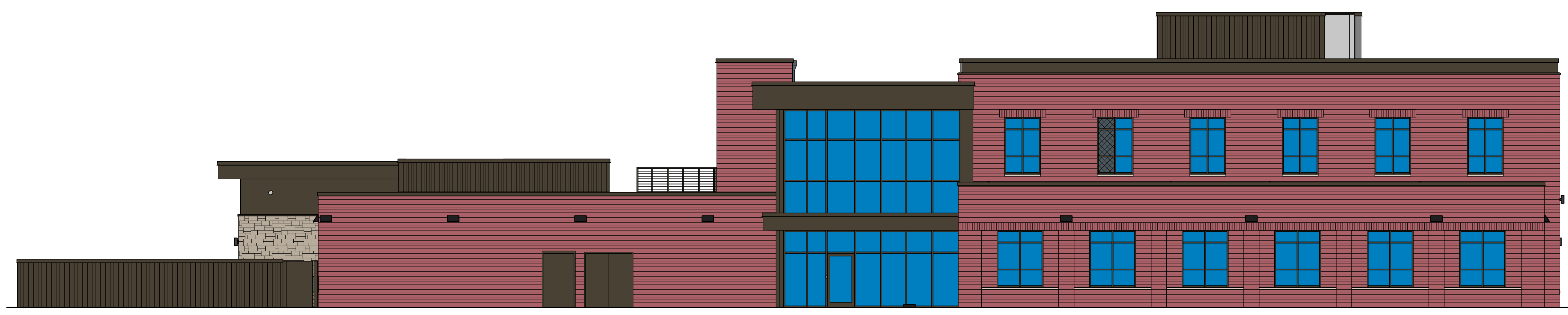
HISTORIC IMAGE



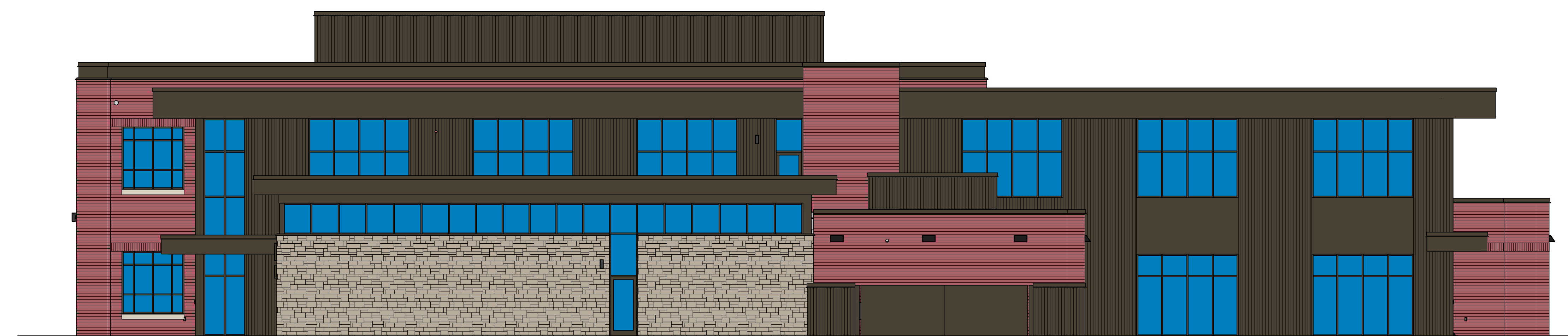
NORTH ELEVATION - NO INDOOR PARKING OPTION
SCALE: 1/8" = 1'-0"



HISTORIC IMAGE



EAST ELEVATION - NO INDOOR PARKING OPTION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - NO INDOOR PARKING OPTION
SCALE: 1/8" = 1'-0"



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE





NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE





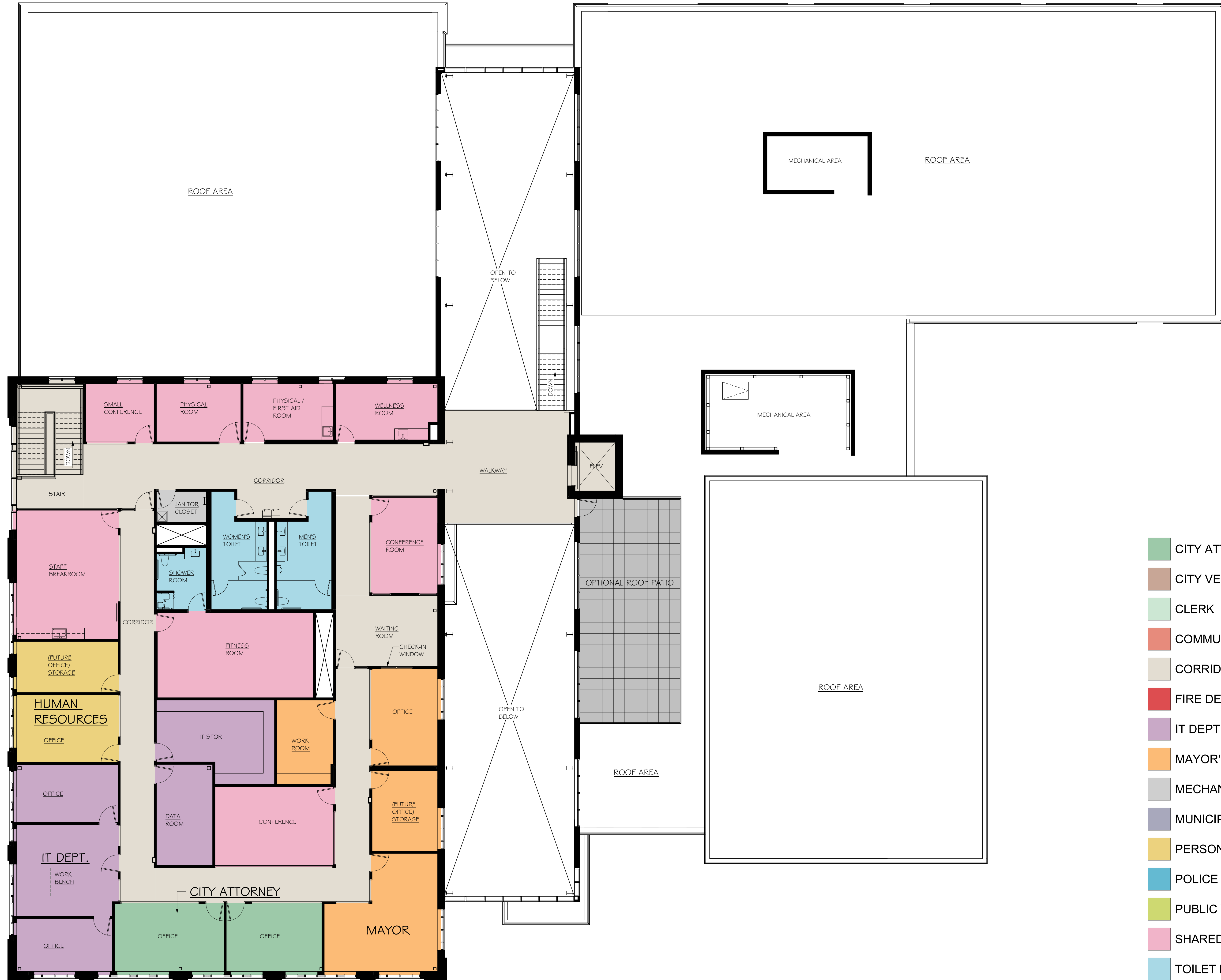


STEVENS POINT
CITY HALL



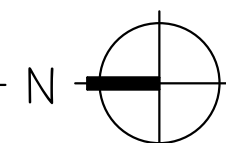
STEVENS POINT
CITY HALL





- CITY ATTORNEY
- CITY VEHICLE PARKING
- CLERK
- COMMUNITY AND ECONOMIC DEVELOPMENT
- CORRIDOR
- FIRE DEPT.
- IT DEPT.
- MAYOR'S OFFICE
- MECHANICAL
- MUNICIPAL COURT
- PERSONNEL / HR
- POLICE DEPT.
- PUBLIC WORKS
- SHARED STAFF AREAS
- TOILET ROOM
- TREASURY

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



| | |
|--------------|-----------|
| FIRST FLOOR | 23,100 SF |
| GARAGE | 6,371 SF |
| SECOND FLOOR | 8,866 SF |
| TOTAL: | 38,337 SF |

920022

CYNTHIA A. WISINSKI
REGISTER OF DEEDS
PORTAGE COUNTY
STEVENS POINT, WI
RECORDED ON
01/21/2026 10:35 AM

CSM: 012080

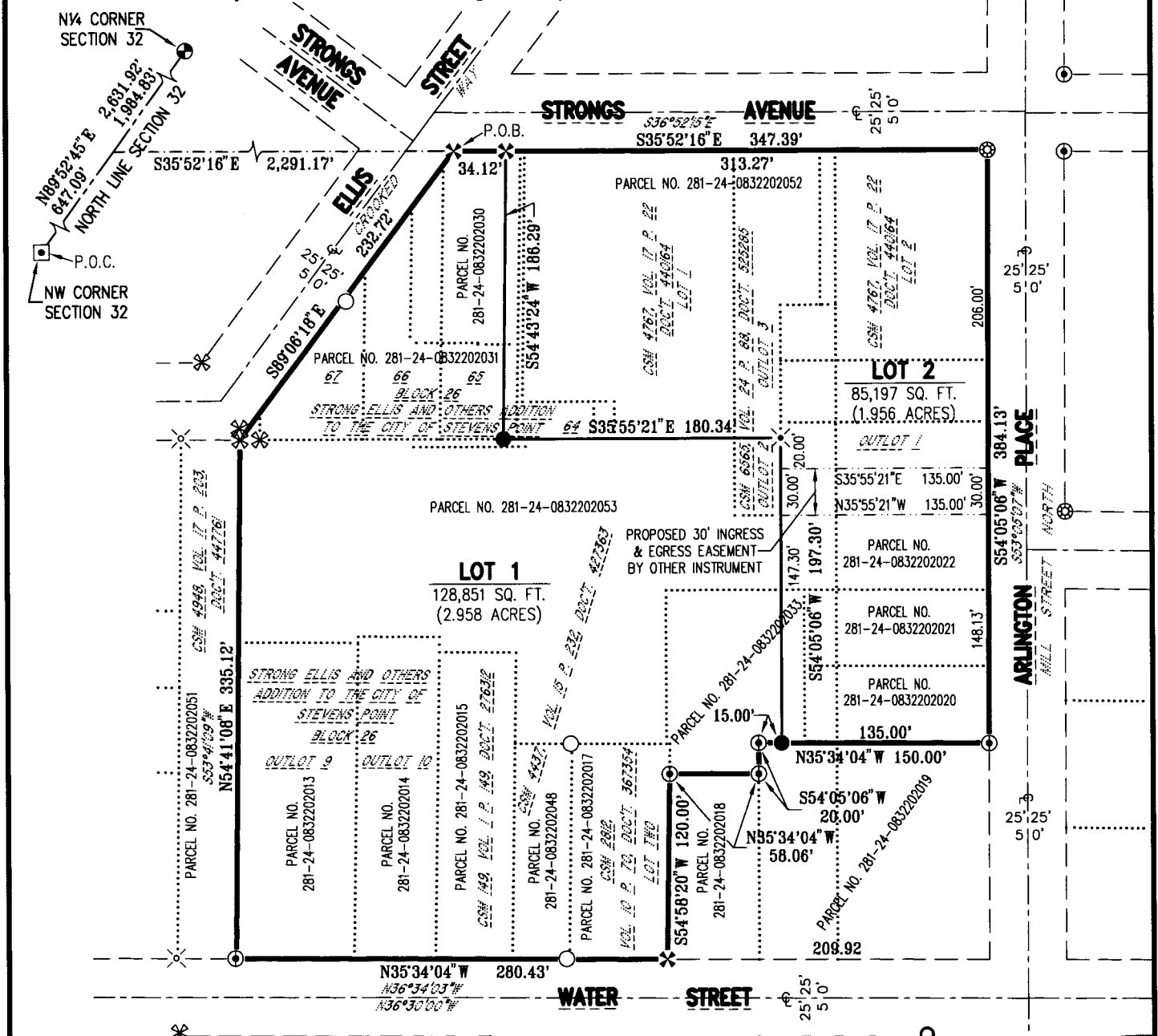
PORTAGE COUNTY CERTIFIED SURVEY MAP NO. _____

FOR

City of Stevens Point

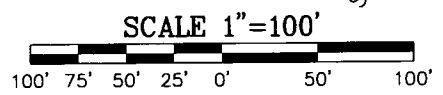
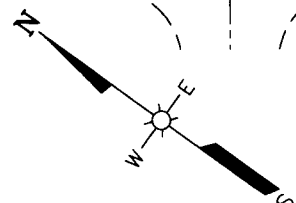
Part of Outlots 9, 11 and 12, All of Outlot 10 and Lots 59, 60, 61, 62, 63, 64, 65, 66 and 67 All in Block 26, Strong, Ellis and Others Addition to the City of Stevens Point as recorded in Volume "B" of Deeds on Pages 312-313, All of CSM 149 as recorded in Volume 1 on Page 149 as Document No. 276312, All of Lot Two, CSM 2812 as recorded in Volume 10 on Page 70 as Document No. 367354, All of CSM 4437 as recorded in Volume 15 on Page 232 as Document No. 427362, All of CSM 4767 as recorded in Volume 17 on Page 22 as Document No. 440164 and All of CSM 6565 as recorded in Volume 24 on Page 88 as Document No. 525285 All in the Government Lot 2, Section 32, T24N, R8E, City of Stevens Point, Portage County, Wisconsin

REC FEE: 30.00
TRANSFER FEE:
PAGES: 5
FEE EXEMPT:



LEGEND:

- ⊕ HARRISON CAST IRON MONUMENT FOUND
- 4"x4" CONCRETE MONUMENT FOUND
- ¾"x24" REBAR SET-1.502 LB/FT.
- ⊙ ¾" ROD FOUND
- 1" O.D. PIPE FOUND
- 2" O.D. PIPE FOUND
- ✕ CROSS CUT SET
- ✖ CROSS CUT FOUND
- ⊗ P.K. NAIL SET
- ⊗ P.K. NAIL FOUND
- ⊙ DRILL HOLE FOUND
- ⊙ PREVIOUSLY RECORDED AS (000)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



BASIS FOR BEARINGS:

THE NORTH LINE OF THE WEST ½ OF SECTION 32, T24N, R8E, ASSUMED TO BEAR N89°52'45"E.

Handwritten signature
10/10/2025

| |
|------------------------|
| Dwg. No. 10077-C-1-A |
| Project No. 25-097 |
| Drawn By: Pat Pazurek |
| Date: October 10, 2025 |
| Sheet 1 of 5 Sheets |



ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
715-424-3131 • FAX 715-423-8774

OWNER:
PORTAGE COUNTY
1516 CHURCH STREET
STEVENS POINT, 54481

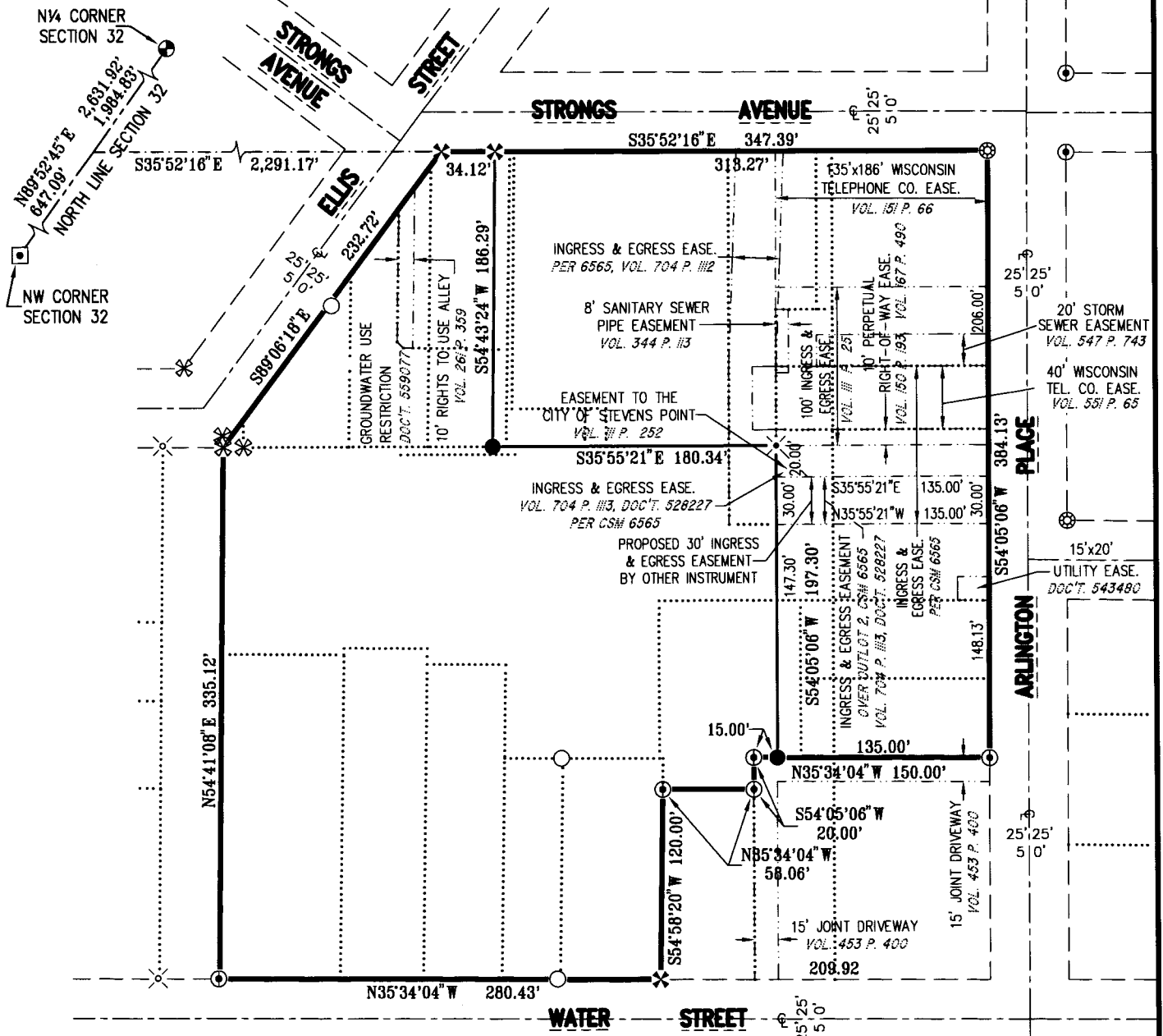
This map does not transfer property ownership. Sale or transfer of property requires a deed.

PORTAGE COUNTY CERTIFIED SURVEY MAP NO. _____

FOR

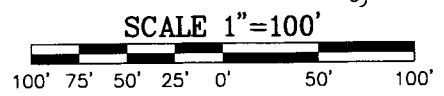
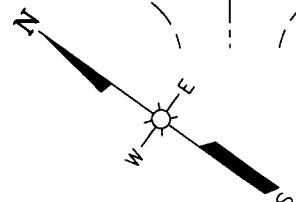
City of Stevens Point

Part of Outlots 9, 11 and 12, All of Outlot 10 and Lots 59, 60, 61, 62, 63, 64, 65, 66 and 67 All in Block 26, Strong, Ellis and Others Addition to the City of Stevens Point as recorded in Volume "B" of Deeds on Pages 312-313, All of CSM 149 as recorded in Volume 1 on Page 149 as Document No. 276312, All of Lot Two, CSM 2812 as recorded in Volume 10 on Page 70 as Document No. 367354, All of CSM 4437 as recorded in Volume 15 on Page 232 as Document No. 427362, All of CSM 4767 as recorded in Volume 17 on Page 22 as Document No. 440164 and All of CSM 6565 as recorded in Volume 24 on Page 88 as Document No. 525285 All in the Government Lot 2, Section 32, T24N, R8E, City of Stevens Point, Portage County, Wisconsin



LEGEND:

- ⊕ HARRISON CAST IRON MONUMENT FOUND
- ⊠ 4"x4" CONCRETE MONUMENT FOUND
- ¾"x24" REBAR SET-1.502 LB/FT.
- ⊙ ¾" ROD FOUND
- 1" O.D. PIPE FOUND
- 2" O.D. PIPE FOUND
- ✕ CROSS CUT SET
- ✕ CROSS CUT FOUND
- ⊙ P.K. NAIL SET
- ⊙ P.K. NAIL FOUND
- ⊙ DRILL HOLE FOUND
- ⊙ PREVIOUSLY RECORDED AS (000)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



Signature
10/10/2025

| |
|------------------------|
| Dwg. No. 10077-C-2-A |
| Project No. 25-097 |
| Drawn By: Pat Pazurek |
| Date: October 10, 2025 |
| Sheet 2 of 5 Sheets |

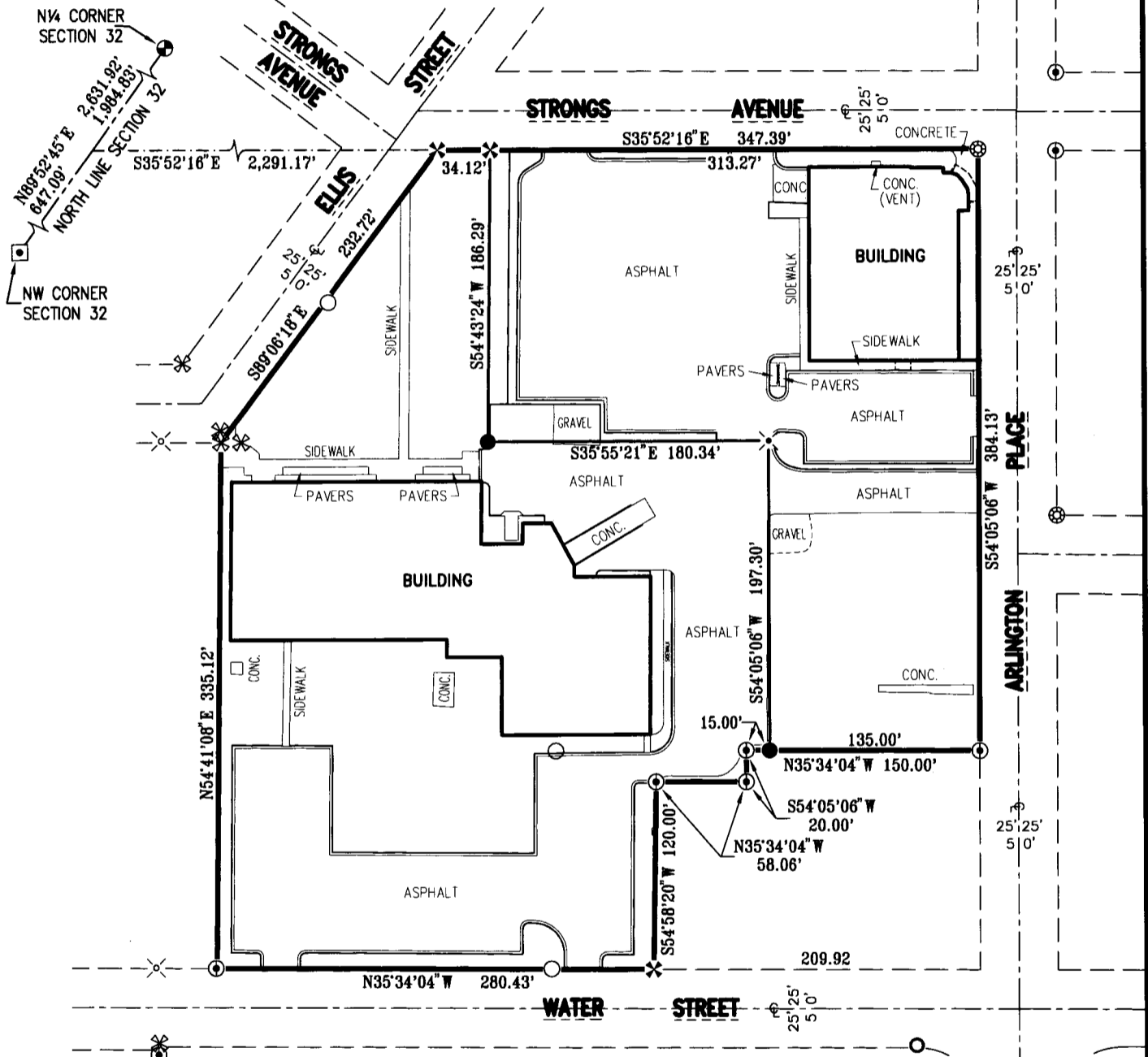
ESP GROUP, INC.
LAMPERT-LEE & ASSOCIATES
 ENGINEERS • SURVEYORS • PLANNERS
 10968 State Hwy. 54 East • Wisconsin Rapids, WI 54494-8718
 715-424-3131 • FAX 715-423-8774

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PORTAGE COUNTY CERTIFIED SURVEY MAP NO. _____

FOR City of Stevens Point

Part of Outlots 9, 11 and 12, All of Outlot 10 and Lots 59, 60, 61, 62, 63, 64, 65, 66 and 67 All in Block 26, Strong, Ellis and Others Addition to the City of Stevens Point as recorded in Volume "B" of Deeds on Pages 312-313, All of CSM 149 as recorded in Volume 1 on Page 149 as Document No. 276312, All of Lot Two, CSM 2812 as recorded in Volume 10 on Page 70 as Document No. 367354, All of CSM 4437 as recorded in Volume 15 on Page 232 as Document No. 427362, All of CSM 4767 as recorded in Volume 17 on Page 22 as Document No. 440164 and All of CSM 6565 as recorded in Volume 24 on Page 88 as Document No. 525285 All in the Government Lot 2, Section 32, T24N, R8E, City of Stevens Point, Portage County, Wisconsin



LEGEND:

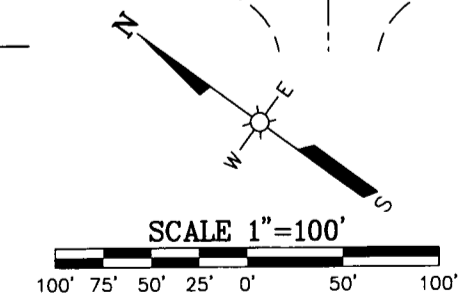
- ⊕ HARRISON CAST IRON MONUMENT FOUND
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- ✕ CROSS CUT SET
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- ⋯ PREVIOUSLY RECORDED AS (000)
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

Pat Pazurek
10/10/2025

Dwg. No. 10077-C-3-A
Project No. 25-097
Drawn By: Pat Pazurek
Date: October 10, 2025
Sheet 3 of 5 Sheets



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PORTAGE COUNTY CERTIFIED SURVEY MAP NO. _____

Part of Outlots 9, 11 and 12, All of Outlot 10 and Lots 59, 60, 61, 62, 63, 64, 65, 66 and 67, All in Block 26, Strong, Ellis and Others Addition to the City of Stevens Point as recorded in Volume "B" of Deeds on Pages 312 – 313, All of CSM 149 as recorded in Volume 1 on Page 149 as Document No. 276312, All of Lot Two, CSM 2812 as recorded in Volume 10 on Page 70 as Document No. 367354, All of CSM 4437 as recorded in Volume 15 on Page 232 as Document No. 427362, All of CSM 4767 as recorded in Volume 17 on Page 22 as Document No. 440164 and All of CSM 6565 as recorded in Volume 24 on Page 88 as Document No. 525285 All in the Government Lot 2, Section 32, T24N, R8E, City of Stevens Point, Portage County, Wisconsin

**STATE OF WISCONSIN)
PORTAGE COUNTY)^{SS}**

I, Thomas J. Trzinski, Professional Land Surveyor, hereby certify:

That I have surveyed and mapped the property described and represented on this certified survey map.

That I have made such survey and map by the direction of the City of Stevens Point.

The fieldwork was completed in September of 2025.

That such survey and map is a correct representation of the exterior boundaries of the land surveyed, described as:

Part of Outlots 9, 11 and 12, All of Outlot 10 and Lots 59, 60, 61, 62, 63, 64, 65, 66 and 67, All in Block 26, Strong, Ellis and Others Addition to the City of Stevens Point as recorded in Volume "B" of Deeds on Pages 312 – 313, All of CSM 149 as recorded in Volume 1 on Page 149 as Document No. 276312, All of Lot Two, CSM 2812 as recorded in Volume 10 on Page 70 as Document No. 367354, All of CSM 4437 as recorded in Volume 15 on Page 232 as Document No. 427362, All of CSM 4767 as recorded in Volume 17 on Page 22 as Document No. 440164 and All of CSM 6565 as recorded in Volume 24 on Page 88 as Document No. 525285 All in the Government Lot 2, Section 32, T24N, R8E, City of Stevens Point, Portage County, Wisconsin.

Commencing at the concrete monument on the Northwest corner of Section 32;

Thence N89°52'45"E along the North line of Section 32, 647.09 feet;

Thence S35°52'16"E, 2,291.17 feet along the prolongation of the Westerly line of Strongs Avenue to its intersection with the Southerly line of Ellis Street to a cross cut on a corner of Lot 65, Block 26, Strong, Ellis and Others Addition to the City of Stevens Point and the Point of Beginning of the following description;

Thence continue S35°52'16"E along the Westerly line of Strongs Avenue, the Easterly line of Block 26, Strong, Ellis and Others Addition to the City of Stevens Point and the Easterly lines of CSMs 4767 and 6565 and the prolongations thereof, 347.39 feet to a drill hole on the Northerly line of Arlington Place, the Southeasterly corner of said Block 26 and the Southeasterly corner of CSM 4767;

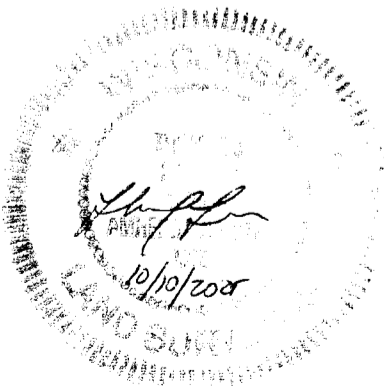
Thence S54°05'06"W along the Northerly line of Arlington Place, the Southerly line of Block 26, Strong, Ellis and Others Addition to the City of Stevens Point and the Southerly lines of CSMs 4767 and 6565 and the prolongations thereof, 384.13 feet to a rod;

Thence N35°34'04"W, 150.00 feet to a rebar;

Thence S54°05'06"W, 20.00 feet to a rebar;

Thence N35°34'04"W, 58.06 feet to a rebar on the Southerly line of Lot Two, CSM 2812;

Thence S54°58'20"W along the Southerly line of Lot Two, CSM 2812, 120.00 feet to a cross cut on the Southwesterly corner of said Lot Two, CSM 2812, the Westerly line of Block 26, Strong, Ellis and Others Addition to the City of Stevens Point and the Easterly line of Water Street;



PORTAGE COUNTY CERTIFIED SURVEY MAP NO. _____

Part of Outlots 9, 11 and 12, All of Outlot 10 and Lots 59, 60, 61, 62, 63, 64, 65, 66 and 67, All in Block 26, Strong, Ellis and Others Addition to the City of Stevens Point as recorded in Volume "B" of Deeds on Pages 312 – 313, All of CSM 149 as recorded in Volume 1 on Page 149 as Document No. 276312, All of Lot Two, CSM 2812 as recorded in Volume 10 on Page 70 as Document No. 367354, All of CSM 4437 as recorded in Volume 15 on Page 232 as Document No. 427362, All of CSM 4767 as recorded in Volume 17 on Page 22 as Document No. 440164 and All of CSM 6565 as recorded in Volume 24 on Page 88 as Document No. 525285 All in the Government Lot 2, Section 32, T24N, R8E, City of Stevens Point, Portage County, Wisconsin

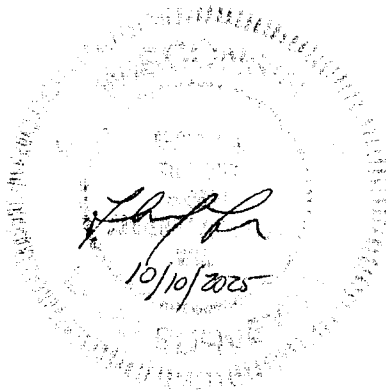
Thence N35°34'04"W along the Westerly line of Lot Two, CSM 2812 and its prolongation thereof, the Westerly line of Block 26, Strong, Ellis and Others Addition to the City of Stevens Point and the Easterly line of Water Street, 280.43 feet to a rod at the Southwesterly corner of CSM 4948;

Thence N54°41'08"E along the Southerly line of CSM 4948, 335.12 feet to a cross cut on the Southeasterly corner of said CSM 4948, a corner of Block 26, Strong, Ellis and Others Addition to the City of Stevens Point and the Southwesterly line of Ellis Street;

Thence S89°06'18"E along the Northerly line of Block 26, Strong, Ellis and Others Addition to the City of Stevens Point and the Southerly line of Ellis Street, 232.72 feet to the Point of Beginning, containing 214,048 square feet or 4.914 acres.

That I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the Wisconsin Administrative Code and Chapter 20, Subdivisions, of the City of Stevens Point Code of Ordinances in surveying, dividing and mapping the same.

Dated this 10th day of October, 2025.



Thomas J. Trzinski

Thomas J. Trzinski
Professional Land Surveyor, S-2636

CITY OF STEVENS POINT ACCEPTANCE CERTIFICATE

There are no objections to the Certified Survey Map with respect to Chapter 20 of the Subdivision Control Ordinance of the City of Stevens Point and Amendments thereto.

Certified this 2nd day of January, 2025

Adam J. [Signature]

Community Development Department