



AGENDA

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Members

- Chairperson Schlice
- Vice-Chairperson Gardner
- Alderperson Kneebone
- Commissioner Beacom
- Commissioner Kemmeter
- Commissioner Ladick
- Commissioner Barrett

Date and Time: February 12, 2026
3:00 PM

Location: Stevens Point Police Department
Community Room
933 Michigan Avenue
Stevens Point, WI 54481

Opening Section:

1. Roll Call
2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson.
3. Public comment for pre-registered individuals for matters appearing on the agenda.

Discussion and Possible Action on the Following:

1. Approval of Minutes from the January 15th, 2026 meeting of the Redevelopment Authority
2. Presentation and Discussion of a Proposal from Arc Central, LLC for a Development on 1016 Third Street, Stevens Point
3. Public Hearing, Discussion, and Possible Action on a Development Agreement between the City of Stevens Point, Redevelopment Authority of the City of Stevens Point, and Arc Central, LLC for the redevelopment of 1016 Third Street, Stevens Point (PID: 281240832200425).
4. Discussion and Possible Action on Amendments to the Neighbor Helping Neighbor Grant Program
5. Update and Discussion on Grant and Loan Report
6. Adjournment

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

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

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

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



MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Members

- Chairperson Schlice
- Vice-Chairperson Gardner
- Alderperson Kneebone
- Commissioner Beacom
- Commissioner Kemmeter
- Commissioner Ladick
- Commissioner Barrett

Date and Time: January 15, 2026
3:00 PM

Location: Stevens Point Police Department
Community Room
933 Michigan Avenue
Stevens Point, WI 54481

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

- Meeting called to order at 3:00 P.M.
- Members Present: Schlice, Gardner, Kneebone, Beacom, Kemmeter, Barrett (3:03pm arrival)
- Members Excused: Ladick
- Members Absent: None

Chairperson Schlice welcomed Mr. Beacom as the newest member of the committee.

2. **Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson**
3. **Public comment for pre-registered individuals for matters appearing on the agenda**

There were no comments from the public.

Discussion and Possible Action on the Following:

1. Approval of Minutes from the December 2nd, 2025 meeting of the Redevelopment Authority

- Background: Minutes from the December 2nd, 2025 meeting of the Redevelopment Authority were included in the agenda packet.
- Motion: Kemmeter moves to approve the minutes with updated spelling and address information.

- Second: Kneebone seconds the motion.
- Discussion: None.
- Vote: Unanimous approval.

2. Presentation and Public Hearing on an application from the Redevelopment Authority of the City of Stevens Point to the Environmental Protection Agency (EPA) for the 2026 EPA Brownfields Cleanup Grant for remediation of select contamination at and around 1200 Main Street and nearby parcels (Parcel IDs 281240832202950, 281240832202969, 281240832202972, 281240832202804, and 281240832202814).

- Background: Staff gave a brief presentation regarding the grant program, highlights for this year's application process, recommended sites, and redevelopment and reuse strategies.
- Public Hearing: Chairperson Schlice opened the public hearing.
- Staff answered questions from commissioners regarding the Brownsfield Cleanup Grant.
- Motion: Gardner moves to approve the application of the EPA grant for the former Shopko site.
- Second: Kemmeter seconds the motion.
- Vote: Unanimous approval.

3. Adjourn into closed session (approximately 3:10 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:

- Motion: Kneebone moves to enter into Closed Session.
- Second: Barrett seconds the motion.
- Discussion: Gardender expressed concern about going into closed session.
- Call for the vote: Ayes: Schlice, Kneebone, Beacom, Kemmeter, Barrett.

Nays: Gardner. Motion carried.

A. Negotiating a development agreement for a Redevelopment Authority Owned Property in Tax Incremental Financing (TIF) District 10.

4. Reconvene into open session for adjournment

- Motion: Gardner moves to enter into open session
- Second: Beacom seconds the motion.
- Discussion: None.

- Vote: Unanimous approval.

5. Adjournment

Adjourned at 4:00 P.M.

New Multi-Family For

THIRD STREET CONDOMINIUMS

PARCEL ID: 281240832200421 & 281240832200425

1016 Third Street, Stevens Point, Wisconsin 54481

CODE DATA

Governing Code
Wisconsin Enrolled, 2021 International Building Code

Occupancy Classification - 303.3
Residential, R2

Type of Construction - TABLE 601
TYPE 5 B,

Allowable Height - TABLE 504.4
Residential R2, 5B Constr, Sprinkled, Allows 3 Stories

Allowable Area - TABLE 506.2
Residential R2, 5B Constr, Sprinkled, Allows 21,000 sf
Fire Suppression System must be 13, cannot be 13R

Actual Building Area
7,591 SF Proposed New Building

Occupant Capacity 1004.1.2
Residential, R2 - 7,591 sf Occupied Area
7,591 / 200 sf per Person = 38 Occupants

Required Exit Width - Table 1005
STAIRS = .30" PER OCC:
DOORS = .20" PER OCC: 108" PROVIDED, 36/38 =0.95"

Common Path Travel Distance 1006.2.1
Residential OCC, With Sprinkler - 125 FT,

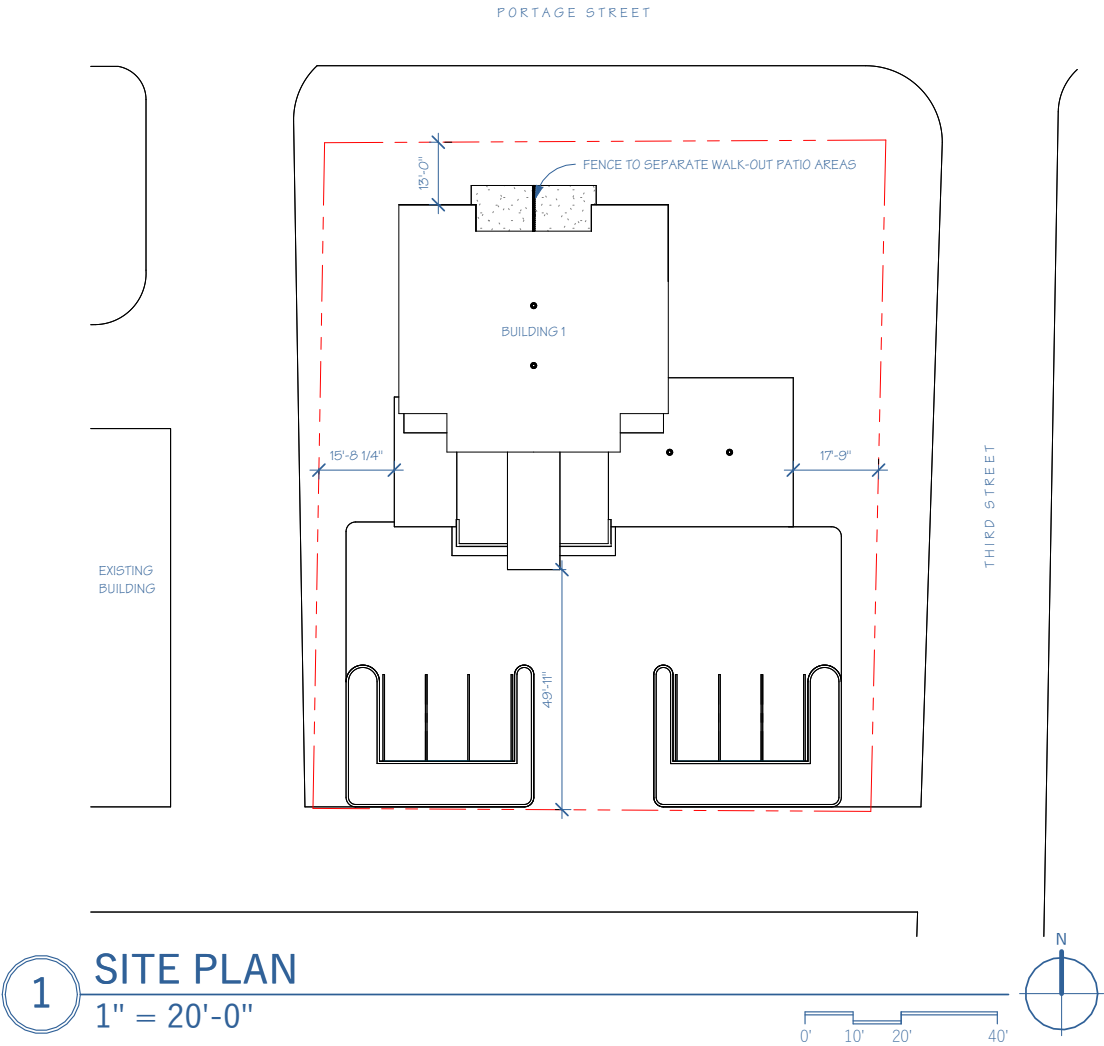
Exit Access Travel Distance 1017.2
Residential R2 OCC, With Sprinkler - 250 FT,

Sanitary Facilities, Table 2902.1
R OCCUPANCY, PER UNIT REQUIREMENTS:
1 TOILET
1 LAVATORY
1 BATH / SHOWER
1 KITCHEN SINK
1 LAUNDRY CONNECTION PER 20 UNITS

Prescriptive Method for Heat Loss
ENERGY EFFICIENCY DATA IS ON SHEET A201

Design Loads 1607.1/1608.2

SOIL BEARING CAPACITY	= 3,000 PSF PRESUMED
GROUND SNOW LOAD	= 40 PSF
ROOF DEAD LOAD	= 15 PSF
LATERAL LOAD (115 mph WIND)	= 24 PSF
UPLIFT AT CANOPY	= 30 PSF
FLOOR LIVE LOAD, RESIDENTIAL	= 40 PSF
HALLWAY LIVE LOAD, RESIDENTIAL	= 100 PSF IBC 1607.1 (26)



- SHEET NOTES:
1. FIRE SUPPRESSION AND ALARM SYSTEMS SHALL BE DESIGNED, SUBMITTED, AND INSTALLED BY SYSTEM SUBCONTRACTOR PER NFPA 13 AND 2021 IBC.
 2. HVAC SYSTEM SHALL BE DESIGNED, SUBMITTED AND INSTALLED BY SUBCONTRACTOR.
 3. PLUMBING SYSTEM SHALL BE DESIGNED, SUBMITTED AND INSTALLED BY SUBCONTRACTOR.
 4. TRUSS SHOP DRAWINGS SHALL BE SENT TO THE ARCHITECT FOR SUBMITTAL TO THE STATE.

SHEET INDEX

TITLE	
T100	SITE PLAN & SHEET INDEX
ARCHITECTURE	
A001	LIFE SAFETY PLANS & FIRE PARTITION DETAILS
A010	UNIT TYPES
A101	PROPOSED FIRST FLOOR PLAN
A102	PROPOSED SECOND & THIRD FLOOR PLAN
A103	KITCHEN PLAN & CABINET ELEVATIONS
A104	BATHROOM PLAN & ELEVATIONS
A201	EXTERIOR BUILDING ELEVATIONS
A301	BUILDING SECTIONS
A302	WALL DETAILS
A303	STAIR DETAILS
A600	WINDOW SCHEDULE AND DETAILS
A701	3D VIEWS
STRUCTURE	
S100	FOUNDATION PLAN & DETAILS
S101	FLOOR FRAMING PLANS
S102	ROOF FRAMING PLAN AND DETAILS
ELECTRICAL	
E101	1ST FLR POWER & LIGHTING PLAN
E102	2ND & 3RD FLR POWER & LIGHTING PLAN
GENERAL	
G101	FRAMING CONNECTIONS SCHEDULE
G102	SYMBOLS AND LEGENDS
G103	ACCESSIBILITY DETAILS
G104	ACCESSIBLE PARKING AND SIDEWALK DETAILS



REVISIONS

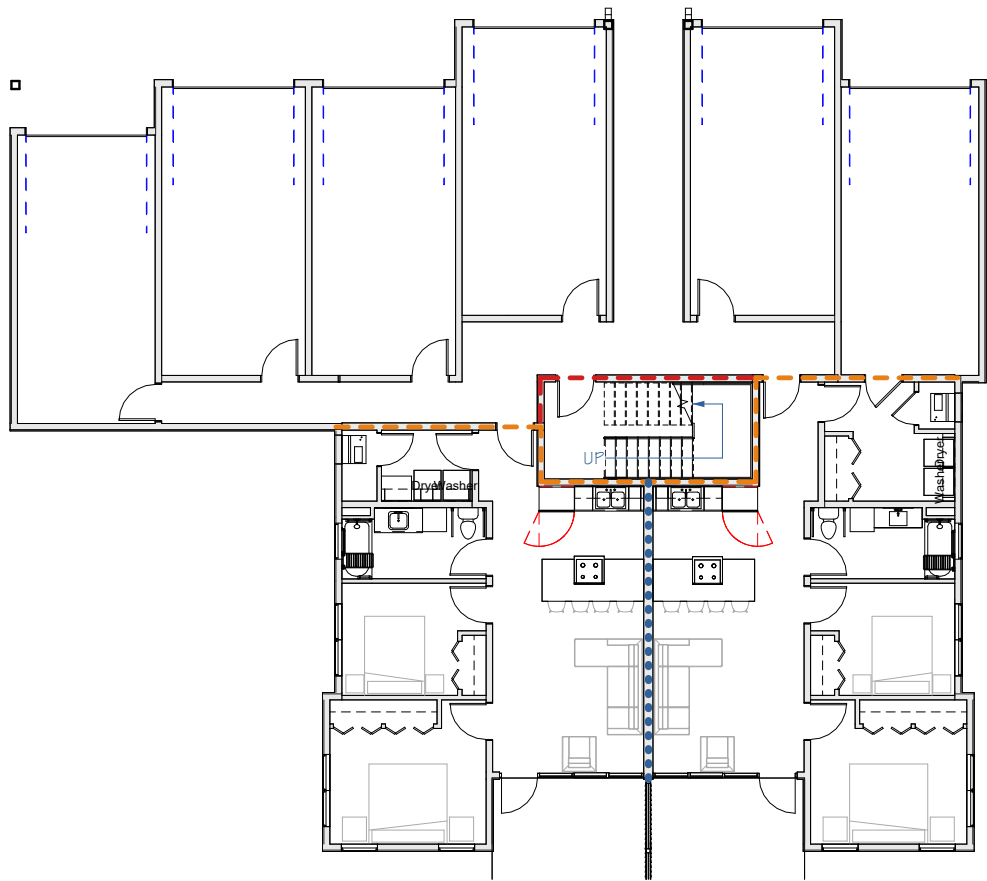
7/14/25	Date	Date	Date	Date
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Prelim. Plan	Const. Docs	Approval	Revision 1	Revision 2
DATE				
August 21, 2025				
PROJECT NO.				
25109				

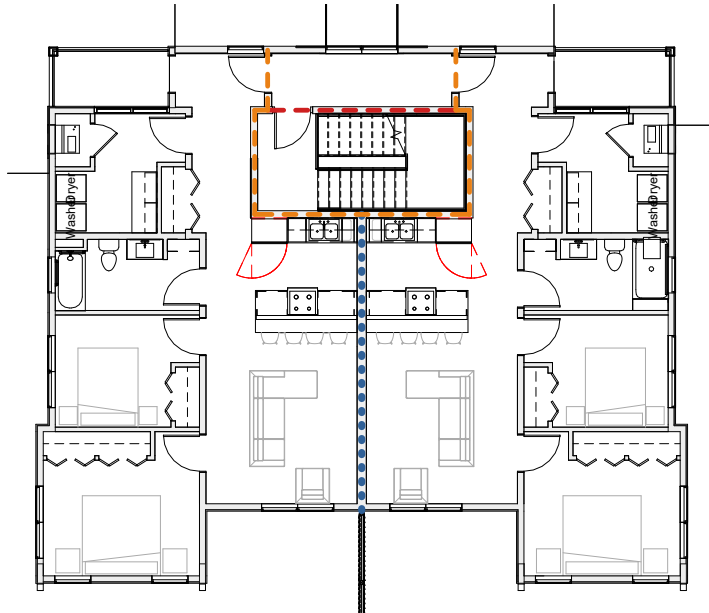
REVISIONS				
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DATE				
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SHEET NOTES:

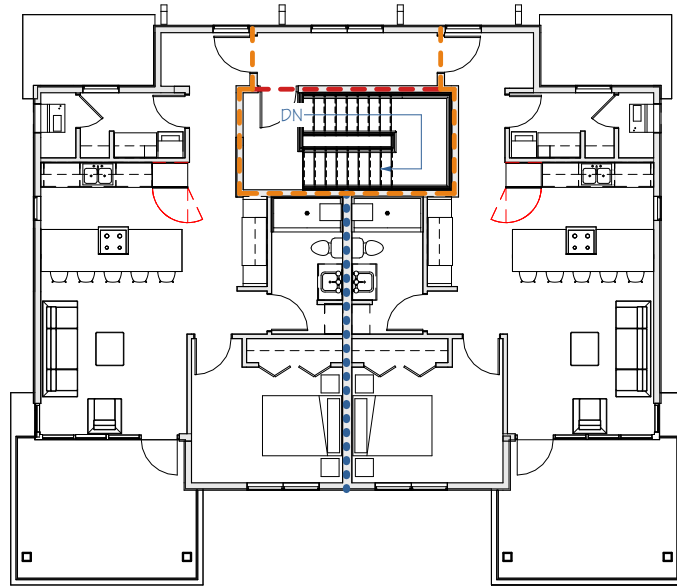
1. ALL UNITS TO INCLUDE A MINIMUM RATED 2-A:10-BC PORTABLE FIRE EXTINGUISHER IN EACH KITCHEN - IN ACCORDANCE WITH IBC 906.3.1, NFC 906, AND NFPA 10
2. ALL UNITS TO INCLUDE A SMOKE ALARM IN EACH BEDROOM AND OUTSIDE OF EACH SEPARATE SLEEPING AREA PER IBC 907.2.11.2.
3. ALL UNITS TO INCLUDE A CARBON MONOXIDE DETECTOR OUTSIDE OF EACH SLEEPING AREA AND IN BEDROOMS WHERE THERE IS A FUEL BURNING APPLIANCE LOCATED WITHIN PER IBC 915.2 AND SP5 362.0915
4. 1 SEMI-RECESSED FIRE EXTINGUISHER CABINETS (FEC) PER FLOOR NOT TO PROJECT OUT INTO CIRCULATION PATH GREATER THAN 4 INCHES.



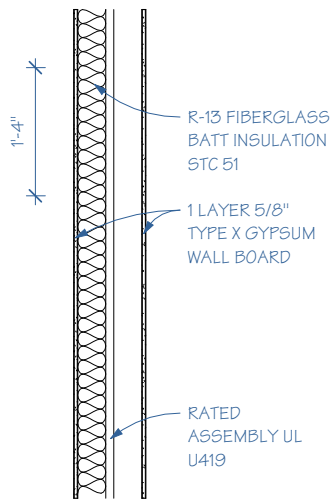
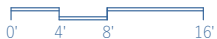
1 1ST FLR FIRE SEPARATION
1/8" = 1'-0"



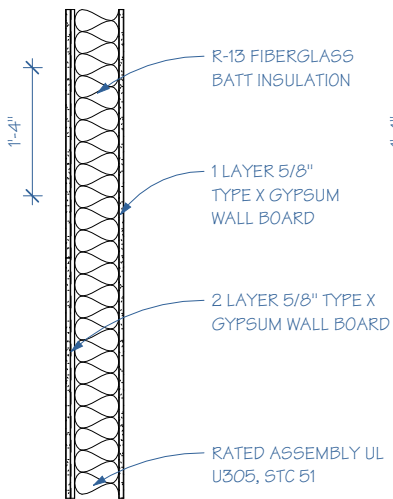
2 2ND FLR FIRE SEPARATION
1/8" = 1'-0"



3 3RD FLR FIRE SEPARATION
1/8" = 1'-0"

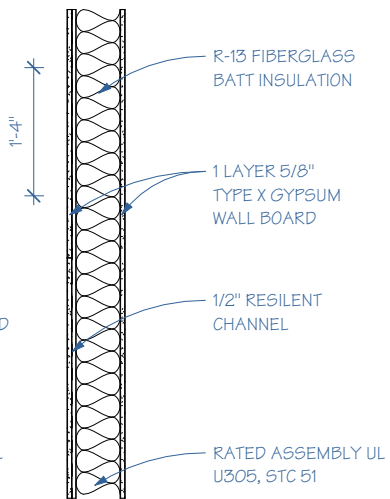


WALL TYPE A SECTION
1 HR. FIRE & SOUND RATED
GA WP3370 STC 51



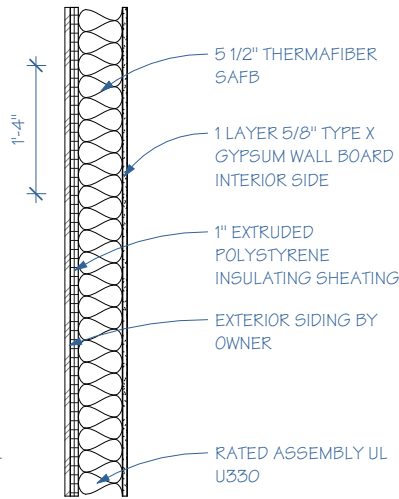
WALL TYPE E SECTION
1 HR. FIRE RATED TO MEET CODE
STANDARDS: TABLE 602

INDICATES 1 HR COORIDOR FIRE
BARRIER, 45-MIN DOOR MINIMUM



WALL TYPE F SECTION
1 HR. FIRE RATED TO MEET CODE
STANDARDS: TABLE 602

INDICATES 1 HR FIRE BARRIER @
STAIR SHAFTS, 1-HR DOOR MINIMUM



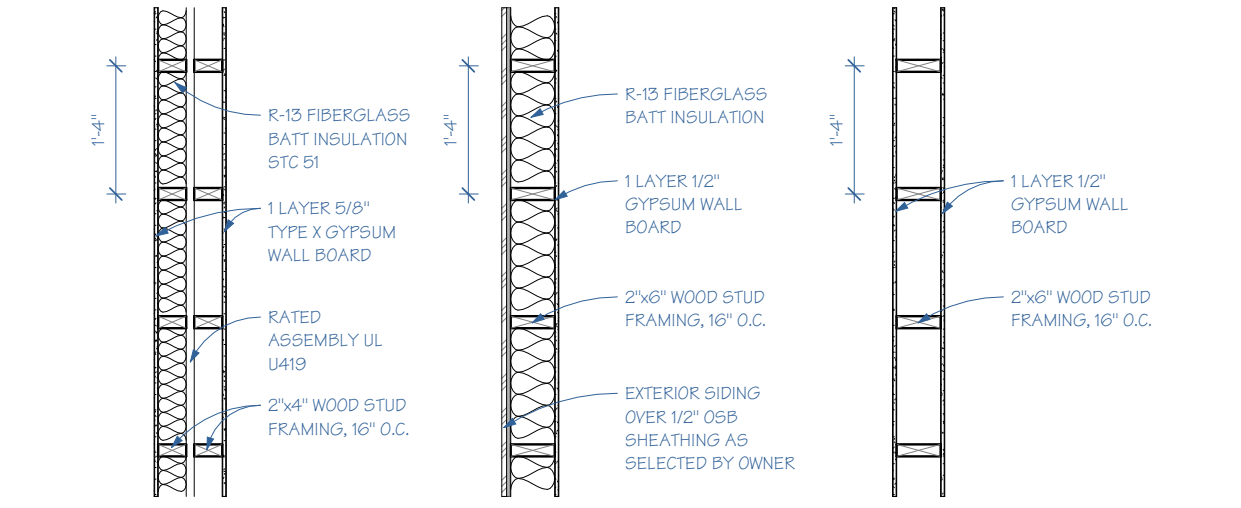
WALL TYPE G SECTION
1 HR. FIRE RATED TO MEET CODE
STANDARDS: TABLE 602

INDICATES 1 HR COORIDOR FIRE
BARRIER, 45-MIN DOOR MINIMUM

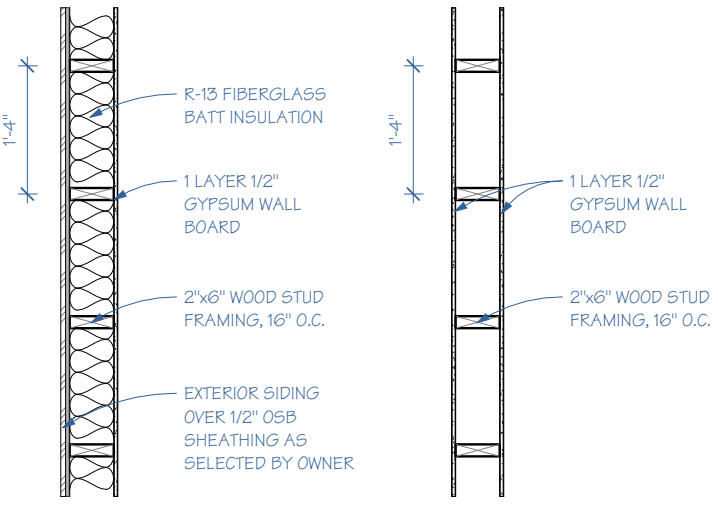
4 FIRE PARTITIONS
1" = 1'-0"



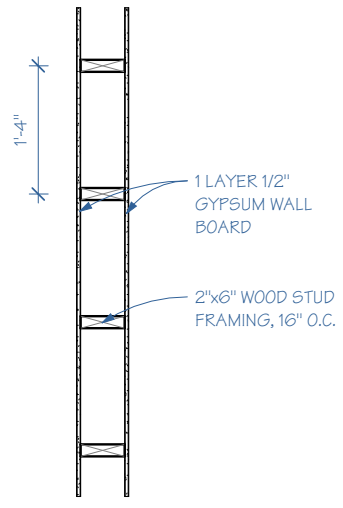
ALL DRAWINGS ARE TO THE SCALE SHOWN ON THE SHEETS. THEY ARE INTENDED TO BE PRINTED ON 24x36" SHEETS. IF THEY ARE PRINTED ON A DIFFERENT SIZE SHEET THE SCALE NEEDS TO BE ADJUSTED ACCORDINGLY.



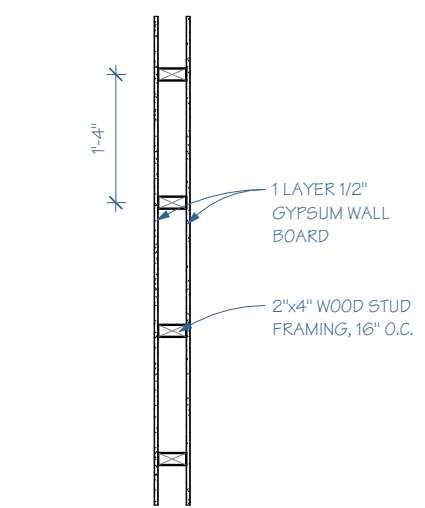
WALL TYPE A PLAN
1 HR. FIRE & SOUND RATED
GA WP3370 STC 51



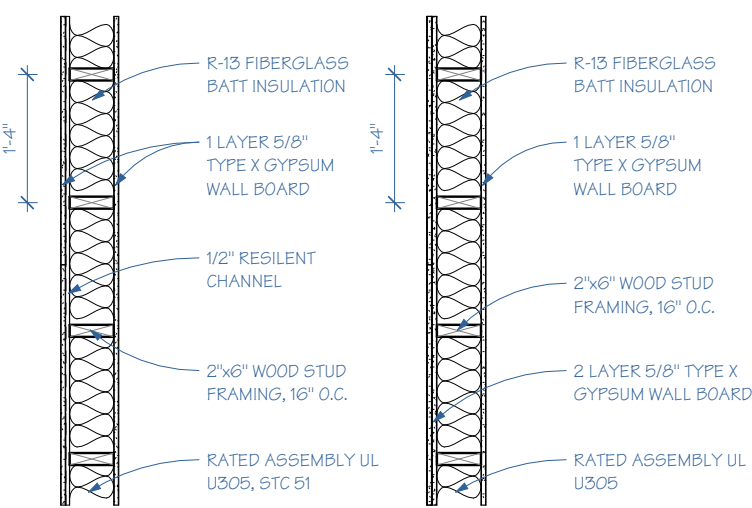
WALL TYPE B PLAN
STANDARD 2"x6" EXTERIOR WALL



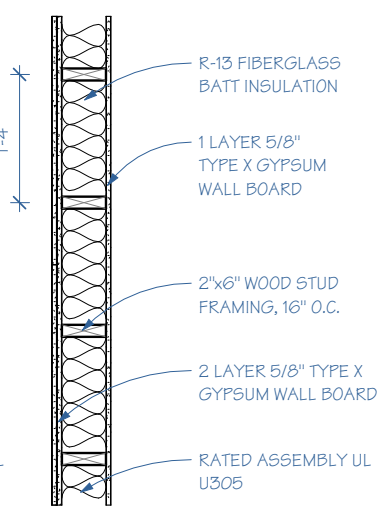
WALL TYPE C PLAN
STANDARD 2"x6" INTERIOR WALL



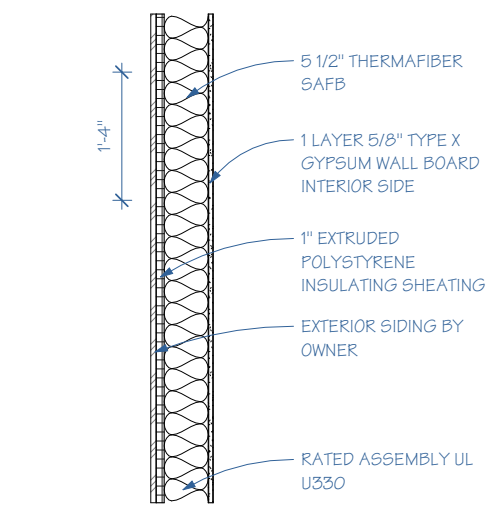
WALL TYPE D PLAN
STANDARD 2"x4" INTERIOR WALL



WALL TYPE E PLAN
1 HR. FIRE RATED TO MEET CODE
STANDARDS: TABLE 602



WALL TYPE F PLAN
1 HR. FIRE RATED TO MEET CODE
STANDARDS: TABLE 602

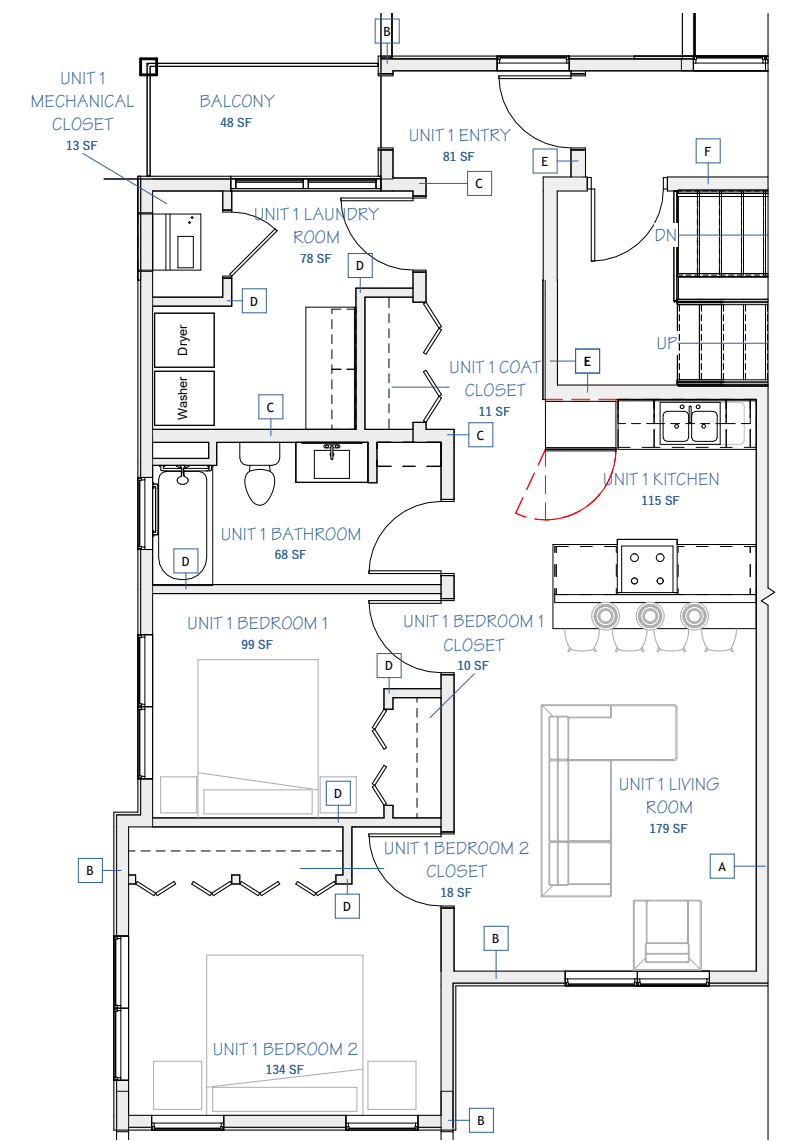


WALL TYPE G SECTION
1 HR. FIRE RATED TO MEET CODE
STANDARDS: TABLE 602

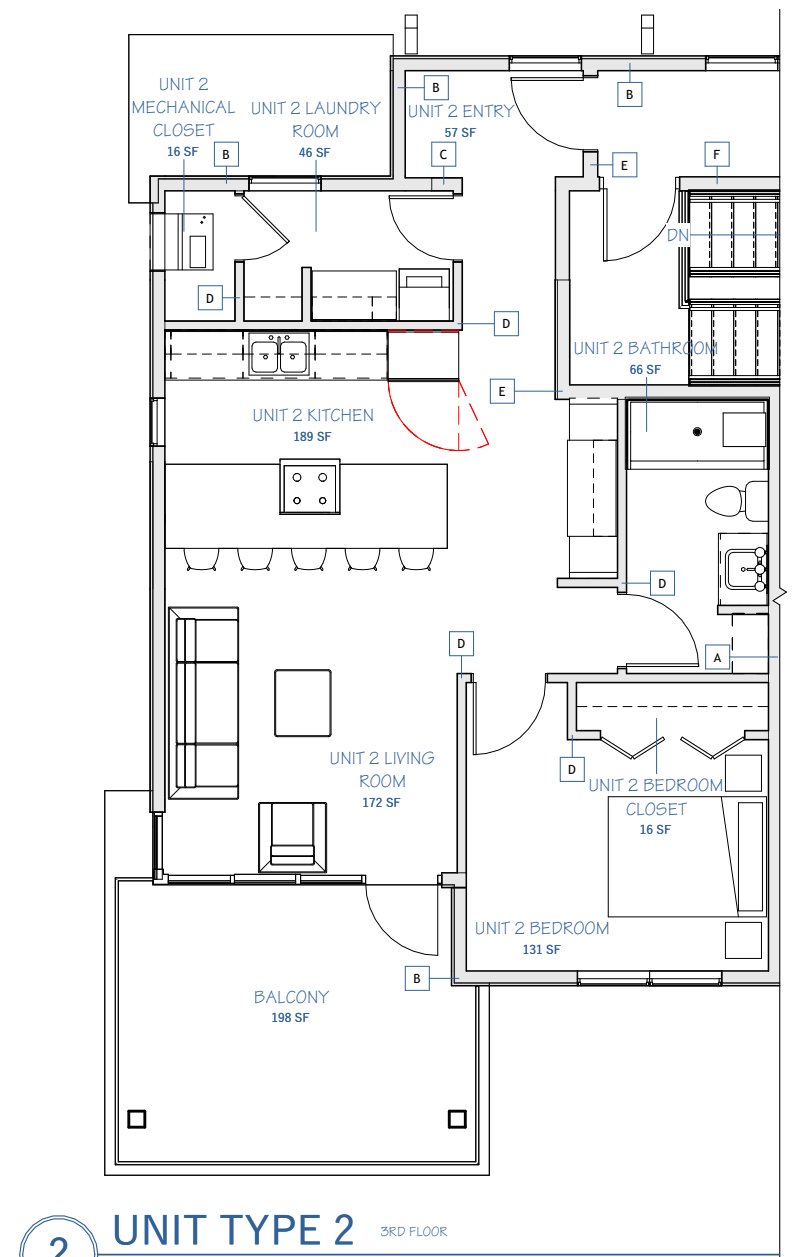
SHEET NOTES:

1. ALL FRAMING SHOULD BE SPF #2 OR BETTER
2. ALL FRAMING LUMBER IN CONTACT WITH GRADE OR MASONRY SHALL BE PRESSURE TREATED
3. ALL HEADERS SHALL BE SUPPORTED BY MINIMUM OF TWO SHOULDER STUDS. SPANS OVER 10 FEET SHALL HAVE 5 1/2" MINIMUM BEARING.
4. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE SPECIFIED
5. CORRIDOR WALLS TO BE STC 50 MIN.

3 WALL TYPES
1" = 1'-0"



1 UNIT TYPE 1
1/4" = 1'-0"



2 UNIT TYPE 2
1/4" = 1'-0"



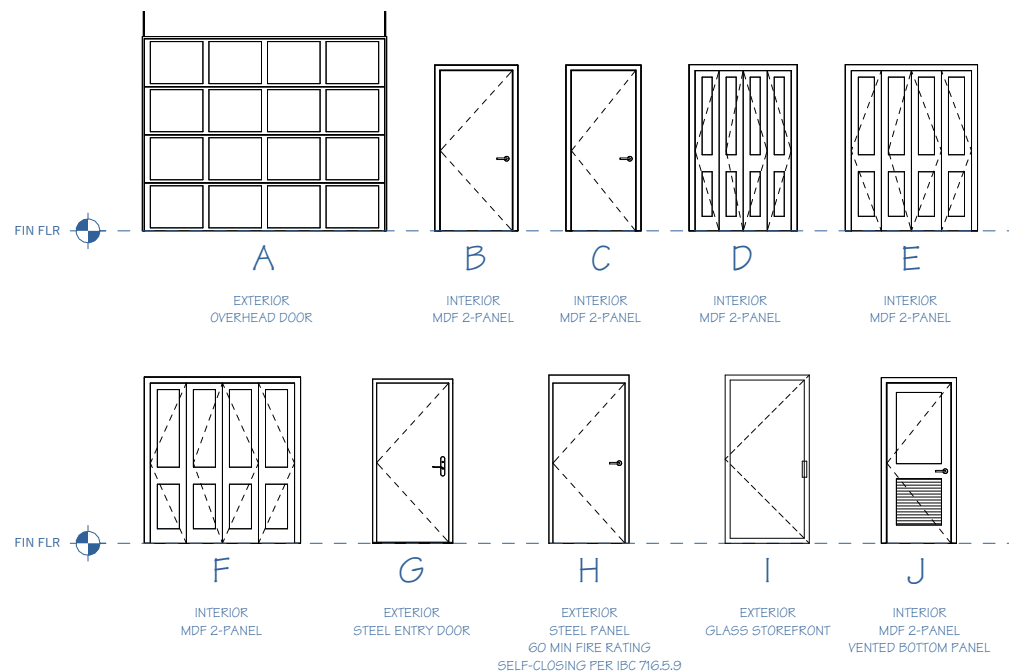
REVISIONS				
7.14.25	Date	Date	Date	Date
Prelim. Plan	Const. Docs	Approval	Revision 1	Revision 2
August 21, 2025				
PROJECT NO. 25109				

TYPE	SIZE		COUNT	LH DOOR	RH DOOR	COMMENTS
	WIDTH	HEIGHT		SWING	SWING	

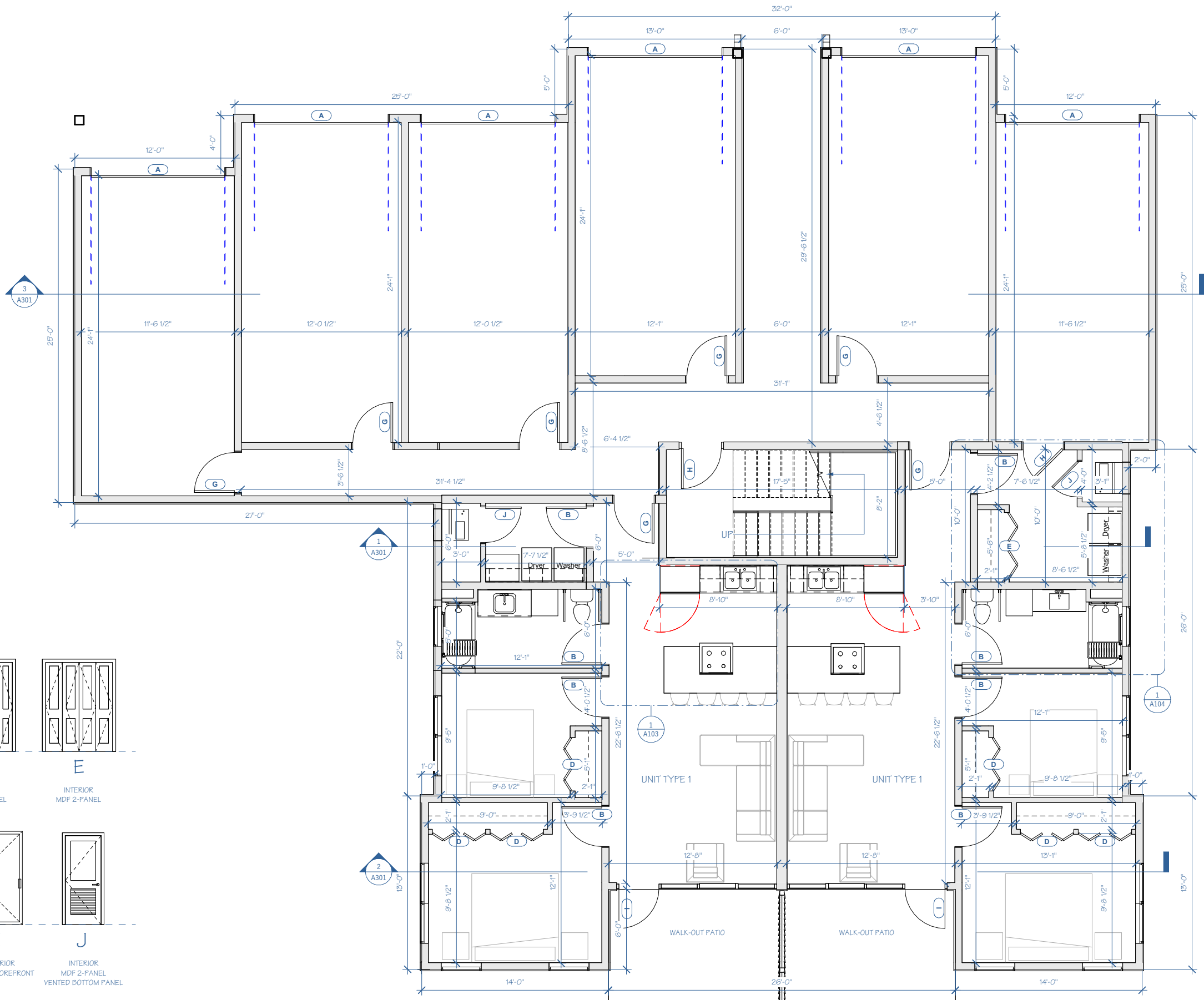
FIRST FLOOR						
A	10' - 0"	8' - 0"	6			OVERHEAD DOOR
B	3' - 0"	6' - 8"	8	4	4	
D	4' - 0"	6' - 8"	6			DOUBLE BIFOLD
E	5' - 0"	6' - 8"	1			DOUBLE BIFOLD
G	3' - 0"	6' - 8"	7	4	3	
H	3' - 0"	6' - 8"	2	1	1	
I	3' - 0"	6' - 10"	2	1	1	
J	2' - 8"	6' - 8"	2	1	1	VENTED HVAC CLOSET DOOR

SECOND FLOOR						
B	3' - 0"	6' - 8"	12	6	6	
D	4' - 0"	6' - 8"	6			DOUBLE BIFOLD
E	5' - 0"	6' - 8"	2			DOUBLE BIFOLD
H	3' - 0"	6' - 8"	1		1	
J	2' - 8"	6' - 8"	2	1	1	VENTED HVAC CLOSET DOOR

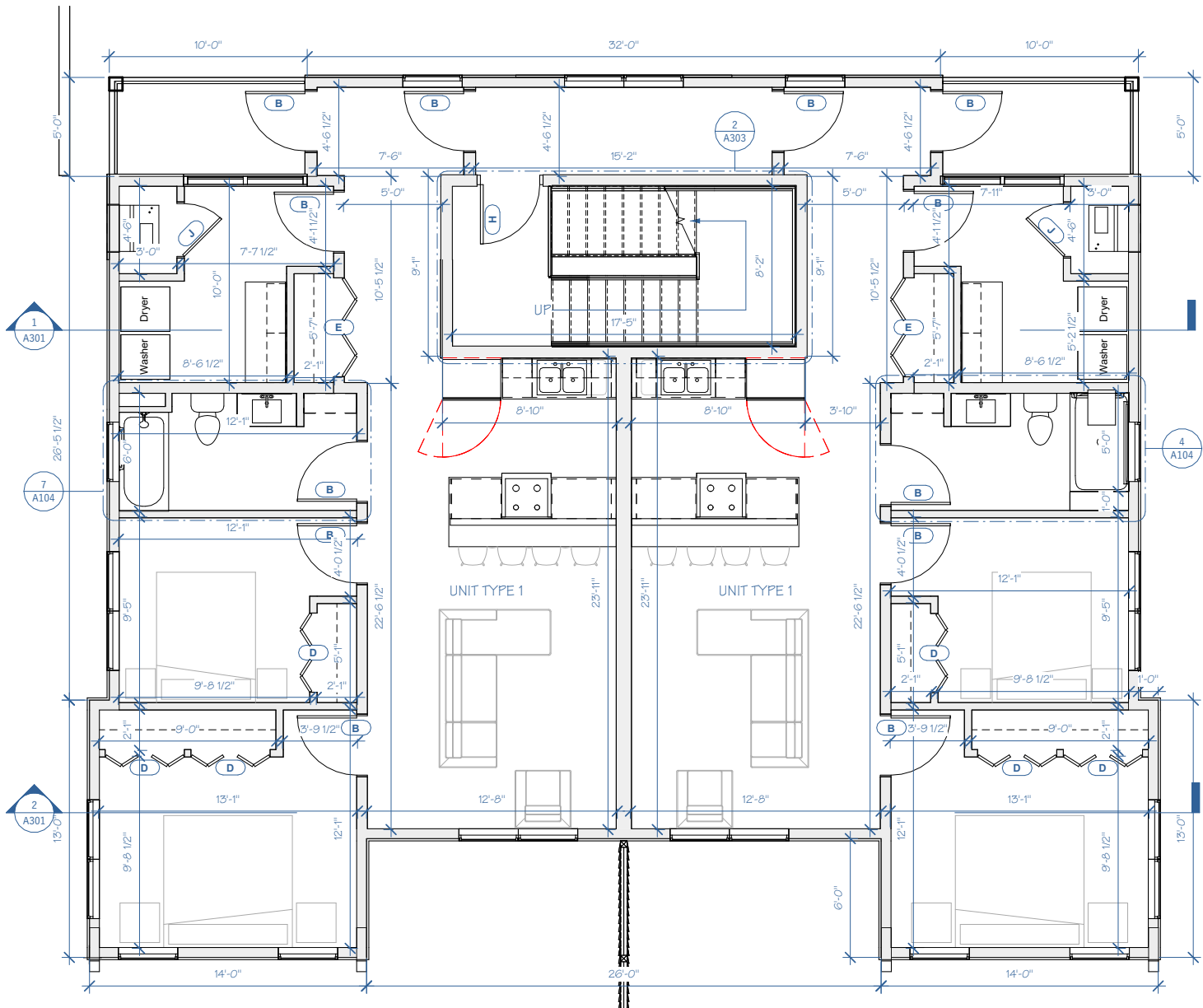
THIRD FLOOR						
B	3' - 0"	6' - 8"	6	3	3	
C	2' - 8"	6' - 8"	2	1	1	
F	6' - 0"	6' - 8"	2			DOUBLE BIFOLD
H	3' - 0"	6' - 8"	1		1	
I	3' - 0"	6' - 10"	2	1	1	
J	2' - 8"	6' - 8"	2	1	1	VENTED HVAC CLOSET DOOR



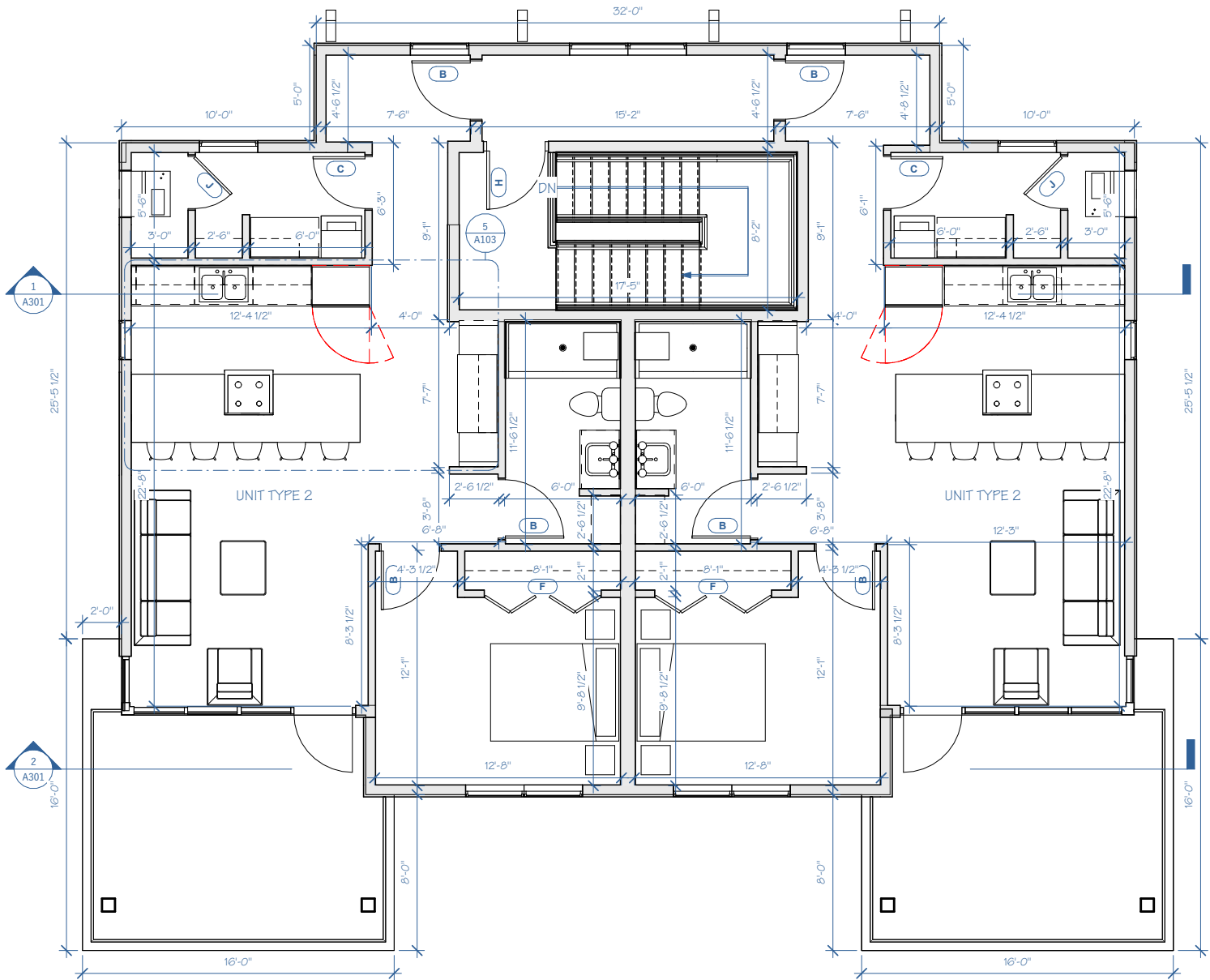
2 DOOR LEGEND
1/4" = 1'-0"



1 FIRST FLOOR
1/4" = 1'-0"

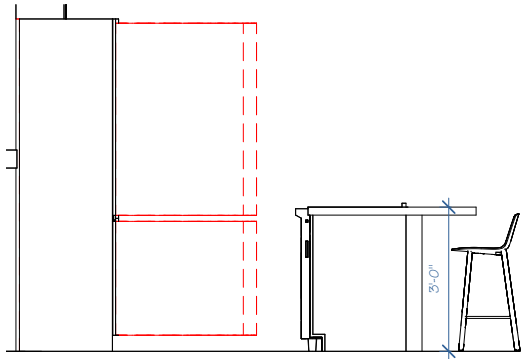


1 SECOND FLOOR
1/4" = 1'-0"

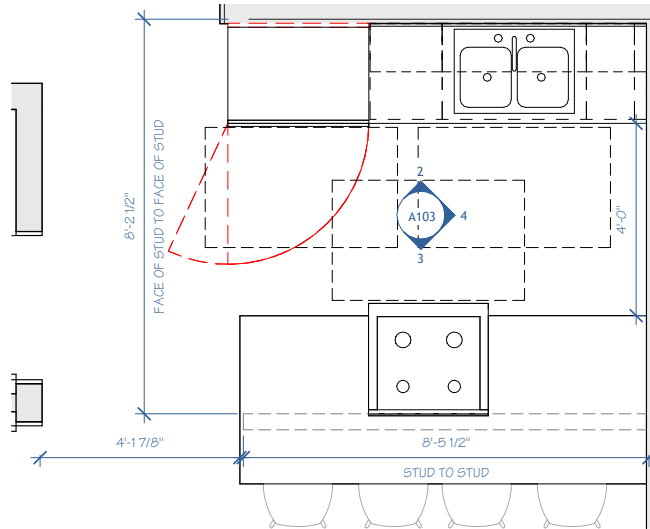


2 THIRD FLOOR
1/4" = 1'-0"

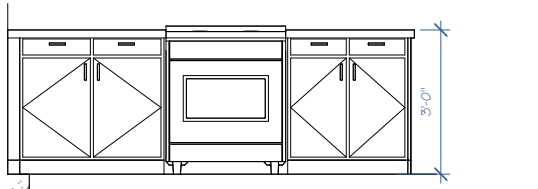
4 KITCHEN TYPE 1 - ELEV. 3
1/2" = 1'-0"



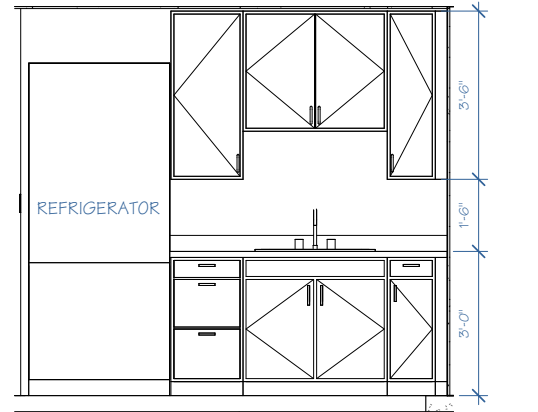
1 KITCHEN TYPE 1
1/2" = 1'-0"



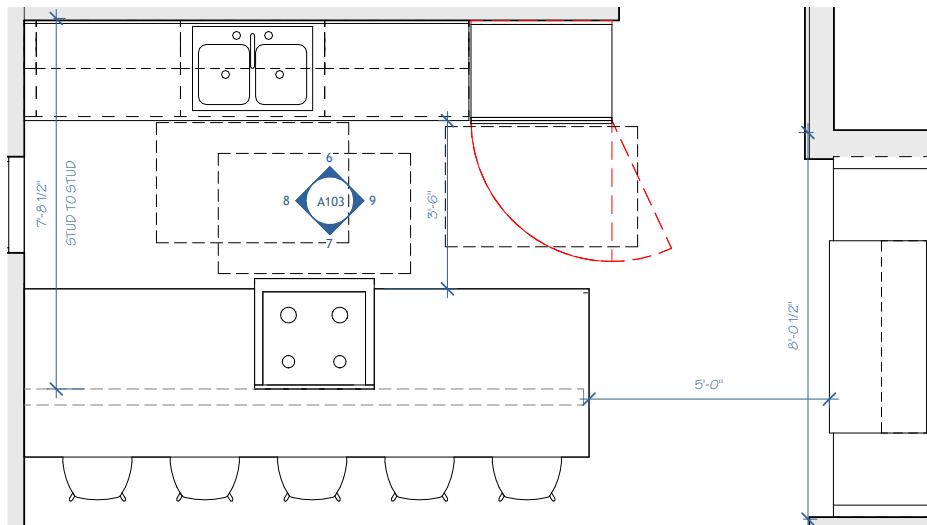
3 KITCHEN TYPE 1 - ELEV. 2
1/2" = 1'-0"



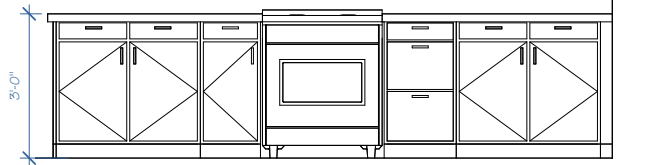
2 KITCHEN TYPE 1 - ELEV. 1
1/2" = 1'-0"



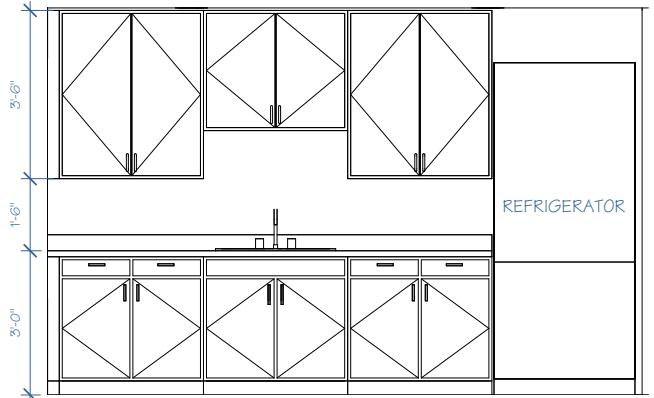
5 KITCHEN TYPE 2
1/2" = 1'-0"



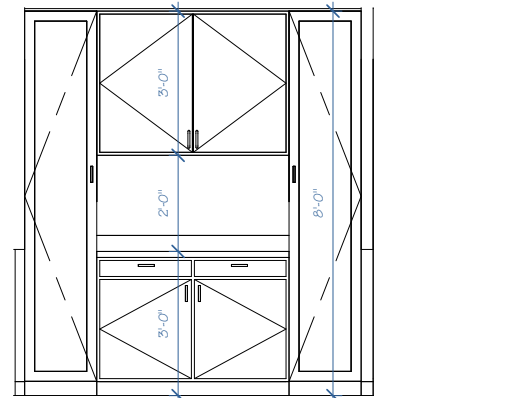
7 KITCHEN TYPE 2 - ELEV. 2
1/2" = 1'-0"



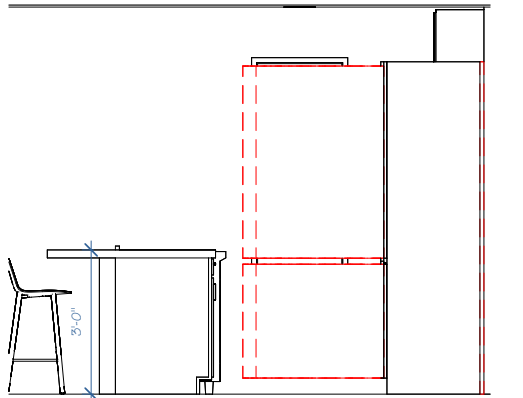
6 KITCHEN TYPE 2 - ELEV. 1
1/2" = 1'-0"

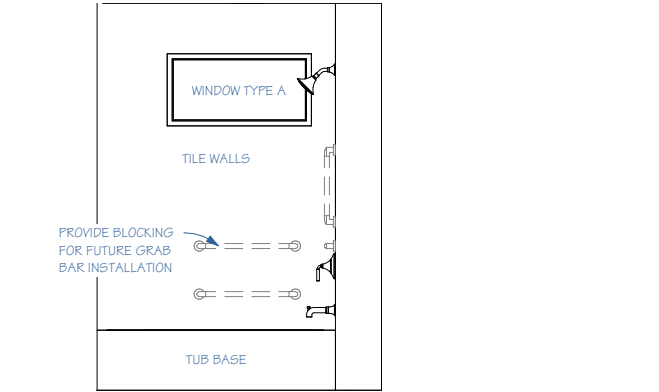


9 KITCHEN TYPE 2 - ELEV. 4
1/2" = 1'-0"

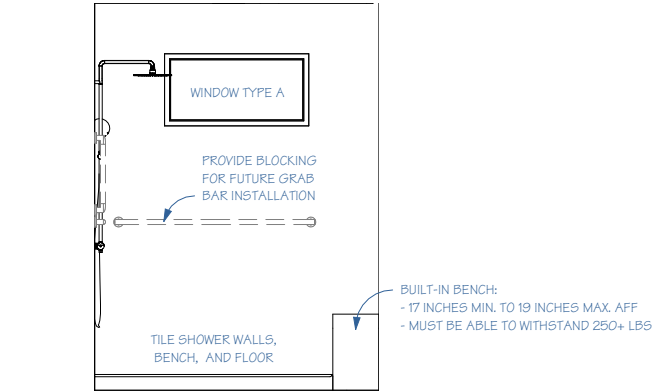


8 KITCHEN TYPE 2 - ELEV. 3
1/2" = 1'-0"

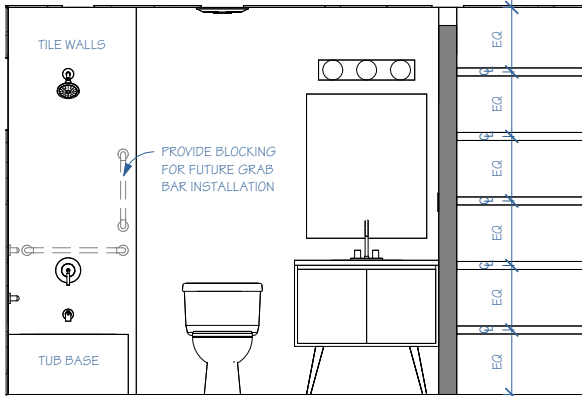




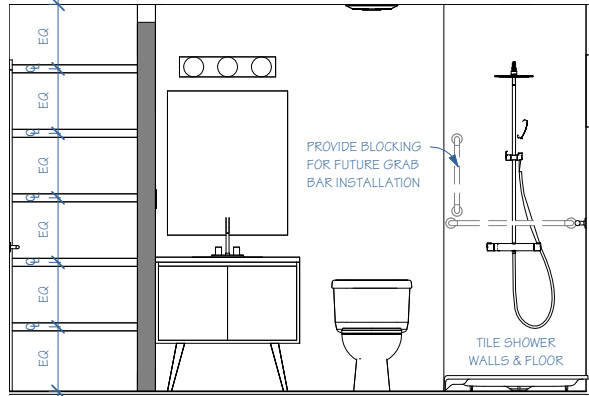
9 OPT. B - BATHROOM ELEV. 2
1/2" = 1'-0"



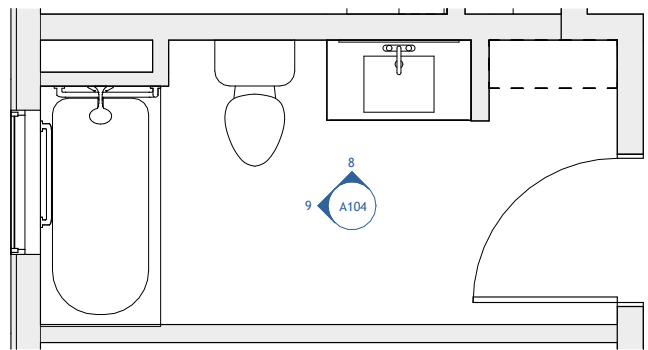
6 OPT. A - BATHROOM ELEV. 2
1/2" = 1'-0"



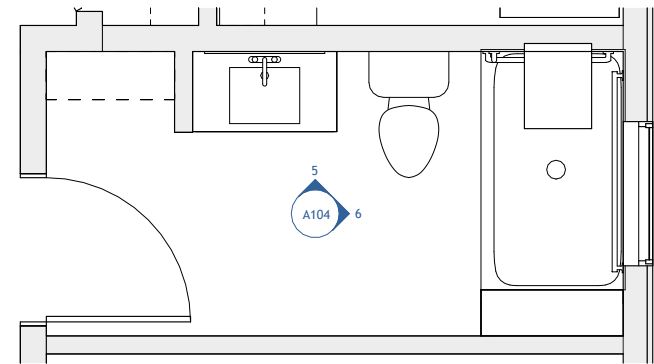
8 OPT. B - BATHROOM ELEV. 1
1/2" = 1'-0"



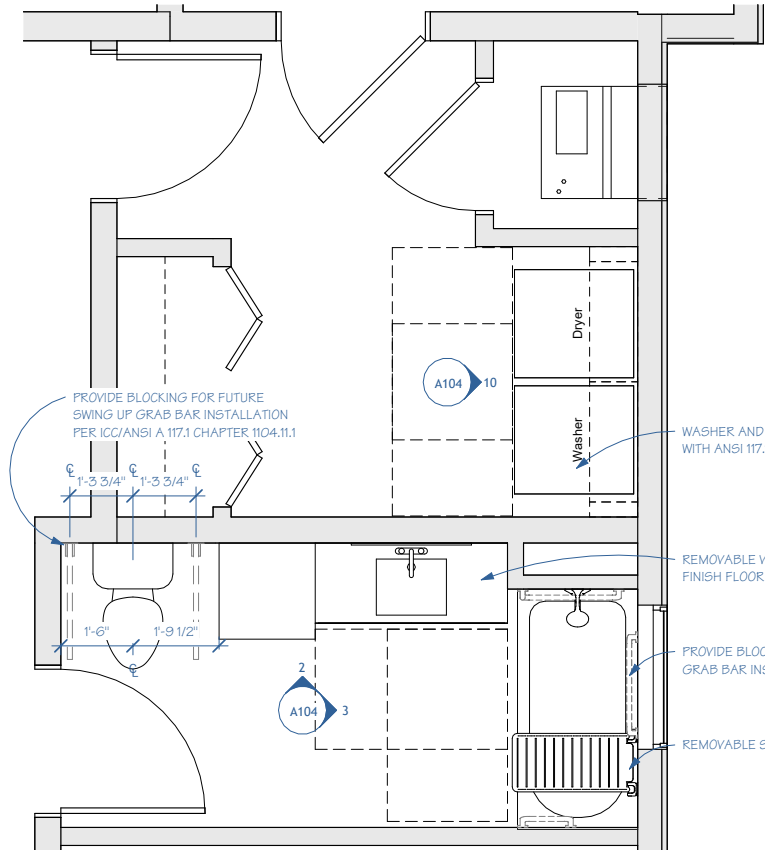
5 OPT. A - BATHROOM ELEV. 1
1/2" = 1'-0"



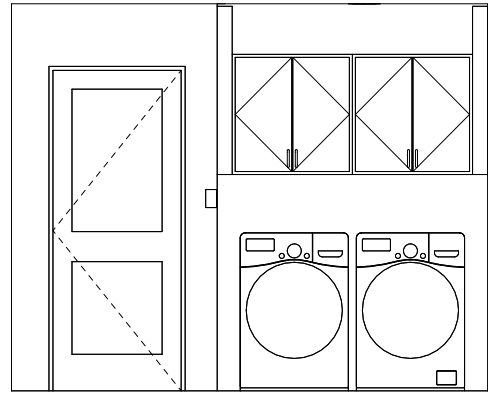
7 OPTION B BATHROOM PLAN
1/2" = 1'-0"



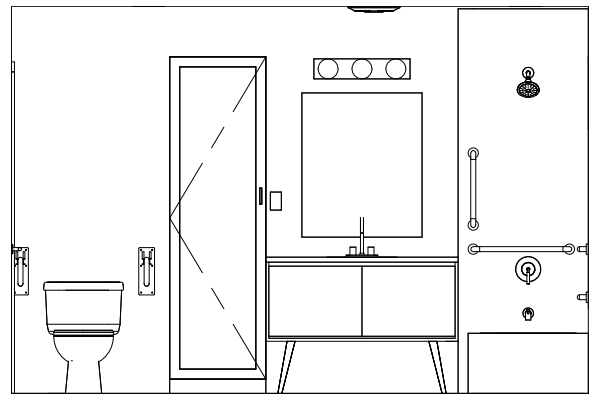
4 OPTION A BATHROOM PLAN
1/2" = 1'-0"



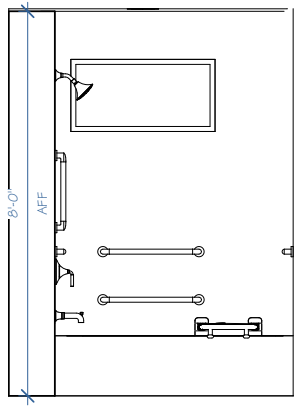
1 ACCESSIBLE BATH & LAUNDRY PLAN
1/2" = 1'-0"



10 LAUNDRY ELEVATION
1/2" = 1'-0"



2 ADA BATHROOM ELEV. 1
1/2" = 1'-0"



3 ADA BATHROOM ELEV. 2
1/2" = 1'-0"

REQUIRED SHEET NOTES:

ANSI/ICC 117.1 - 609.8 STRUCTURAL STRENGTH

- ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.

- PROVIDE TOILET AND BATHING ROOM FLOORS WITH A SMOOTH, HARD, NONABSORBENT SURFACE EXTENDING 4" MINIMUM UP THE WALLS WITHIN 2' OF URINAL AND TOILET.

- BATHROOM DOORS SHALL HAVE PRIVACY SET HARDWARE.

IBC 1101.2 & ANSI/ICC 117.1 - SECTION 604.2:

- THE CENTERLINE OF THE WATER CLOSET SHALL BE 16 INCHES MINIMUM AND 18 INCHES MAXIMUM FROM THE SIDE WALL OR PARTITION.

IBC 1101.2 & ANSI/ICC 117.1 - SECTION 604.3:

- THE TOP OF THE TOILET PAPER DISPENSER SHALL BE 1-1/2" INCHES BELOW THE HORIZONTAL SIDE WALL GRAB BAR TO BE WITHIN THE ACCEPTABLE REACH RANGE.

ANSI/ICC 117.1 - CHAPTER 6 - BATHING ROOMS

CONTROLS AND ENCLOSURES

- SHOWER CONTROLS AND FITTING MUST BE AT LEAST 1-1/2" ABOVE THE GRAB BAR SO THAT THEY DO NOT IMPEDE THE BAR'S GRIPPING SURFACE.

- FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.

THRESHOLDS

- A THRESHOLD HEIGHT UP TO 1/2" IS PERMITTED, TRENCH DRAINS AND OTHER DESIGNS THAT ALL A FLUSH TRANSITION TO THE SHOWER FLOOR WILL PROVIDE EASIER ACCESS.

- SHOWER FLOORS CAN SLOP TO DRAINS (A 1:48 MAXIMUM SLOPE WILL HELP CONTROL WATER WITHOUT IMPACTING ACCESSIBILITY).

SHOWER SPRAY UNITS AND WATER TEMPERATURE AT SHOWER COMPARTMENTS

- A HAND-HELD SHOWER SPRAY UNIT THAT CAN ALSO BE USED IN A FIXED POSITION IS REQUIRED AT ALL ACCESSIBLE SHOWERS AND BATHTUBS.

- THE WATER TEMPERATURE IS LIMITED TO 120 DEGREES FAHRENHEIT.

- THE HAND-HELD UNIT NEEDS TO BE REACHABLE WITHIN A HEIGHT OF 48" ABOVE THE SHOWER FLOOR.

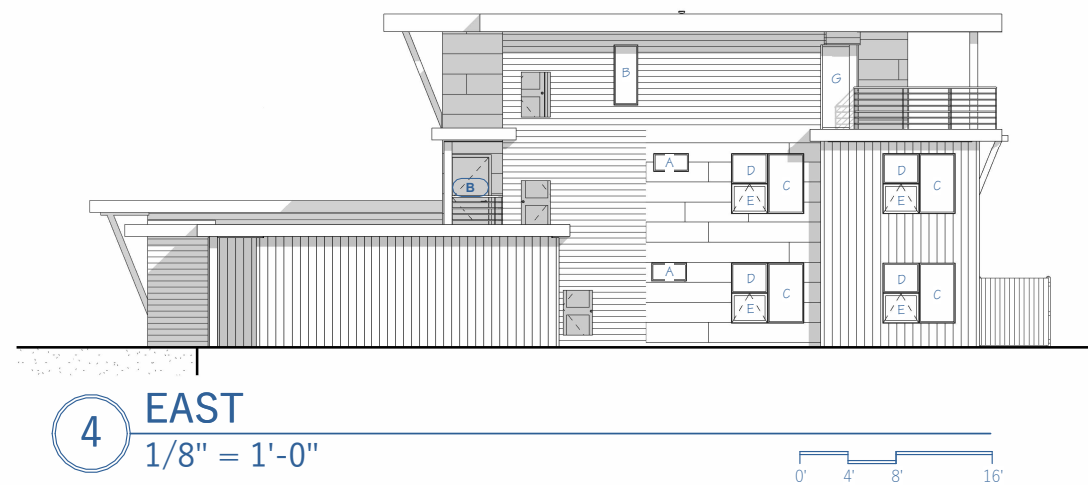
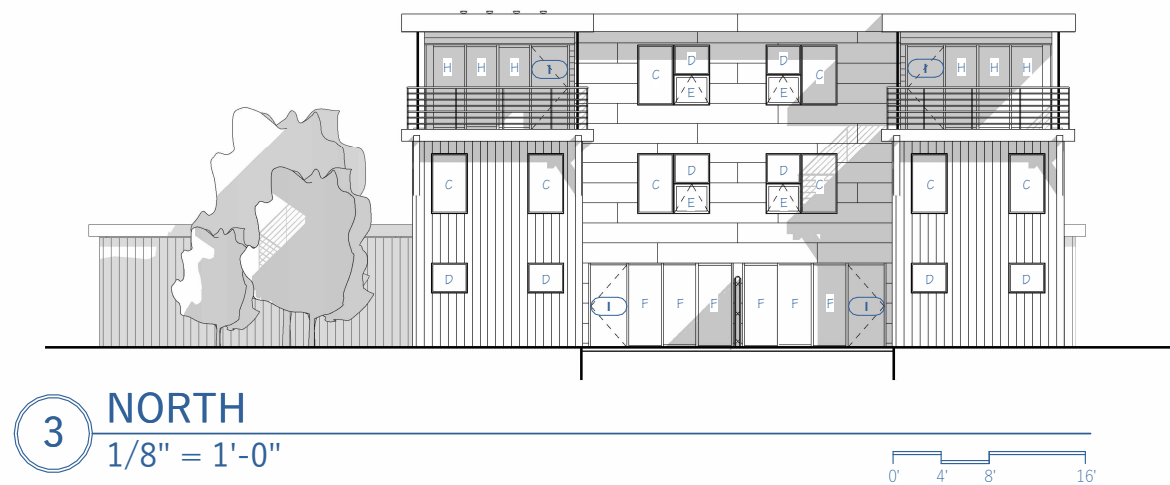
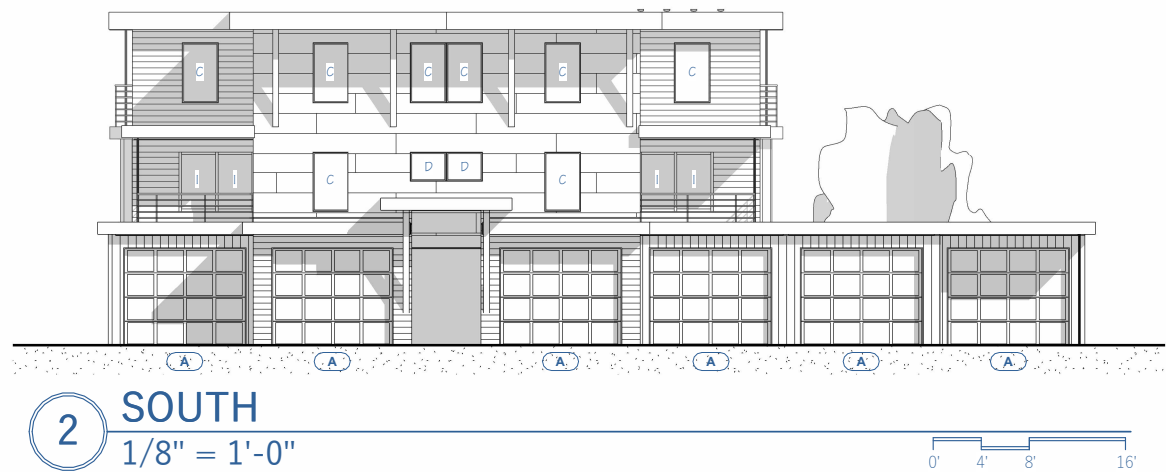
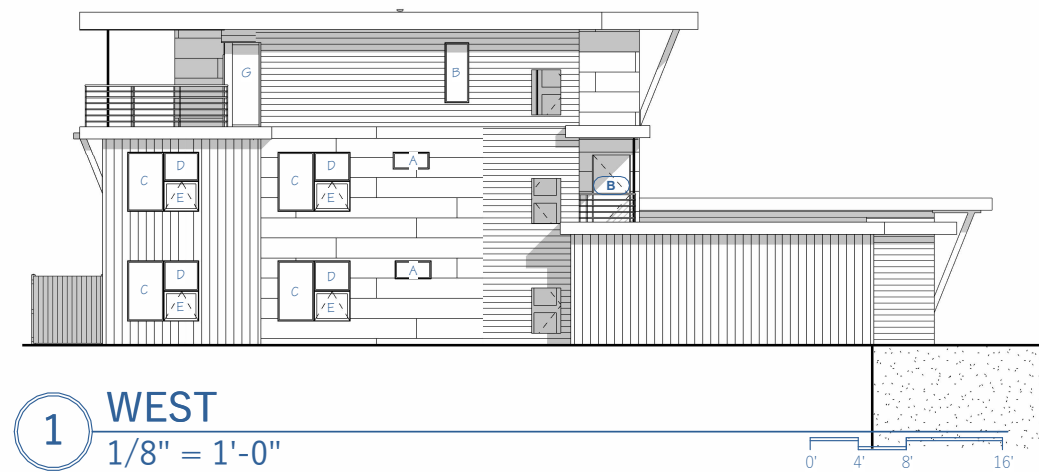
- HOSE AT LEAST 59" LONG.

ANSI/ICC 117.1 - CHAPTER 1104 - TYPE B UNITS

- FOR TYPE B UNITS, CLEAR FLOOR SPACES SHALL BE 48 INCHES MINIMUM IN LENGTH AND 30 INCHES MINIMUM IN WIDTH.

- SEE SHEETS G102 & G103 FOR ADDITIONAL ACCESSIBILITY DETAILS AND DIMENSIONS





IEBC 908.1 APPLIES TO NEW CONSTRUCTION ONLY
IECC 402.1 PRESCRIPTIVE METHOD FOR THERMAL ENVELOPE ASSEMBLIES

BUILDING USES U-VALUE BASED METHOD, C402.1.4 CLIMATE ZONE 6	
ATTIC INSULATION = U-0.021	ATTIC INSULATION = R-47.62
ROOF DECK INSUL ENTIRELY ABOVE DECK, U-0.032	WOOD FRAMED WALLS, R-19.60
WOOD FRAMED WALLS, U-0.051	WOOD FRAMED WALLS, R-19.60
METAL FRAMED WALLS, U-0.064	METAL FRAMED WALLS, R-15.63
WALLS BELOW GRADE, U-0.119	WALLS BELOW GRADE, R-8.40
WOOD FRAMED FLOORS, U-0.033	WOOD FRAMED FLOORS, R-30.30
OPAQUE SWINGING DOORS, U-0.37	OPAQUE SWINGING DOORS, R-2.27
BUILDING USES U-VALUE BASED METHOD, C402.4 CLIMATE ZONE 6	
ENTRY DOORS, U - 0.77	ENTRY DOORS, R-2.32
OPERABLE FENESTRATION, U - 0.43	OPERABLE FENESTRATION, R-2.32
FIXED FENESTRATION, U - 0.36	FIXED FENESTRATION, R-2.77
SHADING COEFFICIENT, 0.40	
AIR LEAKAGE 0.3 PER 402.5.2	
MANUFACTURER'S DATA STICKER SHALL BE LEFT ON WINDOWS AND DOORS UNTIL FINAL INSPECTION	
ASSEMBLIES SHOWN ON PLANS AND SECTIONS COMPLY WITH AND PROVIDE BETTER THERMAL INSULATION THAN REQUIRED BY PRESCRIPTIVE METHOD VALUES SHOWN ABOVE.	

COMPONENT	R-VALUE @ CAVITY	U-VALUE @ CAVITY	COMPONENT	R-VALUE @ STUD	U-VALUE @ STUD
INSIDE AIR FILM	.68		INSIDE AIR FILM	.68	
5/8" GYP WALL BRD	.54		5/8" GYP WALL BRD	.54	
STUD CAVITY	21		STUD	6.88	
5/8" GYP 1-HR SHEATHING	.54		5/8" GYP 1-HR SHEATHING	.54	
1/2" SIDING	.81		1/2" SIDING	.81	
OUTSIDE AIR FILM	.17		OUTSIDE AIR FILM	.17	
TOTAL	23.74	0.042	TOTAL	9.62	0.104

$$\begin{aligned} 2" \times 6", 16" \text{ OC TOTAL WALL R-VALUE} &= \frac{\% \text{ of STUD}}{U \text{ of STUD}} + \frac{\% \text{ of CAVITY}}{U \text{ of CAVITY}} \\ &= 0.00967 + 0.038084 \\ &= 0.0478 \text{ WALL U-VALUE} \end{aligned}$$

SHEET NOTES:

SAFETY GLAZING SHALL BE INSTALLED IN ALL OF THE FOLLOWING CONDITIONS:
- SIDELITES WITHIN 24" OF ENTRY DOORS

SAFETY GLAZING SHALL BE INSTALLED AT WINDOWS WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET.
- EXPOSED AREA OF GLAZING EXCEEDS 9 SQ FT.
- THE BOTTOM EDGE OF WINDOW IS LESS THAN 18" ABOVE THE FLOOR
- THE TOP EDGE OF THE WINDOW IS GREATER THAN 36" ABOVE THE FLOOR
- A WALKING SURFACE IS WITHIN 36" HORIZONTALLY FROM THE WINDOW.

SAFETY GLAZING SHALL BE IDENTIFIED AS SUCH BY MANUFACTURER

EXTERIOR BUILDING
ELEVATIONS

PROPOSED PLANS
FOR
THIRD STREET CONDOMINIUMS
0 Third Street, Stevens Point,
Wisconsin 54481

REVISIONS

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7/14/25			
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25109			



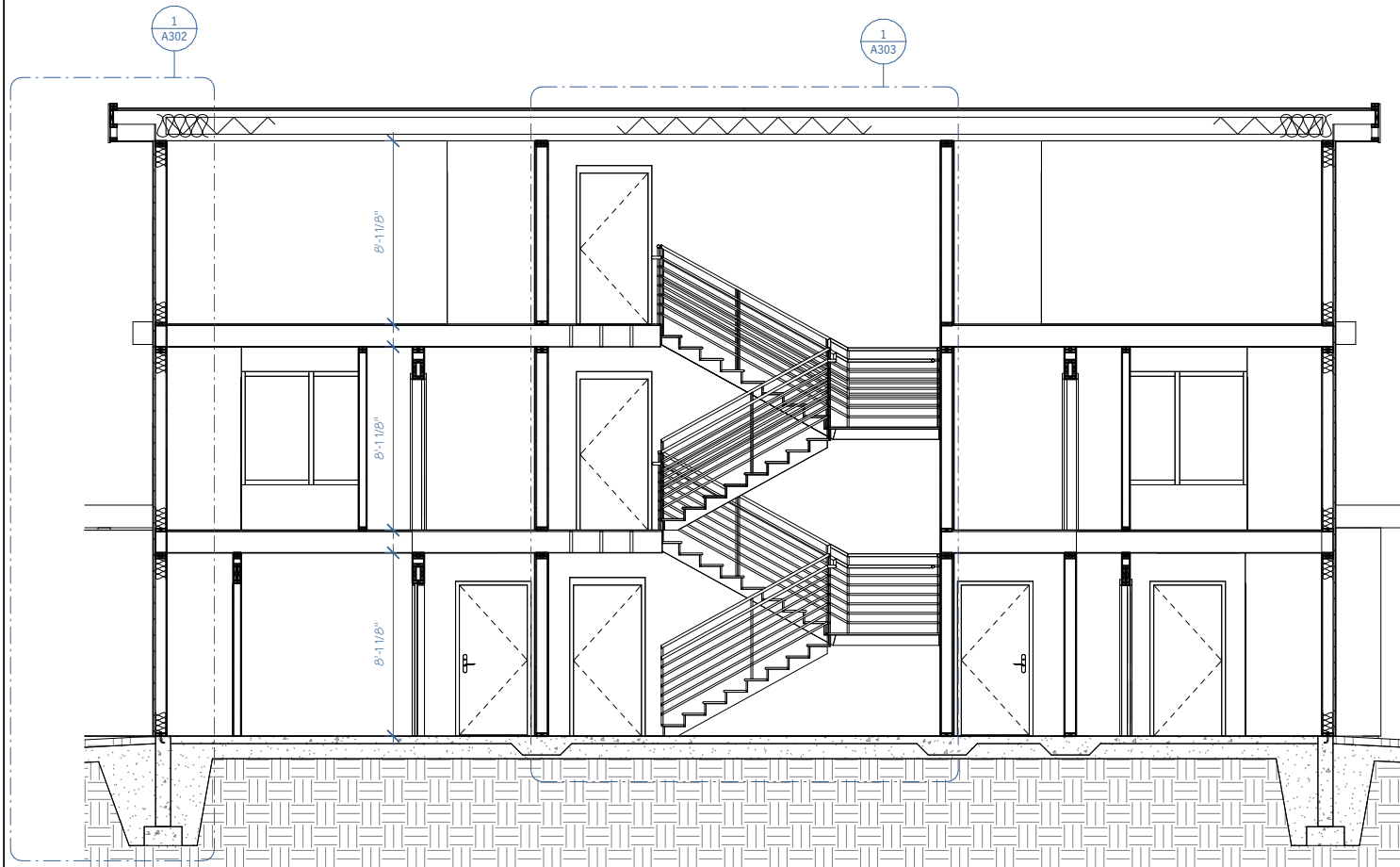
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BUILDING SECTIONS

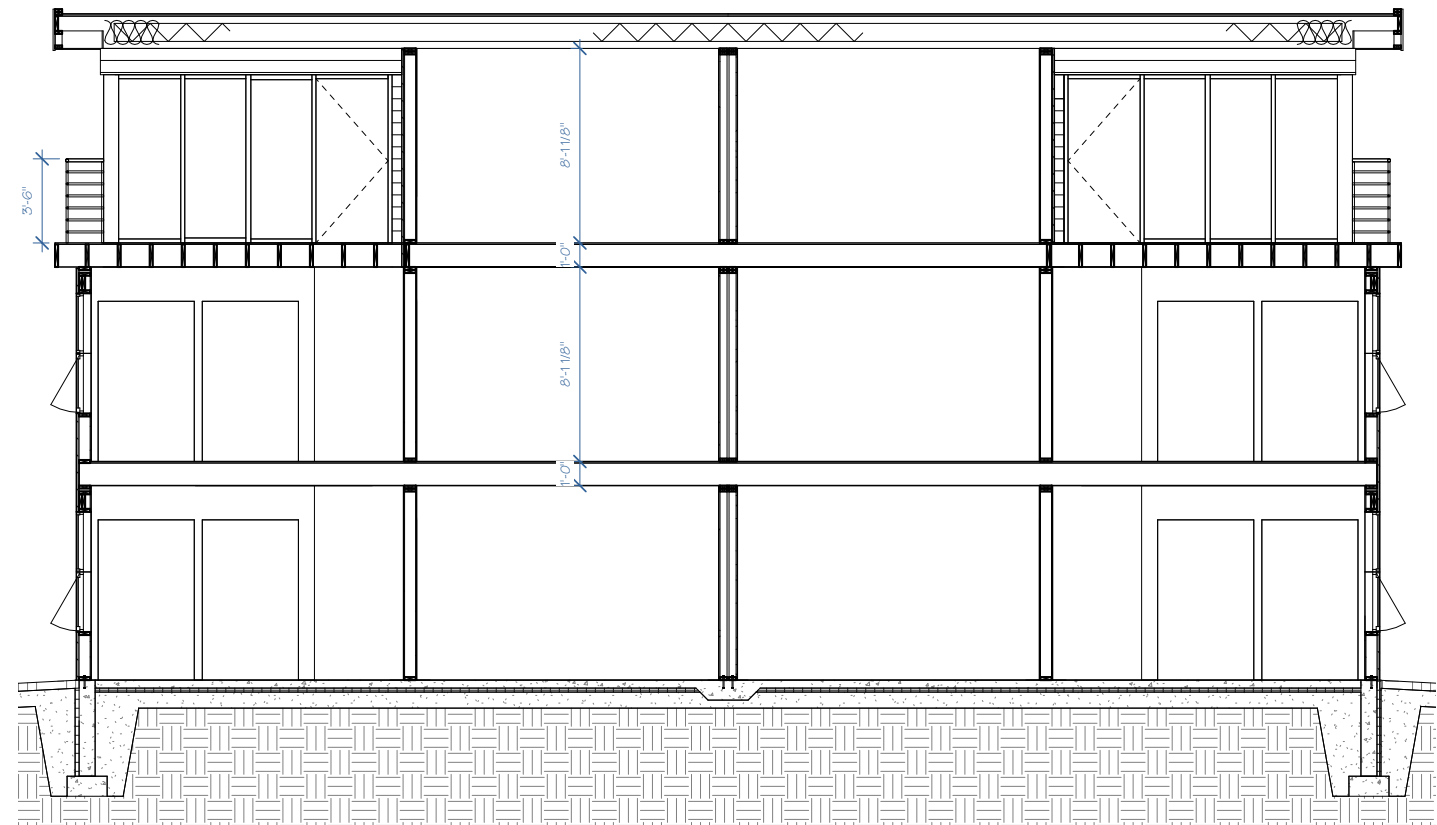
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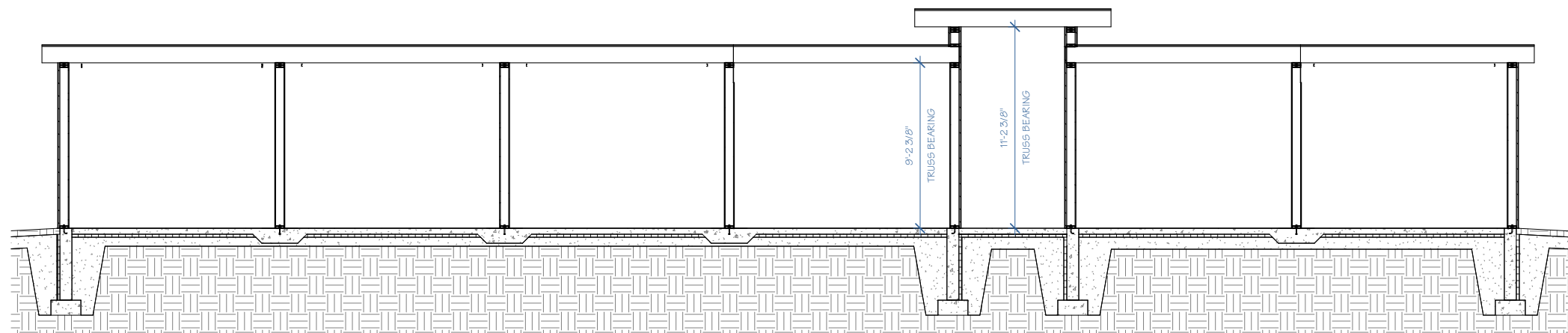
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1 BUILDING SECTION 1
1/4" = 1'-0"



2 BUILDING SECTION 2
1/4" = 1'-0"



3 BUILDING SECTION 3
1/4" = 1'-0"



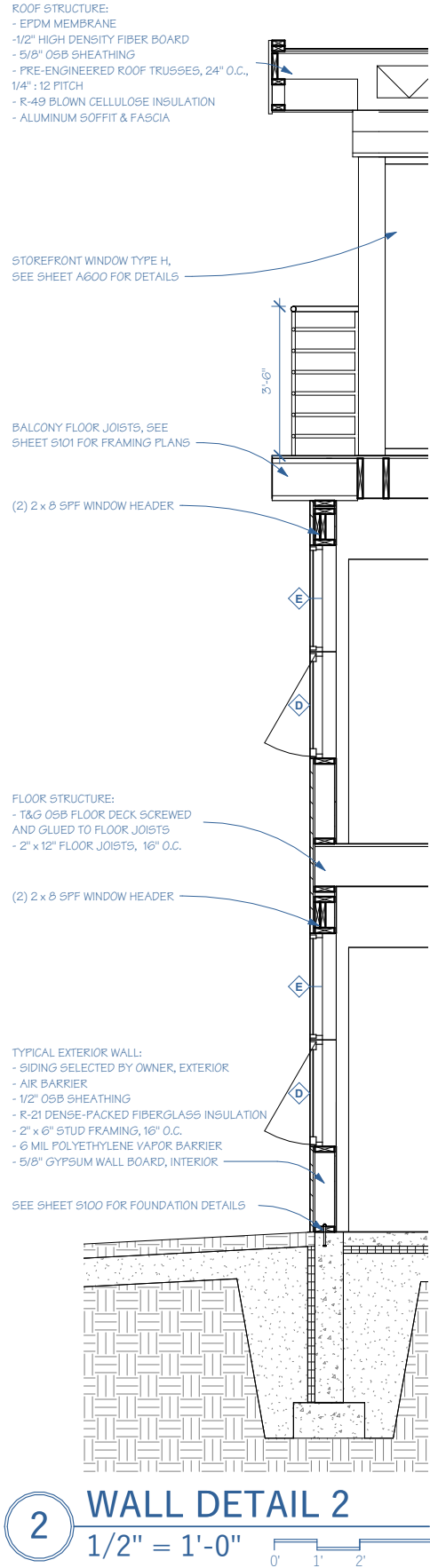
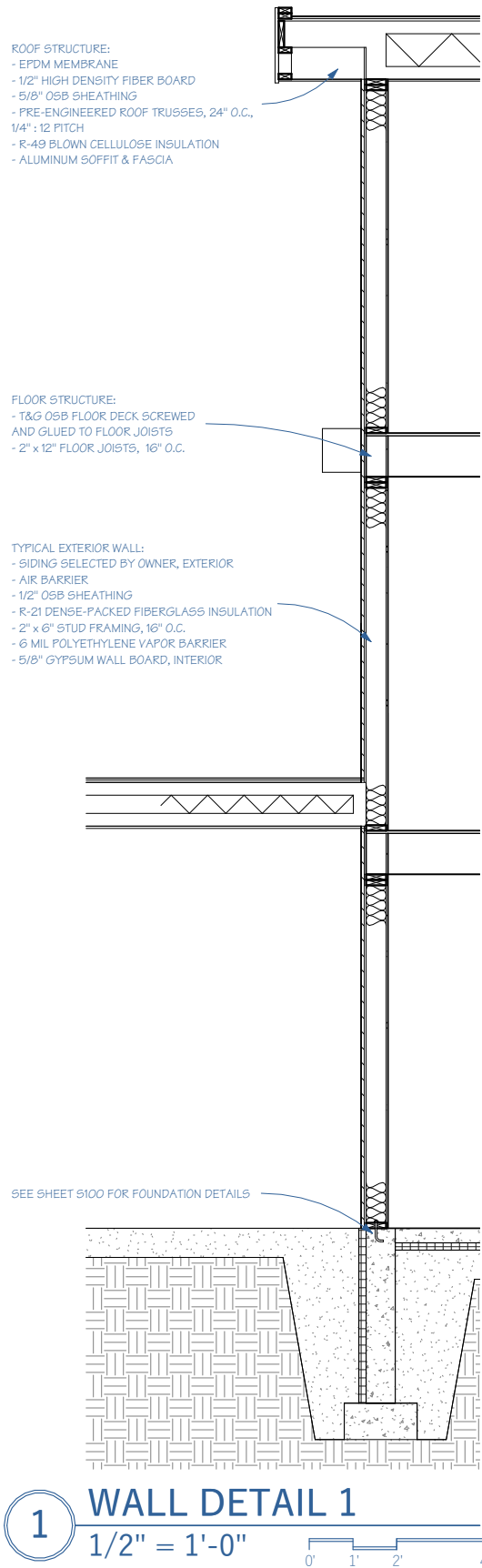
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WALL DETAILS

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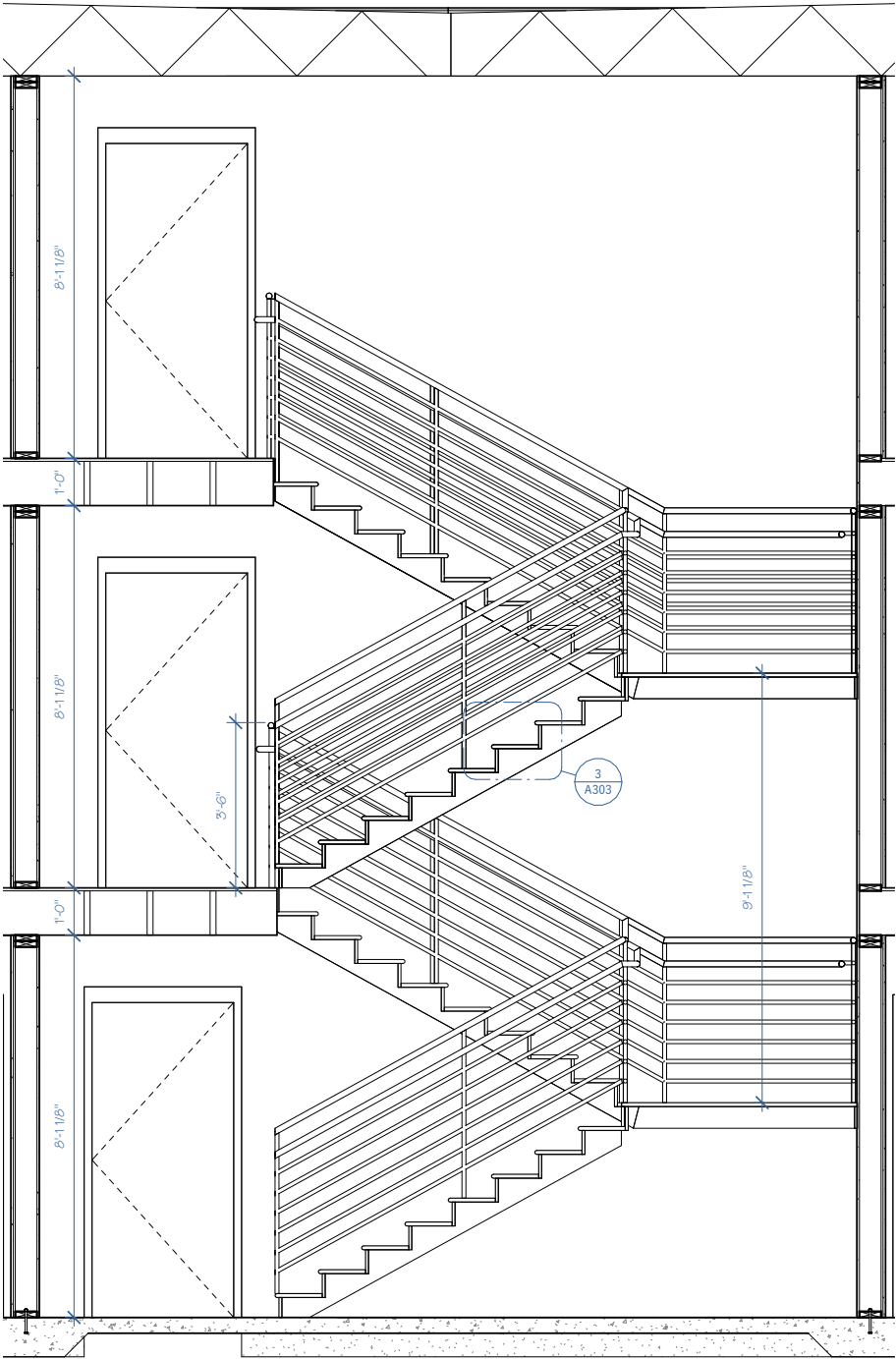
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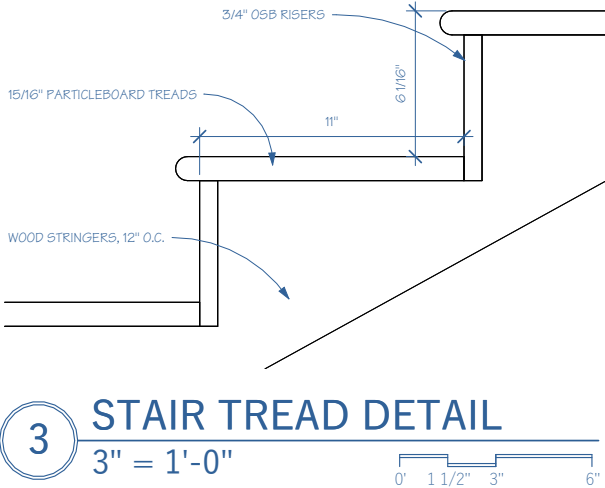
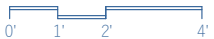


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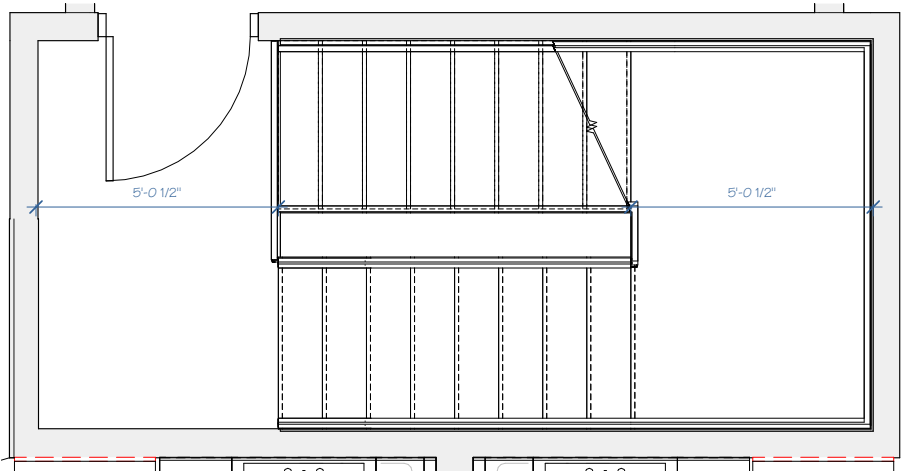
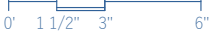
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1 STAIR SECTION
1/2" = 1'-0"



3 STAIR TREAD DETAIL
3" = 1'-0"



2 SECOND FLOOR STAIR PLAN
1/2" = 1'-0"



ROOM FINISH SCHEDULE

ROOM NAME	FINISH				ROOM COUNT	COMMENTS
	FLOOR	BASE	WALL	CEILING		

FIRST FLOOR

UNIT 1 BATHROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 BEDROOM 1			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 BEDROOM 1 CLOSET			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 BEDROOM 2			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 BEDROOM 2 CLOSET			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 ENTRY			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 KITCHEN			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 LAUNDRY ROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 LIVING ROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 MECHANICAL CLOSET			PAINT - WHITE	PAINT - WHITE	2	

SECOND FLOOR

BALCONY					2	
UNIT 1 BATHROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 BEDROOM 1			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 BEDROOM 1 CLOSET			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 BEDROOM 2			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 BEDROOM 2 CLOSET			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 COAT CLOSET			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 ENTRY			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 KITCHEN			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 LAUNDRY ROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 LIVING ROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 1 MECHANICAL CLOSET			PAINT - WHITE	PAINT - WHITE	2	

THIRD FLOOR

BALCONY					2	
UNIT 2 BATHROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 2 BEDROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 2 BEDROOM CLOSET			PAINT - WHITE	PAINT - WHITE	2	
UNIT 2 ENTRY			PAINT - WHITE	PAINT - WHITE	2	
UNIT 2 KITCHEN			PAINT - WHITE	PAINT - WHITE	2	
UNIT 2 LAUNDRY ROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 2 LIVING ROOM			PAINT - WHITE	PAINT - WHITE	2	
UNIT 2 MECHANICAL CLOSET			PAINT - WHITE	PAINT - WHITE	2	

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	COUNT	COMMENTS
------	-------	--------	-------	----------

FIRST FLOOR

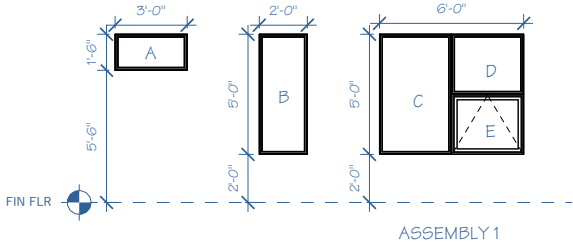
A	3' - 0"	1' - 6"	2	
C	3' - 0"	5' - 0"	4	
D	3' - 0"	2' - 6"	4	
E	3' - 0"	2' - 6"	8	

SECOND FLOOR

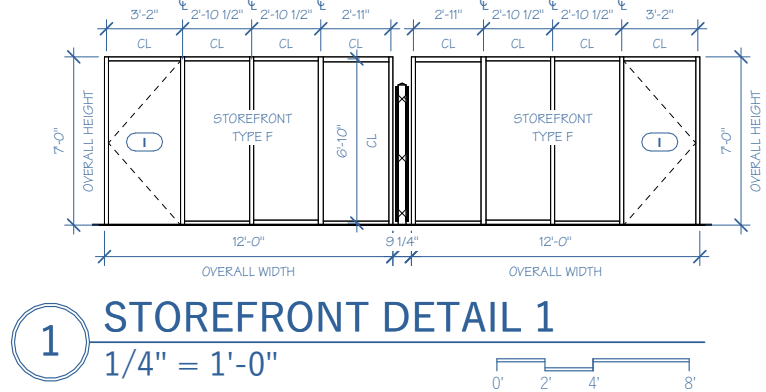
A	3' - 0"	1' - 6"	2	
C	3' - 0"	5' - 0"	12	
D	3' - 0"	2' - 6"	6	
E	3' - 0"	2' - 6"	8	

THIRD FLOOR

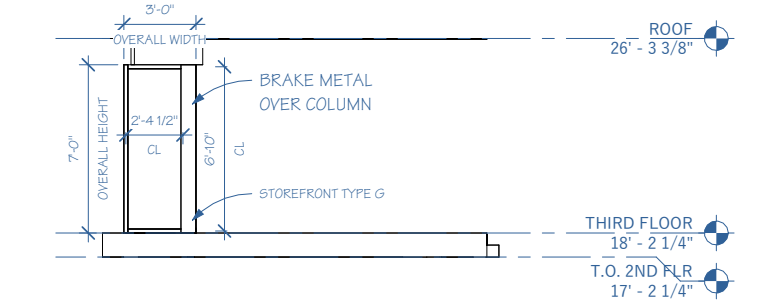
B	2' - 0"	5' - 0"	2	
C	3' - 0"	5' - 0"	8	
D	3' - 0"	2' - 6"	2	
E	3' - 0"	2' - 6"	2	



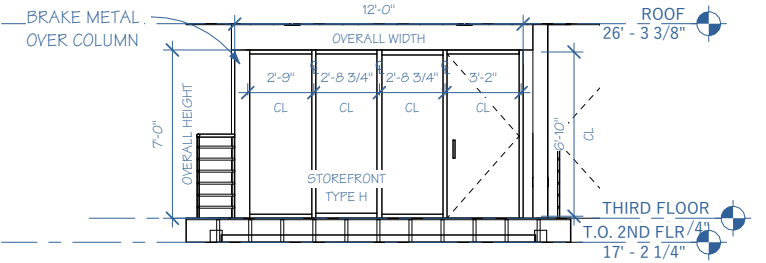
5 WINDOW LEGEND
1/4" = 1'-0"



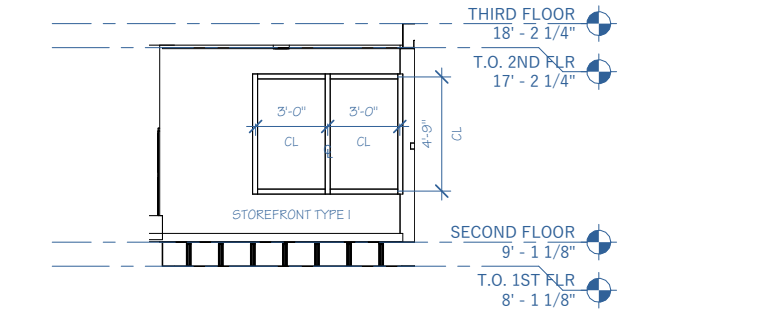
1 STOREFRONT DETAIL 1
1/4" = 1'-0"



2 STOREFRONT DETAIL 2
1/4" = 1'-0"



3 STOREFRONT DETAIL 3
1/4" = 1'-0"



4 STOREFRONT DETAIL 4
1/4" = 1'-0"



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3D VIEWS

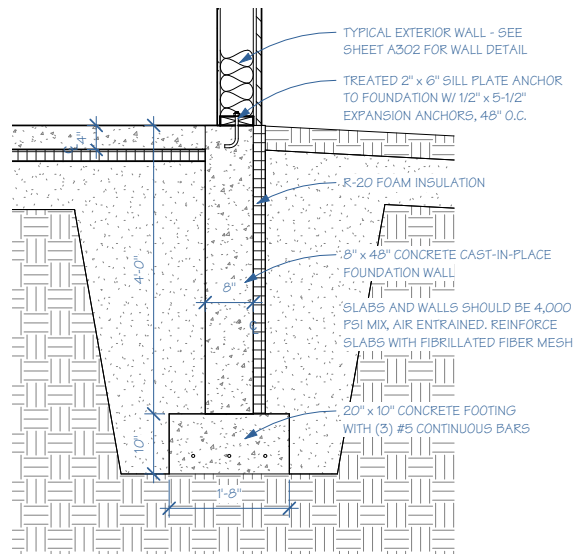
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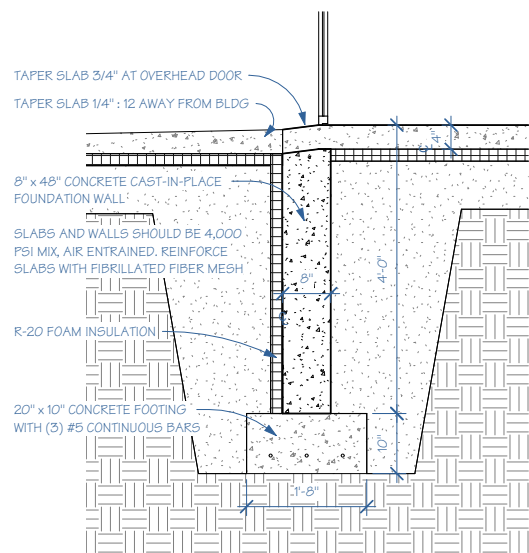
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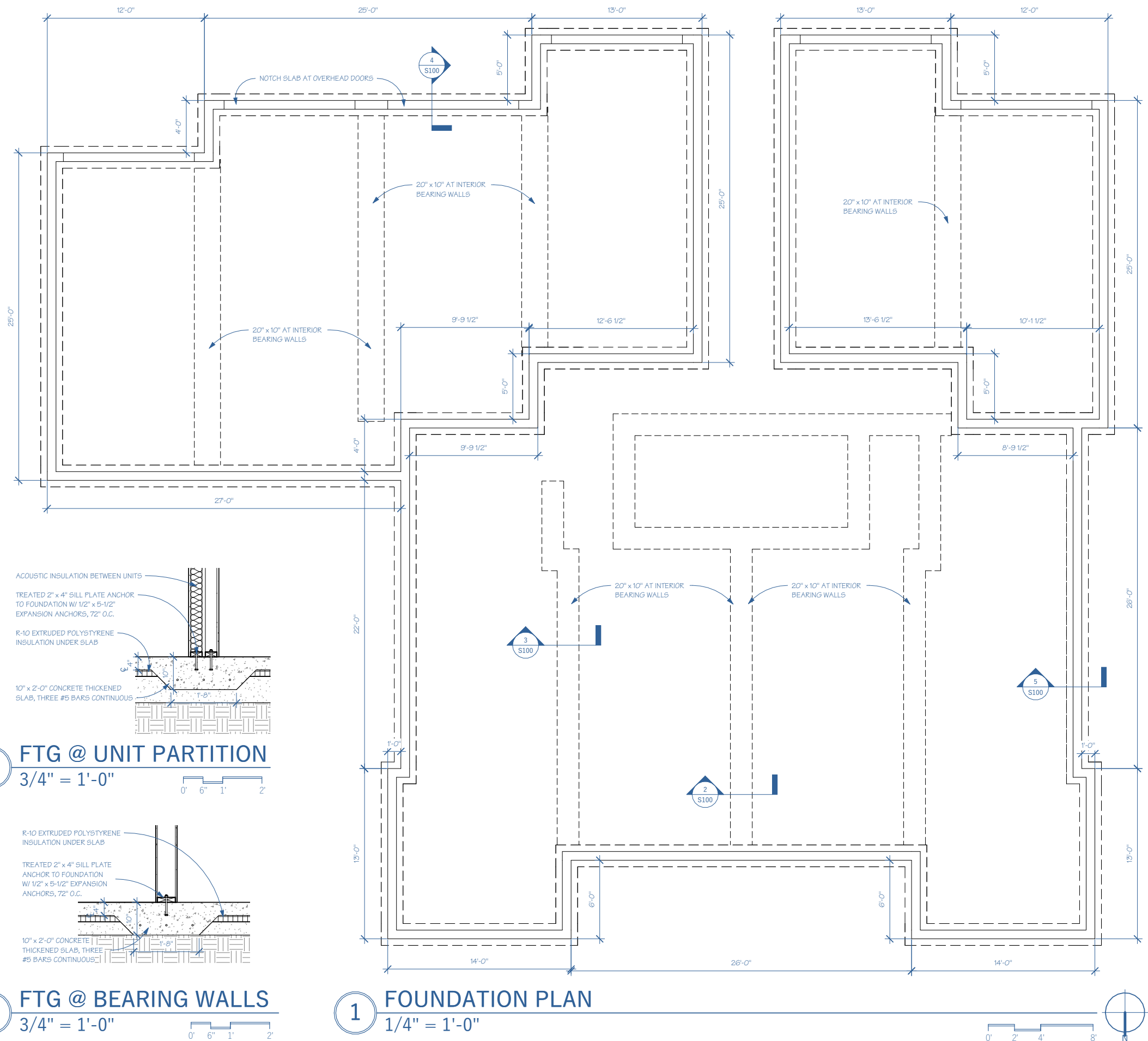
CONCRETE MIX SHALL CONTAIN FIBRILLATED FIBERMESH REINFORCING, 1.5 LBS PER CUBIC YARD



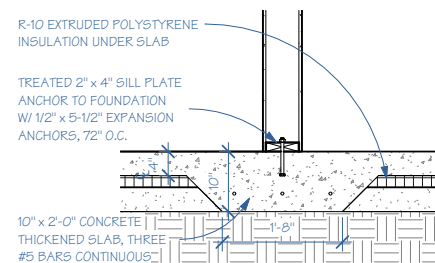
5 TYP. FIG. DETAIL
3/4" = 1'-0"



4 FTG @ O.H. DOOR
3/4" = 1'-0"



2 FTG @ UNIT PARTITION
3/4" = 1'-0"



3 FTG @ BEARING WALLS

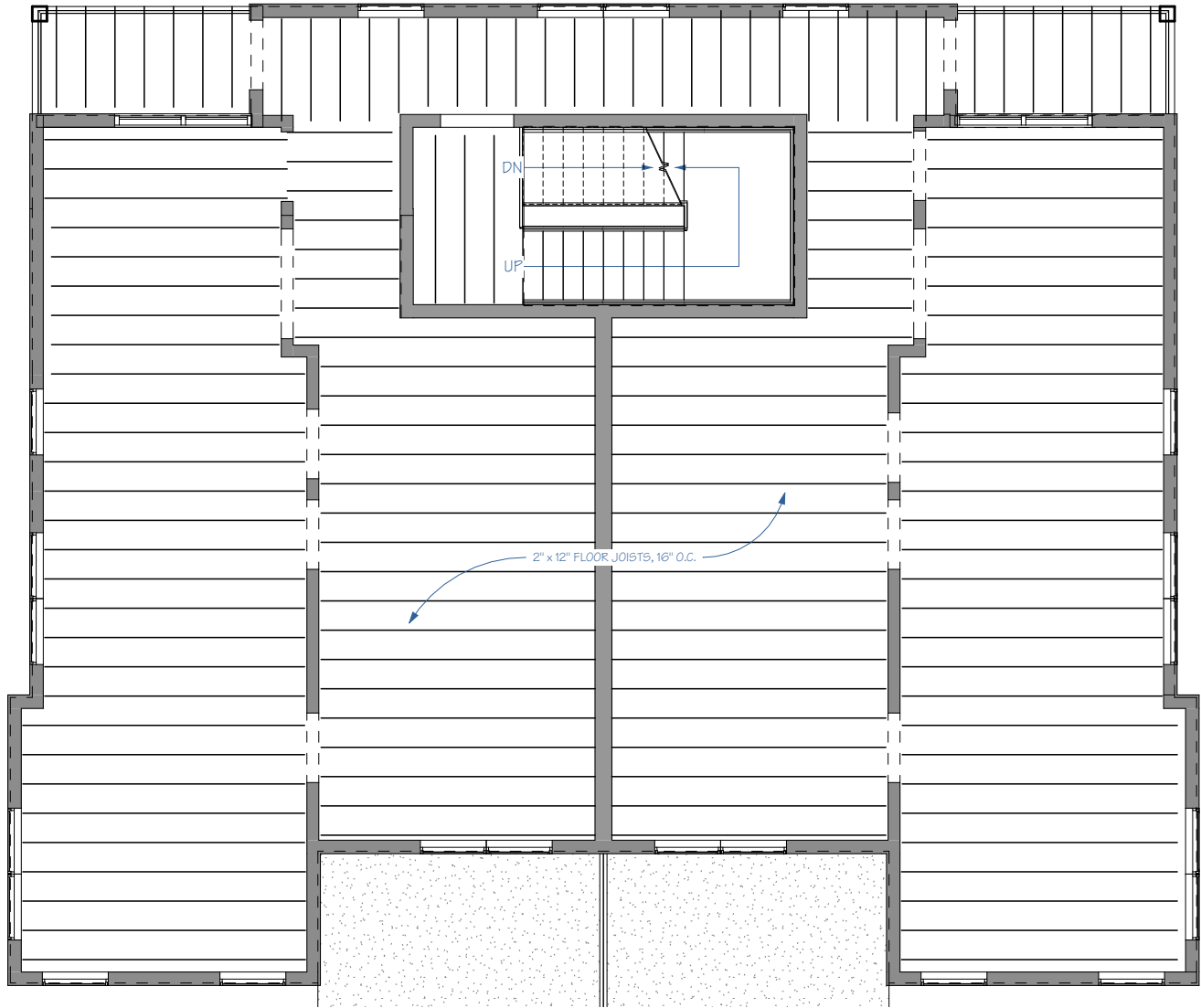
1 FOUNDATION PLAN

FOUNDATION PLAN & DETAILS

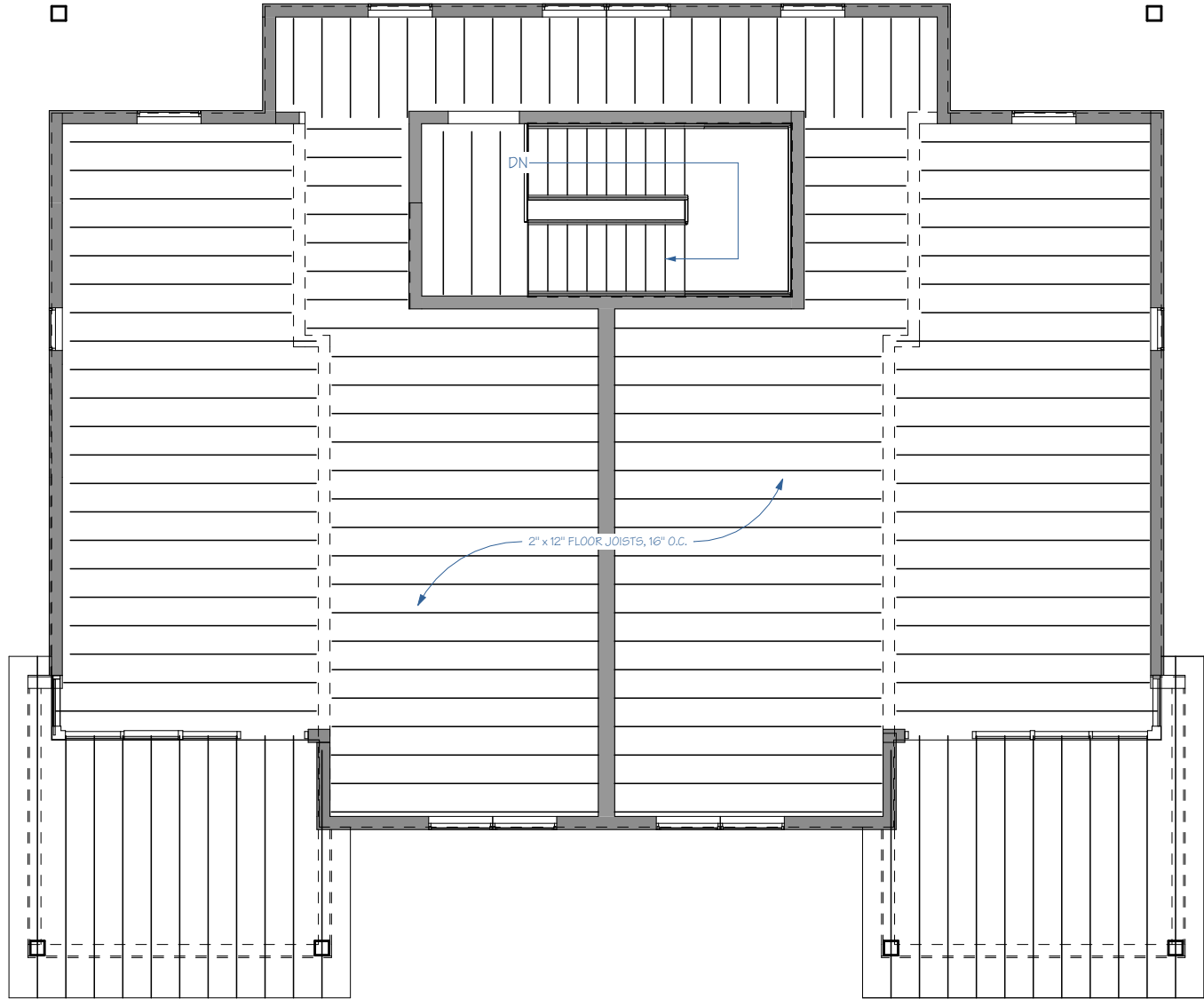
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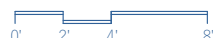
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1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



2 THIRD FLOOR FRAMING PLAN
1/4" = 1'-0"



SHEET NOTES:

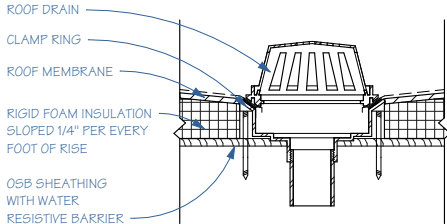
1. ALL WINDOW AND DOOR HEADERS TO HAVE (2) 2" x 8" SPF HEADERS UNLESS NOTED OTHERWISE.



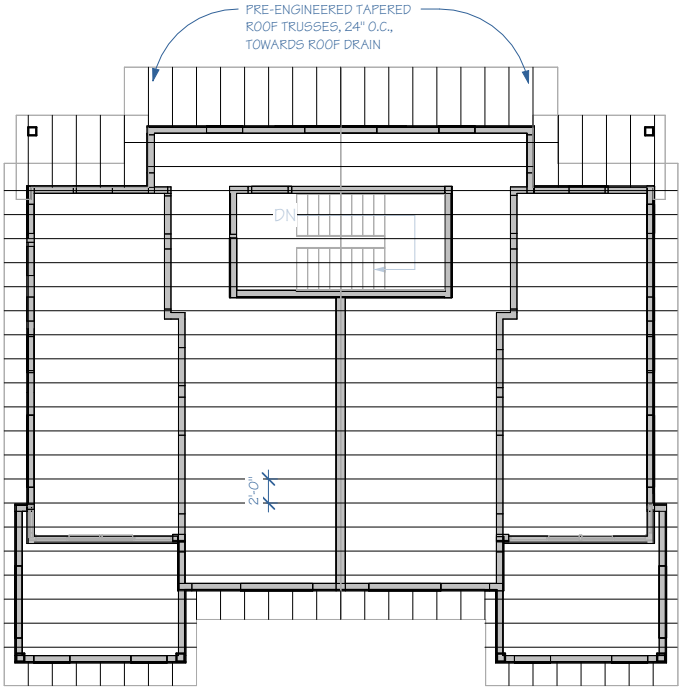
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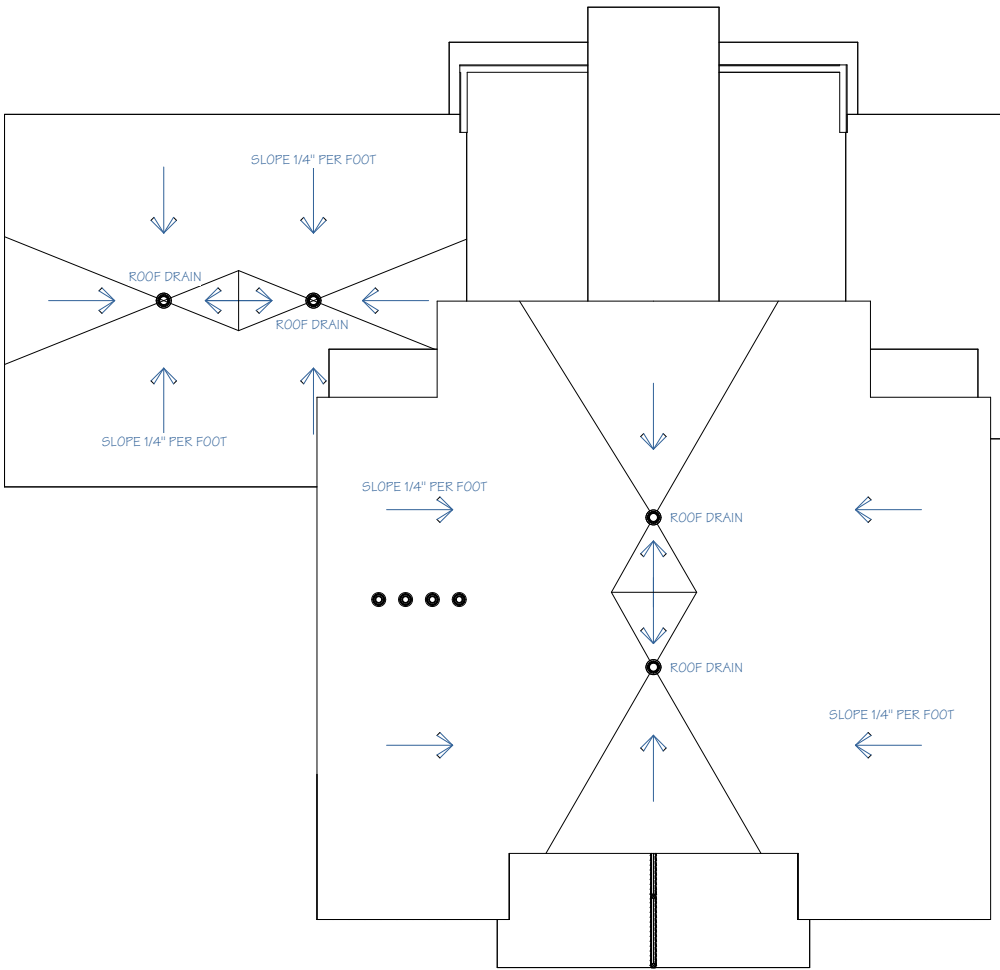
4 ROOF DRAIN DETAIL
1 1/2" = 1'-0"



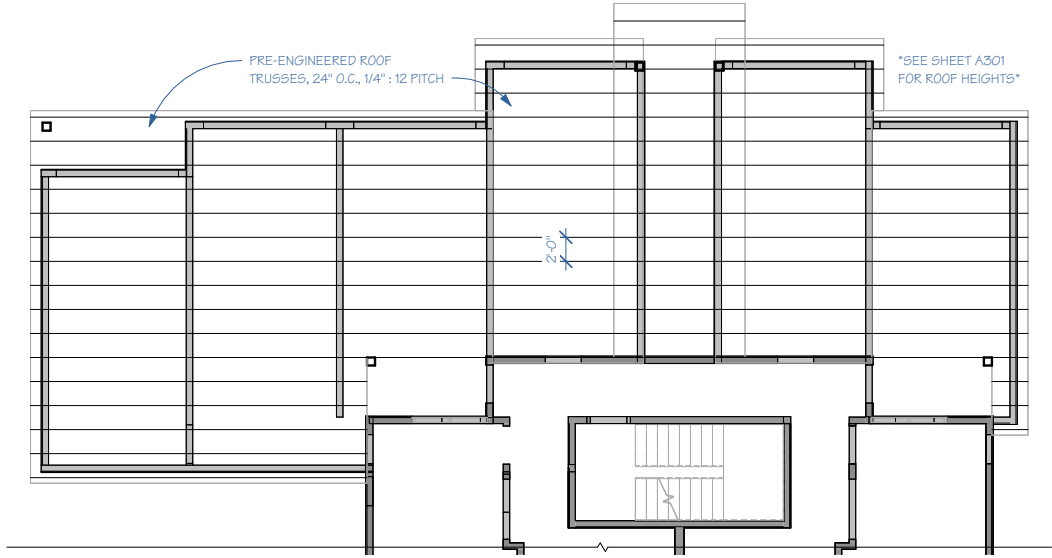
2 ROOF FRAMING PLAN
1/8" = 1'-0"



3 ROOF PLAN
1/8" = 1'-0"



1 GARAGE ROOF FRAMING PLAN
1/8" = 1'-0"



TRUSS SUPPLIER SHALL PREPARE TRUSS COMPONENT SUBMITTAL INFORMATION FOR STATE APPROVAL TO INCLUDE CALCULATIONS AND DRAWINGS FOR SNOW LOADS AS FOLLOWS:				
BUILDING IS LOCATED IN		PORTAGE COUNTY		
GROUND SNOW LOAD	Pg =	40 PSF	PER IBC 1608.2	
IMPORTANCE FACTOR	Is =	1.0	CATEGORY II	
EXOSURE FACTOR	Ce =	1.0	EXPOSURE B	
SLOPE FACTOR	Ps =	1.0		
THERMAL FACTOR	Ct =	1.0	HEATED STRUC	
ROOF SNOW LOAD		$___ = 0.7 \times Pg \times Ps \times Ce \times Is \times Ct$		
ROOF SNOW LOAD		$28.0 = 0.7 \times 40 \times 1 \times 1 \times 1 \times 1$		
LATERAL LOADS SHALL BE BASED ON WIND SPEED OF 90 MPH, 20 PSF LATERAL LOAD				

SHEET NOTE:

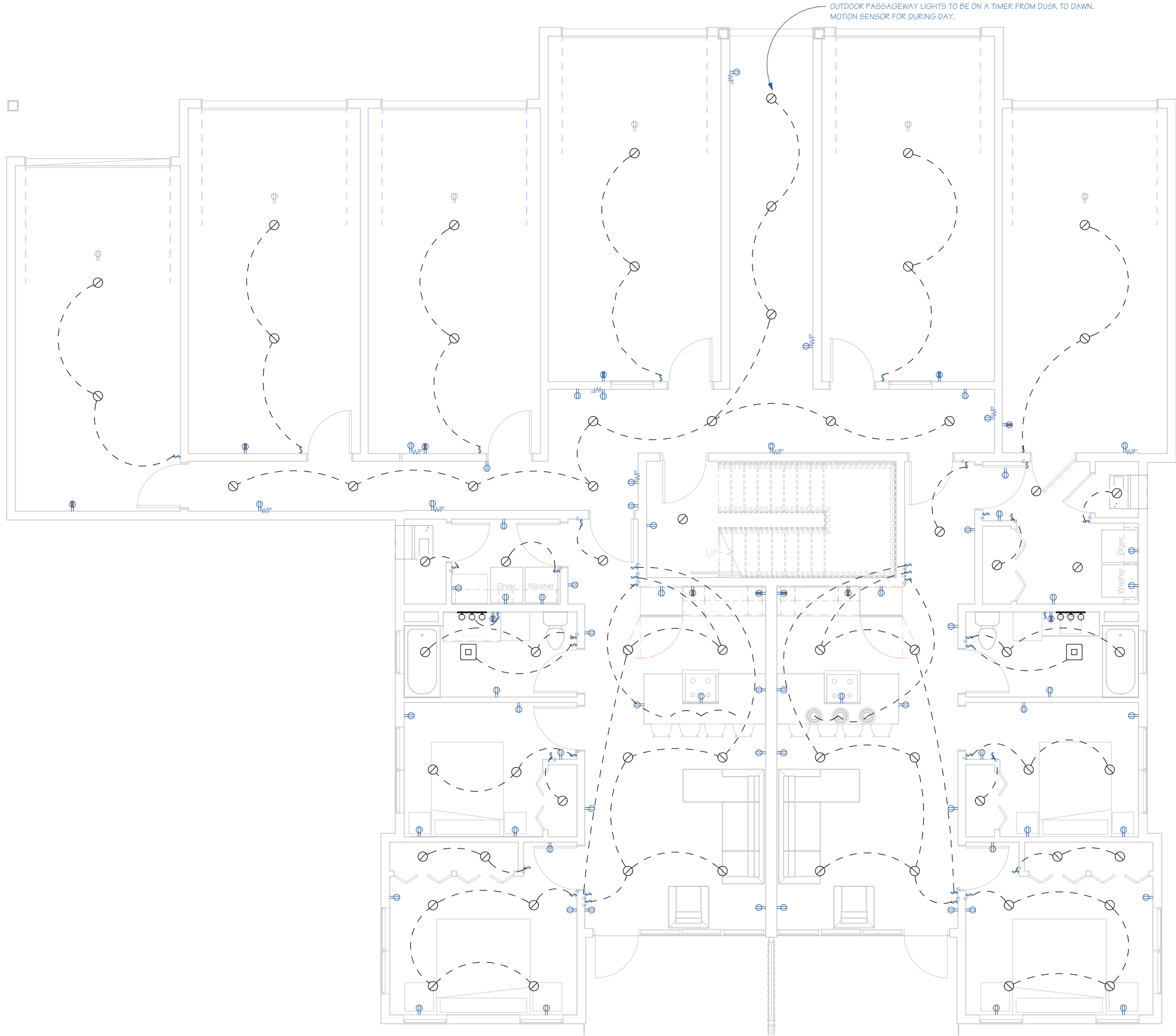
TRUSS MANUFACTURER TO PREPARE AND PROVIDE STAMPED COPIES OF TRUSS PLANS AND ENGINEERED CALCUALTIONS TO THE ARCHITECT FOR SUBMITTAL TO THE STATE PRIOR TO INSTALLATION OF THE TRUSSES.

TRUSS MANUFACTURER TO INCLUDE UNBALANCED AND SNOWDRIFT LOADS IN THEIR CALCULATIONS. NEW TRUSS SYSTEM SHALL BE DESIGNED ACCORDINGLY.

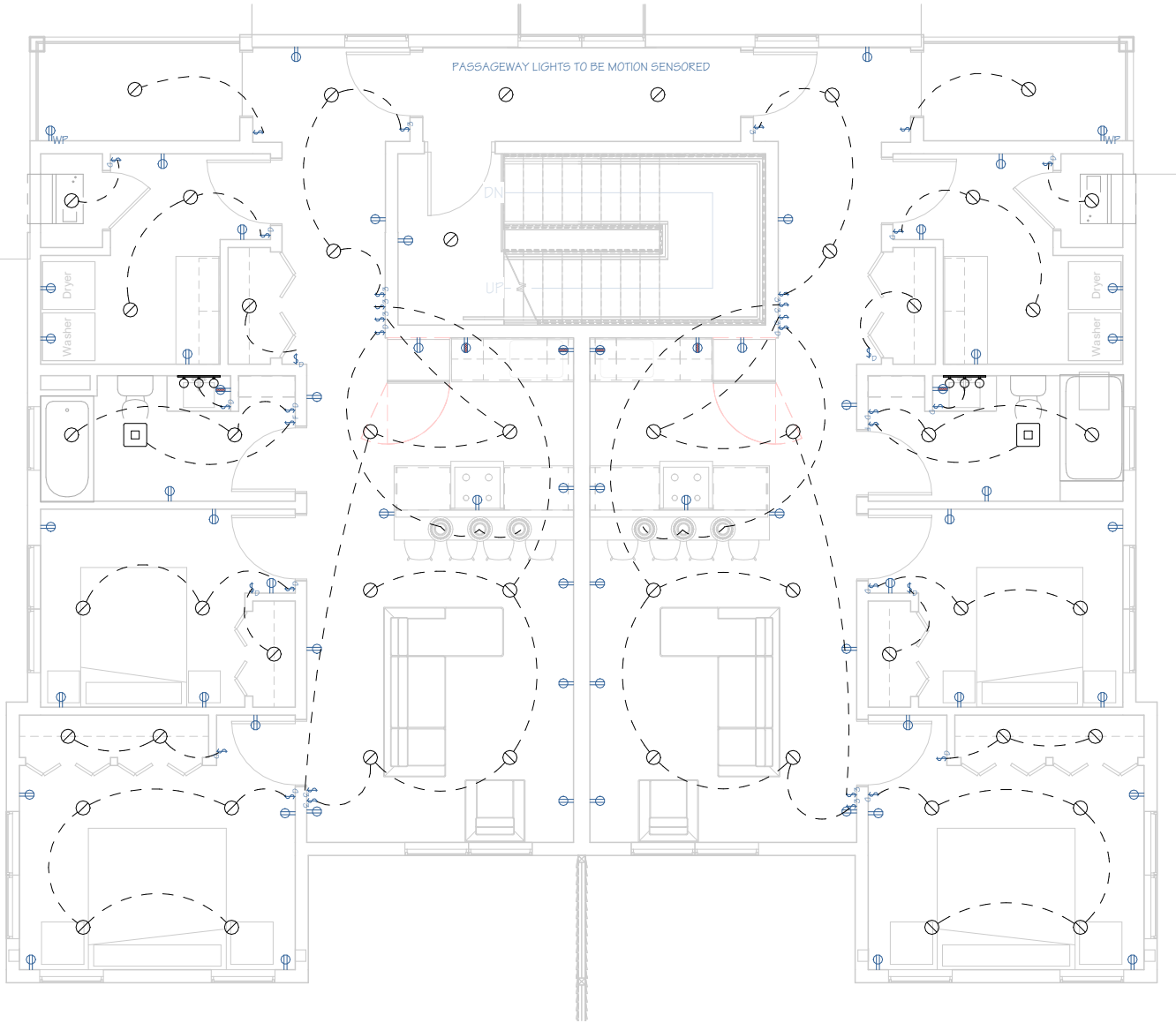
1

FIRST FLOOR ELECTRICAL PLAN

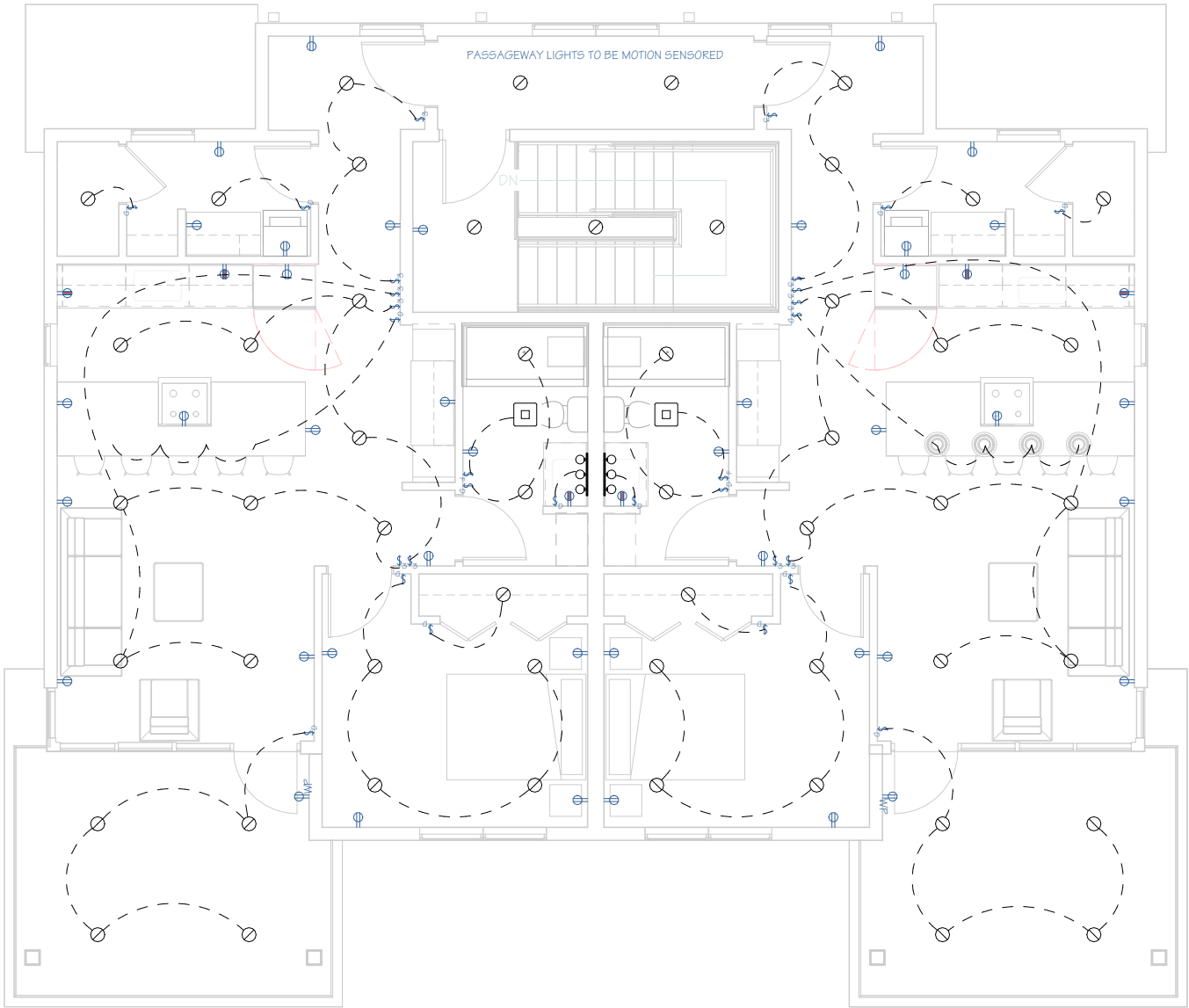
1/4" = 1'-0"



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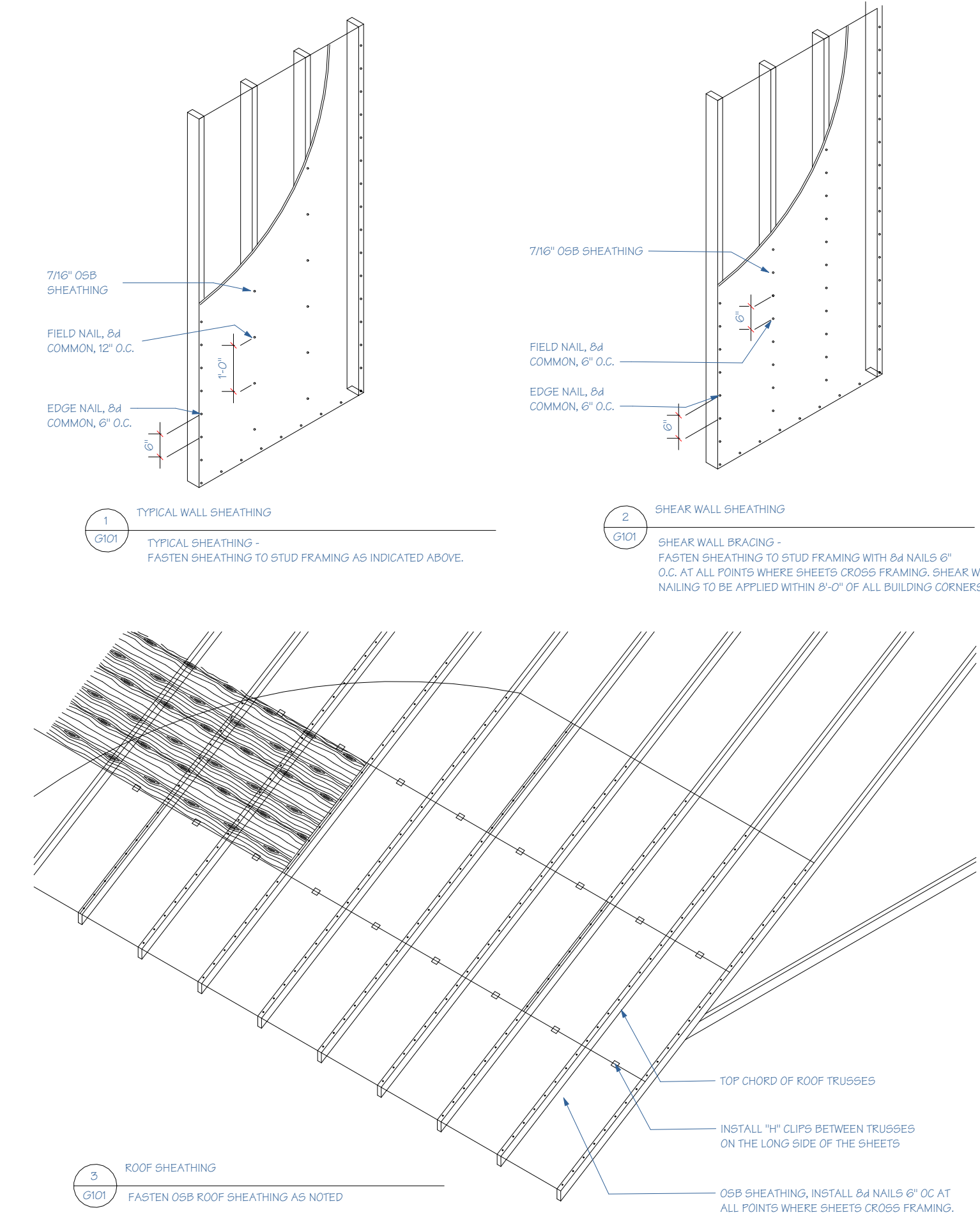


1 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



2 THIRD FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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SHEET NOTES:

ALL FRAMING SHOULD BE SPF #2 OR BETTER

ALL FRAMING LUMBER IN CONTACT WITH GRADE OR MASONRY SHALL BE PRESSURE TREATED.

ALL HEADERS SHALL BE SUPPORTED BY MINIMUM OF TWO SHOULDER STUDS. SPANS OVER 10 FEET SHALL HAVE 5 1/2\"/>

TABLE 2304.10.1
FASTENING SCHEDULE

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF		
1. Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each end, toenail
Blocking between rafters or truss not at the wall top plate, to rafter or truss	2-8d common (2 1/2" x 0.131") 2-3" x 0.131" nails 2-3" 14 gage staples	Each end, toenail
	2-16 d common (3 1/2" x 0.162") 3-3" x 0.131" nails 3-3" 14 gage staples	End nail
Flat blocking to truss and web filler	16d common (3 1/2" x 0.162") @ 6" o.c. 3" x 0.131" nails @ 6" o.c. 3" x 14 gage staples @ 6" o.c	Face nail
2. Ceiling joists to top plate	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Each joist, toenail
3. Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (see Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
4. Ceiling joist attached to parallel rafter (heel joint) (see Section 2308.7.3.1, Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5. Collar tie to rafter	3-10d common (3" x 0.148"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Face nail
6. Rafter or roof truss to top plate (See Section 2308.7.3.1, Table 2308.7.3.1)	3-10 common (3" x 0.148"); or 3-16d box (3 1/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail ^a
7. Roof rafters to ridge valley or hip rafters; or roof rafter to 2-inch ridge beam	2-16d common (3 1/2" x 0.162"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown; or	End nail
	3-10d common (3 1/2" x 0.148"); or 3-16d box (3 1/2" x 0.135"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Toenail
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
19. 1" brace to each stud and plate	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Face nail
20. 1" x 6" sheathing to each bearing	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
21. 1" x 8" and wider sheathing to each bearing	3-8d common (2 1/2" x 0.131"); or 3-10d box (3" x 0.128")	Face nail
FLOOR		
22. Joist to sill, top plate, or girder	3-8d common (2 1/2" x 0.131"); or floor 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Toenail
23. Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2 1/2" x 0.131"); or 10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	6" o.c., toenail
24. 1" x 6" subfloor or less to each joist	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128")	Face nail
25. 2" subfloor to joist or girder	2-16d common (3 1/2" x 0.162")	Face nail
26. 2" planks (plank & beam – floor & roof)	2-16d common (3 1/2" x 0.162")	Each bearing, face nail
27. Built-up girders and beams, 2" lumber layers	20d common (4" x 0.192")	32" o.c., face nail at top and bottom staggered on opposite sides
	10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, 7/16" crown	24" o.c. face nail at top and bottom staggered on opposite sides
28. Ledger strip supporting joists or rafters	And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Ends and at each splice, face nail
	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	Each joist or rafter, face nail
29. Joist to band joist or rim joist	3-16d common (3 1/2" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	End nail
30. Bridging or blocking to joist, rafter or truss	2-8d common (2 1/2" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, 7/16" crown	Each end, toenail

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
WALL			
8. Stud to stud (not at braced wall panels)	16d common (3 1/2" × 0.162");	24" o.c. face nail	
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	16" o.c. face nail	
9. Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3 1/2" × 0.162"); or	16" o.c. face nail	
	16d box (3 1/2" × 0.135"); or 3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	12" o.c. face nail	
10. Built-up header (2" to 2" header)	16d common (3 1/2" × 0.162"); or	16" o.c. each edge, face nail	
	16d box (3 1/2" × 0.135")	12" o.c. each edge, face nail	
11. Continuous header to stud	4-8d common (2 1/2" × 0.131"); or 4-10d box (3" × 0.128")	Toenail	
12. Top plate to top plate	16d common (3 1/2" × 0.162"); or	16" o.c. face nail	
	10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail	
13. Top plate to top plate, at end joints	8-16d common (3 1/2" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, 7/16" crown	Each side of end joint, face nail (minimum 24" lap splice length each side of end joint)	
	16d common (3 1/2" × 0.162"); or	16" o.c. face nail	
14. Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3 1/2" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, 7/16" crown	12" o.c. face nail	
	2-16d common (3 1/2" × 0.162"); or 3-16d box (3 1/2" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown	16" o.c. face nail	
16. Stud to top or bottom plate	4-8d common (2 1/2" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, 7/16" crown; or	Toenail	
	2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail	
17. Top or bottom plate to stud	2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	End nail	
18. Top plates, laps at corners and intersections	2-16d common (3 1/2" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, 7/16" crown	Face nail	
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
WOOD STRUCTURAL PANELS (WSP), SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING ^a			
		Edges (inches)	Intermediate supports (inches)
31. 3/8" – 1/2"	6d common or deformed (2" × 0.113") (subfloor and wall)	6	12
	8d box or deformed (2 1/2" × 0.113") (roof)	6	12
	2 1/2" × 0.113" nail (subfloor and wall)	6	12
	1 1/2" 16 gage staple, 7/16" crown (subfloor and wall)	4	8
	2 1/2" × 0.113" nail (roof)	4	8
32. 19/32" – 3/4"	1 1/2" 16 gage staple, 7/16" crown (roof)	3	6
	8d common (2 1/2" × 0.131"); or 6d deformed (2" × 0.113")	6	12
33. 7/8" – 1 1/4"	2 1/2" × 0.113" nail; or 2" 16 gage staple, 7/16" crown	4	8
	10d common (3" × 0.148"); or 8d deformed (2 1/2" × 0.131")	6	12
OTHER EXTERIOR WALL SHEATHING			
1 1/2" fiberboard sheathing ^b	1 1/2" galvanized roofing nail (7/16" head diameter); or 1 1/4" 16 gage staple with 7/16" or 1" crown	3	6
25/32" fiberboard sheathing ^b	1 1/2" galvanized roofing nail (7/16" diameter head); or 1 1/2" 16 gage staple with 7/16" or 1" crown	3	6
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING			
3/4" and less	8d common (2 1/2" × 0.131"); or 6d deformed (2" × 0.113")	6	12
37. 7/8" – 1"	8d common (2 1/2" × 0.131"); or 8d deformed (2 1/2" × 0.131")	6	12
38. 1 1/8" – 1 1/4"	10d common (3" × 0.148"); or 8d deformed (2 1/2" × 0.131")	6	12
PANEL SIDING TO FRAMING			
39. 1/2" or less	6d corrosion-resistant siding (1 1/4" × 0.106"); or 6d corrosion-resistant casing (2" × 0.099")	6	12
40. 5/8"	8d corrosion-resistant siding (2 1/4" × 0.128"); or 8d corrosion-resistant casing (2 1/2" × 0.113")	6	12
INTERIOR PANELING			
41. 1/4"	4d casing (1 1/2" × 0.080"); or 4d finish (1 1/2" × 0.072")	6	12
42. 3/8"	6d casing (2" × 0.099"); or 6d finish (Panel supports at 24 inches)	6	12

For S1: 1 inch = 25.4 mm.

Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.

6. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).

Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the header shall be strictly reduced by one nail.

For SI: 1 inch = 25.4 mm.
a. Nails spaced at 6 inches at intermediate supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafter shall be permitted to be reduced by one nail.

	COMPACTED FILL		UNDISTURBED EARTH		DRAINAGE FILL
EARTHWORKS					
	CAST-IN-PLACE /PRECAST		GROUT		
WALL DEFINITIONS					
	EXISTING CONSTRUCTION		NEW CONSTRUCTION		DEMOLITION
CONCRETE					
	CONCRETE BLOCK		BRICK		STONE
MASONRY					
	STEEL		ALUMINUM		BRASS /BRONZE
METAL					
	FINISH		ROUGH		PLYWOOD
WOOD					
	BATT/LOOSE FILL		RIGID		
INSULATION					
	WOOD STUD		WOOD STUD (DETAIL)		METAL STUD (DETAIL)
PARTITION INDICATIONS					
	GRASS		SWAMP		GLASS
CIVIL INDICATIONS					

	DATUM		SWALE LINE W/ DIR. OF FLOW
	EXISTING GRADE		DIRECTION OF SLOPE
	NEW GRADE		UNIFORM PITCH
	EXISTING CONTOUR		HIGH POINT
	NEW CONTOUR		DOWNSPOUT
	WATER MAIN		CLEANOUT FLUSH WITH GRADE
	GAS MAIN		CATCH BASIN
	ELECTRIC		MANHOLE
	TELEPHONE		POWER POLE
	FIRE PROTECTION		LIGHT POLE
	STORM		FIRE HYDRANT
	SANITARY		INLET PROTECTION
	FENCE		CHANNEL PROTECTION
	SILT FENCE		TRACKING PROTECTION
	RAILROAD TRACKS		EXIT TO GRADE
	SETBACK LINE		
	CENTER LINE		
	PROPERTY LINE		
	CONSTRUCTION LIMIT		
			ACCESSIBLE ROUTE

	WC	WATER CLOSET		WM	WATER METER
	WC/T	WATER CLOSET (TANK)		SS	SAFETY SHOWER
	U	URINAL		HB	HOSE BIBB
	LAV	LAVATORY		WH	WALL HYDRANT
				FD	FLOOR DRAIN
	SINK	SERVICE SINK		EXIT LIGHT-WITH DIRECTIONAL ARROW(S)-SHADED AREA INDICATES ILLUMINATED FACE(S)	
				EMERGENCY LIGHTS	
	DF	DRINKING FOUNTAIN		FE	SEMI RECESSED FIRE EXTINGUISHER
	EWS	EYE WASH		FE	WALL MOUNTED FIRE EXTINGUISHER
		PROJECTION SCREEN			

PARTIAL SECTIONS CUT ON PLANS, ETC. ARE SHOWN AS FOLLOWS:

BUILDING SECTIONS CUT ON PLANS, ETC. ARE SHOWN AS FOLLOWS:

INTERIOR ELEVATIONS SHOWN AS FOLLOWS:

DETAILS OF SPECIFIC ITEMS ON PLANS, ETC. ARE SHOWN AS FOLLOWS:

DETAIL INDICATOR FOR SMALL CONDITIONS ARE SHOWN AS FOLLOWS:

SPECIFIC DETAILS ARE SHOWN ON DETAIL SHEET AS FOLLOWS:

FLOOR PLAN

0 2' 4' 8'

1/4" = 1'-0"

NAME		NUMBER		ROOM IDENTIFIER
				NOMINAL SIZE OR S.F.
MATCH LINE				MATCH LINE INDICATOR
XX/X-XXX				
				DOOR INDICATOR
				WINDOW INDICATOR
				EQUIPMENT NUMBER
				KEYNOTE INDICATOR
				REVISION INDICATOR
				CEILING HEIGHT INDICATOR
				PARTITION TYPE INDICATOR
				COLUMN REFERENCE GRID
	T.O.F. ELEV = +10'-10"			ELEVATION MARKER
				+95'-0"
				HANDICAP
				PLAN NORTH
				SPOT ELEVATION
				LOW SIDE
				RECESSED SLAB CONDITION

NOTES APPLY TO ENTIRE DOCUMENT SET.

NOTES APPLY ONLY TO SHEET.

NOTES APPLY ONLY WHERE INDICATED BY SYMBOL

AN anchor bolt	MANUF manufactured
A/C air conditioning	MAX maximum
AFF above finished floor	MB mop basin
ALUM aluminum	MECH mechanical
ALT alternate	MEMB membrane
AP access panel	MFR manufacturer
ASPH asphalt	MIN minimum
	MISC miscellaneous
BD board	MO masonry opening
BLDG building	MTL metal
BLKG blocking	
BM beam, bench mark	NIC not in contract
BO by others	NO number
BRG bearing	NOM nominal
BS both sides	NTS not to scale
BTM bottom	
	OC on center
CF cubic feet	OD outside diameter
CJ construction joint	OH overhead, overhang
CLG ceiling	OPNG opening
CLJ control joint	
CLK caulk(ing)	PART partition
CMU concrete masonry unit	PCF pounds per cubic foot
CO cleanout	PKT pocket
COL column	PLAS plastic
CONC concrete	PLBG plumbing
CONTR continue, continuous	PLF pounds per lineal foot
CONTR contract(or)	PNL panel
CPT carpet(ed)	POLY polyethylene
CR curb ramp	PROJ project, projected
CT ceramic tile	PROP property
CY cubic yard	PSF pounds per square foot
	PSI pounds per square inch
	PT pressure treated
DBL double	PTD paint(ed)
DF drinking fountain	PVC polyvinyl chloride
DIA diameter	PVMT pavement
DIM dimension	PWD plywood
DN down	
DR door, drain	QT quarry tile
DS down spout	
DTL detail	R radius, riser
DW dishwasher	RA return air
DWALL drywall	RD roof drain
DWG drawing	REF refrigerator
	REINF reinforcing
EA each	REQD required
EIFS exterior finish insulation system	REV revise, revision
E levation	RM room
ELEC electric(al)	RO rough opening
ELEV elevator	
EPDM ethylene, propylene, diene terpolymer	SA supply air
EPI extruded polystyrene insulation	SC solid core
EQUIP equipment	SF square foot
EW each way	SH shelf, shelving, shower
EWC electric water cooler	SHT sheet
EXH exhaust	SIM similar
EXIST existing	SPKR speaker
EXP exposed, expansion	SQ square
EXT exterior	SS stainless steel
FAC fire access cabinet	STC sound transmission coefficient
FD floor drain	STD standard
FE fire extinguisher	STL steel
FIN finish	SUSP suspended
FLR floor	SY square yard
FLUR fluorescent	
FNDTN foundation	T tread
FT foot	TELE telephone
FTG footing, fitting	T/G tongue and groove
	THK thick(ness)
G gas	TOF top of footing
GA gauge	TOS top of steel
GALV galvanized	TOW top of wall
GB grab bar	TYP typical
GC general contract(or)	
GL glass, glazing	UH unit heater
GYP gypsum	
HB hose bib	V vapor barrier
HC hollow core	VCT vinyl composition tile
HDWR hardware	VERT vertical
HGT height	VT vinyl tile
HM hollow metal	
HORIZ horizontal	W water
HTG heating	W/ with
HVAC heating/ventilating/air conditioning	WD wood
HW hot water	W/O without
HYD hydrant	WP waterproof(ing)
	WSCT wainscot
ID inside diameter	WWF welded wire fabric
IE invert elevation	

4" MIN. IF DOOR HAS CLOSER

24" MIN.

48" MIN.

* 54" MIN. IF DOOR HAS CLOSER

APPROACH

LATCH SIDE APPROACH - SWINGING DOORS

42" MIN.

24" MIN.

48" MIN.

54" MIN.

42" MIN.

APPROACH

NOTE: X = 36" MIN. IF Y = 60"
X = 42" MIN. IF Y = 54"

* 48" MIN. IF DOOR HAS BOTH A LATCH & CLOSER

HINGE SIDE APPROACH - SWINGING DOORS

APPROACH

18" MIN.

24" PREFERRED

60" MIN.

APPROACH

X

48" MIN.

NOTE: X = 12" MIN. IF DOOR HAS BOTH A LATCH & CLOSER

FRONT APPROACH - SWINGING DOORS

3-5" STANDARD
3-5" HANDICAPPED
5-8" CHILDREN

3-1 1/4"

3-1 1/4"

3-1 1/4"

42" min.

58" min.

60" min.

17" min.

30" min.

19" max.

48" min.

CLEAR FLOOR SPACE @ FIXTURES

30" X 48" CLEAR FLOOR SPACE

29" (736 mm) CLEAR

SCREEN WALLS OR SHIELDS DO NOT EXTEND BEYOND RIM

12" MAX.

3'-3 1/8" MIN.

24" MIN.
36" PREFERRED

5 3/4"

3'-2"

7'-9"

10'-1"

17'-1 1/8"

16'-18"

WATER CLOSET

SANITARY NAPKIN-TAMPON DISPENSER

LEVEL OF COIN SLOT

3'-1 1/4"

2'-2 1/8"

SANITARY NAPKIN DISPOSAL UNIT

URINAL

11'-10 5/16" STANDARD
1'-5" HANDICAPPED
1'-6" CHILDREN

8" min.

6" max.

17" min. depth

4'-6"

11 3/16"

4'-5"

3'-3 1/8"

1'-4 3/4"

3'-1 1/4" MAX.

3'-1 1/4"

2'-1 1/8"

11'-10 3/8"

6'-3 5/8" (MIN.)

3'-8 11/16"

6'-8" (MEN)
5'-8" (WOMEN)
6'-0" (CHILDREN)

5'-8 13/16"

11'-10 3/8"

3'-1 1/4"

2'-1 1/8"

HOSE BIBB

CLOCK

SHOWER VALVE

SHOWER HEAD

ROBE HOOK

TOILET PAPER HOLDER

EWIC

MANEUVERING CLEARANCES, REACH RANGES, & PROTRUDING OBJECTS

HIGH AND LOW SIDE REACH LIMITS

10" (255 mm) MAX.
30" (760 mm)
32" TO 42" PREFERRED
6" (150 mm) MAX.
4" (100 mm) MIN.

WALKING PARALLEL TO A WALL

4" (100 mm) MAX.
HIGHER THAN 27" (685 mm)
80" (2030 mm) MIN.
27" (685 mm) OR LESS

WALKING PARALLEL TO A WALL

ANY AMOUNT
CLEAR WIDTH
27" (685 mm) OR LESS

WALKING PERPENDICULAR TO A WALL

ANY AMOUNT
CANE RANGE
27" (685 mm) OR LESS

MAXIMUM CLEARANCE

25" (635 mm) MAX.
TOE AND KNEE CLEARANCE
KNEE CLEARANCE
TOE CLEARANCE
27" (685 mm) MIN.
9" (230 mm)

NOTE:
Additional space can be provided beneath the table, desk, or other element, but that space is not considered knee and toe clearance.

MAX SIDE REACH OVER OBSTRUCTION

34" (865 mm) MAX.
46" (1170 mm)
30" (760 mm)
46" (1170 mm) MAX.
34" (865 mm) MAX.

UNOBSTRUCTED FORWARD REACH

15" (380 mm) MIN.
48" (1220 mm) MAX.
17" (430 mm) MIN.

UNOBSTRUCTED SIDE REACH

PERSON WITH DISABILITY, TYP.
15" (380 mm) MIN.
48" (1220 mm) MAX.
54" (1370 mm) MAX.
FOR ADANG

MINIMUM CLEARANCE

17" (430 mm) MIN.
TOE AND KNEE CLEARANCE
11" (280 mm) MIN.
6" (150 mm) MIN.
8" (205 mm) MIN.
KNEE CLEARANCE
TOE CLEARANCE
27" (685 mm) MIN.
9" (230 mm)

NOTE:
Clearances shown are required at specific accessible elements.

CLOSET

48" (1220 mm) MAX.
21" (535 mm) MAX.
15" (380 mm) MIN.

SHELVES

48" (1220 mm) MAX.
15" (380 mm) MIN.
21" (535 mm) MAX.

OBSTRUCTED HIGH FORWARD REACH

48" (1220 mm) MAX.
20" TO 25" (510 TO 635 mm) MAX.
46" (1170 mm) MAX.

OBSTRUCTED SIDE REACH

34" (865 mm) MAX.
46" (1170 mm) MAX.
10" TO 24" (255 mm TO 610 mm) MAX.

FORWARD APPROACH--ALCOVE

48" (1220 mm) MIN.
X > 24" (610 mm)
30" X 48" CLEAR FLOOR SPACE
ALCOVE
36" (915 mm) MIN.

FORWARD

48" (1220 mm) MIN.
30" (760 mm) MIN.

PARALLEL APPROACH--ALCOVE

36" (915 mm) MIN.
X > 15" (380 mm)
60" (1525 mm) MIN.

PARALLEL

36" (915 mm) MIN.
48" (1220 mm) MIN.

TWO WHEELCHAIRS

60" (1525 mm) MIN.

ONE WHEELCHAIR AND ONE AMBULATORY PERSON

48" (1220 mm) MIN.

SINGLE WHEELCHAIR

24" (610 mm) MIN.
48" (1220 mm) MIN.
24" (610 mm) MIN.
32" (815 mm) MIN.
32" (815 mm) MIN.
32" (815 mm) MIN.
32" (815 mm) MIN.

RAMPS & DOORS

1/2" (13 mm) MAX.

NOT ALLOWED

1/4" (6.5 mm) MAX.

ALLOWED

1/4" TO 1/2" (6.5 TO 13 mm) MAX.

ALLOWED

NOTES

1. Changes in level greater than 1/2 in. (13 mm) must be ramped.

2. Some standards prohibit changes in level in clear floor space, maneuvering clearances, wheelchair turning space, and access aisles.

17" (355 mm) MIN. EXTENDED PLATFORM

36" (915 mm) MIN. CLEAR WIDTH

HANDRAIL

BALUSTER

RAMP

MIN. REQUIRED LANDING WIDTH

36" (915 mm) MIN. CLEAR WIDTH

HANDRAIL

ENCLOSED RAMP PROVIDES EDGE PROTECTION

1/2" RISE MAX. (1/2% SLOPE)

3/4" TO 3/8" (865 TO 965 mm)

1/2" RISE MAX. (1/2% SLOPE)

3/4" TO 3/8" (865 TO 965 mm)

RAMP

LANDING

LANDING LENGTH 60" (1525 mm) MIN.

LANDING AT LEAST AS WIDE AS RAMP RUN

RAMP RISE

RAMP RUN

RAMP

LANDING 60" (1525 mm) MIN.

LANDING 60" (1525 mm) MIN.

12" (305 mm) MIN.

HORIZONTAL EXTENSION

RAILING

12" (305 mm) MIN.

HORIZONTAL PROJECTION

1:12 TO 1:20 SLOPE (SLOPE $\leq$ 1:20 IS NOT DEFINED AS A RAMP SO NO HANDRAILS ARE REQUIRED)

1/2" RAMP RISE

3/4" TO 3/8" (865 TO 965 mm)

LANDING

X = RAMP LENGTH (HORIZONTAL PROJECTION OR RUN)

LANDING

NOTE

Slope = Y/X, where X is a level plane.

48" (1220 mm) MIN.

48" (1220 mm) MIN.

DIRECTION OF TRAVEL

DIRECTION OF TRAVEL

SWING—SAME DIRECTION

SWING—OPPOSITE DIRECTION

DOOR CLOSER

WHERE VISION LIGHTS ARE PROVIDED, AT LEAST ONE PANEL SHOULD EXTEND TO WITHIN 43" OF FLOOR

DOOR HARDWARE LOCATED BETWEEN 34" AND 48" (865 AND 1220 mm) ABOVE FLOOR

48" MAX.

34" MIN.

4" (100 mm) MAX.

BOTTOM 17" (255 mm) OF DOOR SURFACE SHOULD BE SMOOTH

Notes

1. Hardware: Specify hardware that can be operated with one hand, without tight grasping, pinching, or twisting of the wrist.

2. Thresholds: Thresholds are typically limited to 1/2 in. maximum height; however, some standards allow a 3/4 in. height for certain sliding doors.

3. Operating force: Interior doors (other than fire doors) should be able to be operated with 5 lb of force. Exterior doors and fire doors may be regulated by the authority having jurisdiction.

1 1/4" TO 2"

1 1/2" MIN.

2 1/2" ANCHOR MIN.

HORIZONTAL PROJECTION

CIRCULAR

1 1/2" MIN.

2 1/4" MAX.

2 1/4" MAX.

2 1/2" ANCHOR MIN.

3 1/2" ANCHOR MIN.

1 1/2" MIN.

PERIMETER MAX.

HORIZONTAL PROJECTION

NONCIRCULAR

MOUNTING HEIGHTS & CLEARANCES

The diagrams illustrate the following specifications:

- Sink and Mirror:** Mirror height is 2'-0" to 2'-8". Sink height is 3'-0" to 3'-6" (max). Clear floor space is 1'-0" to 1'-6" (min).
- Urinal:** Urinal height is 3'-0" to 3'-6" (max). Clear floor space is 1'-0" to 1'-6" (min).
- Toilet:** Toilet height is 1'-0" to 1'-6" (max). Clear floor space is 1'-0" to 1'-6" (min).
- Shower:** Shower head height is 3'-0" to 3'-6" (max). Handheld shower head height is 3'-0" to 3'-6" (max). Grab bar height is 3'-0" to 3'-6" (max). Clear floor space is 1'-0" to 1'-6" (min).
- Bathtub:** Bathtub height is 2'-0" to 2'-6" (max). Clear floor space is 1'-0" to 1'-6" (min).
- Grab Bars:** Grab bars are required at the toilet, shower, and bathtub. Height is 3'-0" to 3'-6" (max).
- Clearances:** Clear floor space is 1'-0" to 1'-6" (min) at accessible stalls. Clear floor space is 1'-0" to 1'-6" (min) at accessible stalls.

The diagrams illustrate various ADA-compliant parking and loading zone configurations:

- Top Diagram:** Shows a standard parking zone with a wall, accessible route, sign, and bumper. It includes dimensions for the zone width (8'-0" MIN. 9'-0" PREFERRED TYP.), the zone length (5'-0" TYP.), and the zone depth (18'-0" MIN. 19'-0" PREFERRED). It also shows the hatching pattern and the international symbol in pavement (optional).
- Second Diagram:** Shows a parking zone with a curb, sidewalk, and a sign (van-accessible parking). It includes dimensions for the zone width (8'-0" MIN. 9'-0" PREFERRED TYP.), the zone length (5'-0" TYP.), and the zone depth (18'-0" MIN. 19'-0" PREFERRED). It also shows the hatching pattern and the international symbol in pavement (optional).
- Third Diagram:** Shows a parking zone with a curb ramp, landscaping, and a sign (van-accessible parking). It includes dimensions for the zone width (8'-0" MIN. 9'-0" PREFERRED TYP.), the zone length (5'-0" TYP.), and the zone depth (18'-0" MIN. 19'-0" PREFERRED). It also shows the hatching pattern and the international symbol in pavement (optional).
- Bottom Diagram:** Shows a parking zone with a curb, sidewalk, and a sign (van-accessible parking). It includes dimensions for the zone width (8'-0" MIN. 9'-0" PREFERRED TYP.), the zone length (5'-0" TYP.), and the zone depth (18'-0" MIN. 19'-0" PREFERRED). It also shows the hatching pattern and the international symbol in pavement (optional).

ACCESSIBLE SIDEWALK RAMPS

LEVEL WITH PAVEMENT

2'-6" MIN.

CURB LEVEL WITH GROUND COVER

SLOPE 1:12 MAX.

SLOPE 1:50 MAX.

SLOPE 1:12 MAX.

2'-6"

SLOPE GUTTER FROM RAMP, STREET OR PARKING

SLOPE CURB WITH RAMP

6" CURB MAX.

TYPE A

CURB LEVEL WITH GROUND COVER

2'-6"

SLOPE 1:12 MAX.

DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENTS

TYPE B

CURB LEVEL WITH GROUND COVER

SLOPE 1:12 MAX.

SLOPE 1:50 MAX.

2'-6"

SLOPE CURB WITH RAMP

TYPE C

LEVEL WITH ROADWAY

2'-6"

4'-0" MIN.

TYPE D

CROSS SLOPE 1:50 MAX.

SLOPE 1:10 MAX.

SLOPE 1:12 MAX.

3'-0" MIN.

DETECTABLE WARNING FOR PERSONS WITH VISUAL IMPAIRMENT

SLOPE GUTTER FROM CURB RAMP

3'-8" TYP.

FOR 6" CURB AND 1/4"-1'-0" CROSS-SLOPE

2'-0" PREFERRED

TYPE E

CROSS SLOPE 1:50 MAX.

2'-0" PREFERRED

1'-6" MIN.

SLOPE 1:12 MAX.

SLOPE 1:10 MAX.

TYPE F

SLOPE CURB WITH RAMP

CURB LEVEL WITH GROUND COVER

SLOPE 1:12 MAX.

3'-0" MIN.

2'-6" MIN.

SLOPE 1:50 MAX.

TYPE G

NOTE

If the 4 ft 0 in. preferred dimension cannot be met for type F, the 1:10 slope becomes 1:12 maximum.



PROPOSAL FOR SERVICES

Architectural Design and State Approval

Jarod Kivela, MPS
City of Stevens Point, Community Development Director
1515 Strong's Avenue, Stevens Point WI 54481

This development will be located on the vacant lot, 1016 Third Street. Previously the Eagle Plumbing site. We have determined that the sale of condominiums is in response to a need in the downtown area rather than developing more apartments.

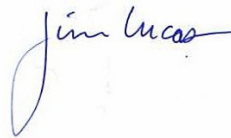
The building will be three story, wood framed, slab on grade. There are garages attached to the first floor and two condominium units. These are two-bedroom, one-bathroom units. On the second floor there is also pair of two-bedroom, two bathroom units. Third floor units are one bedroom with one bath.

The two bed room condos are 815 square feet, the one-bedroom units are 640 sq feet. It is our intention to provide an option in the housing market for compact, affordable, dwellings that allow the first time buyers a choice in the downtown area with access to shops, hospitality and the park along the river.

We appreciate the city's support for this project. When this building is completed, it is our intention to construct three more similar buildings on the vacant land to the south of this lot.



Rose M. Rose, Business Manager
R & L Developers LLC
1408 Strong's Ave, Suite 102
Stevens Point, WI 54481

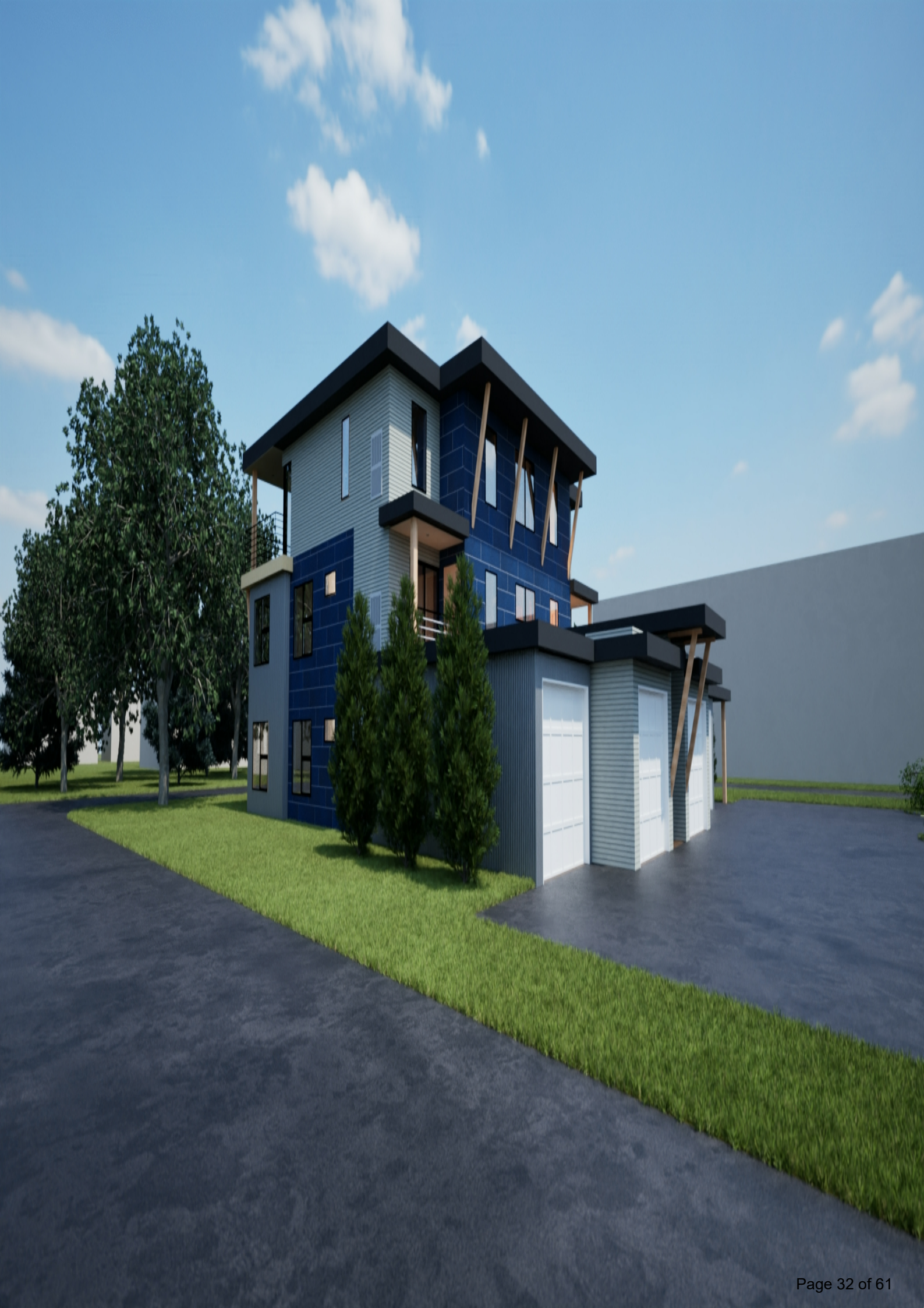


James Lucas, President
R & L Developers LLC.
1408 Strong's Ave
Stevens Point, WI 54481











To: Redevelopment Authority of the City of Stevens Point

From: Jarod Kivela, Director of Community Development

Date: February 6, 2026

RE: Development Agreement – Lot 8 / Third Street Condominium Project

The purpose of this agenda item is to present the proposed Development Agreement associated with the Third Street condominium project for Redevelopment Authority (RDA) consideration. The developer will provide a separate presentation prior to this, focused on the project design, layout, and overall development concept.

The RDA's review is intended to focus primarily on the proposed development itself and the proposed land value and conveyance terms associated with the RDA-owned property. While the Development Agreement references potential financial incentives, any decisions related to financial assistance or incentives are subject to separate review and approval by the Finance Committee and the Common Council.

Approval by the RDA of the Development Agreement, if taken, would therefore be contingent upon subsequent approval by the Finance Committee and the Common Council of any financial incentive components.

Possible Action

This item is listed as "possible action." The RDA may take action on the Development Agreement at this meeting if it so chooses (approve or deny).

Alternatively, if desired by the RDA, staff can bring this item back to a future RDA meeting in late February or early March. This option would allow additional time for the public to review the project and provide comments prior to further RDA consideration.

Staff Recommendation

Staff is seeking direction from the RDA on whether it wishes to take action at this time or prefers to continue the item to a future meeting to allow for additional public review and feedback. It is planned to bring this forward to the City Finance Committee in March for evaluation.

www.stevenspoint.com

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (“Agreement”), made as of the ____ day of _____, 20__ (the “Effective Date”), by and between the City of Stevens Point, Wisconsin (“City”), the Redevelopment Authority of the City of Stevens Point (“RDA”), and Arc Central, LLC, a Wisconsin limited liability company (“Developer”). Individually, each of the foregoing is a “Party” and collectively, they are the “Parties”.

RECITALS

WHEREAS, City and RDA desire to encourage development, eliminate blight and prevent blight within the City; and

WHEREAS, for these purposes, City has established Tax Incremental District No. 6 (“TID No. 6”) and Tax Increment District No. 10 (“TID No. 10”) pursuant to Wisconsin Statutes; and

WHEREAS, the RDA owns the property more particularly described on Exhibit A attached hereto (the “Property”), which is located in TID No. 6 and TID No. 10; and

WHEREAS, the RDA desires to sell, and the Developer desires to purchase, the Property upon the terms and conditions hereinafter set forth; and

WHEREAS, the Developer intends to develop the Property as a residential project consisting of a six-unit residential condominium building (referred to as the “Project”); and

WHEREAS, pending the success of the Project, the Developer intends to expand the Project by constructing three (3) additional six-unit residential condominium buildings; and

WHEREAS, the City estimates the Value of each housing unit within the Project to be between \$190,000 and \$203,000, incorporated by reference herein as Exhibit F; and

WHEREAS, the sale price of each housing unit within the Project is projected to be between \$186,530 and \$223,152 and the project would not occur but for public assistance; and

WHEREAS, Centergy and the North Central Wisconsin Regional Planning Commission have documented the need for housing at this cost in its 2025 regional housing study; and

WHEREAS, City has determined that development of the Project will serve to encourage further development and to eliminate and prevent blight within the City, and is in the best interests of the City and its residents; and

WHEREAS, encouraging development and removing blight will enhance the economic vitality of TID No. 6 and TID No. 10, both of which are essential to the economic health of the City; and

WHEREAS, all Parties have worked or will work in cooperation to seek state assistance for the redevelopment of the Property, which may include an award from the Wisconsin Economic Development Corporation (“WEDC”) pursuant to WEDC’s Brownfield Site Assessment Grant Program, Brownfields Grant Program, Idle Sites Redevelopment Program and Community Development Investment Grant Program; as well as funding from the Wisconsin Department of Natural Resources; and

WHEREAS, Developer has filed, or will file, with City the following plans specifications, documents and exhibits (“Plans and Specifications”) if and as required by City, for the development of the Property and for making other improvements, it being acknowledged some may be submitted for approval after execution of this Agreement and attached at the time of approval.

1. A Developer representatives schedule showing the name of Developer and the mailing address and telephone number of Developer’s representatives for the Project (as defined herein), incorporated by reference herein as Exhibit B.
2. An accurate topographical map showing topographical data of the Property, incorporated by reference herein as Exhibit C.
3. A scale plot plan showing the location, type and size of the proposed use for the Property to be improved by Developer as provided herein, including the approximate location, type and size of the proposed structures, driveways, driveway access road(s), parking facilities, open space and landscape plans, including a statistical table showing the size of the site in square feet, and acreage, incorporated by reference herein as Exhibit D.
4. Architectural drawings of the buildings and structures and sketches showing the design characteristics and treatment of exterior elevations incorporated by reference herein as Exhibit E.

WHEREAS, Developer will file with City applications for zoning approvals of the Property, as necessary to accommodate the development; and

WHEREAS, the development of the Property is informed by the City’s Downtown Targeted Area Master Plan (“Master Plan”), approved jointly by the City, RDA, and other governmental bodies, and the Developer has taken the Master Plan into consideration when preparing Plans and Specifications.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and the following promises and mutual obligations of the Parties hereto, each of them does hereby covenant and agree, as follows:

ARTICLE I DEFINITIONS

Section 1.1 Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

“Agreement” means this Development Agreement, as the same may hereafter be from time to time modified, amended or supplemented in accordance with its terms;

“City” means the City of Stevens Point, Wisconsin;

“City Support” means City’s and RDA’s support for the Project to be provided to Developer, as set forth in Section 4.2(2) and Section 4.3 below;

“Developer” means Arc Central, LLC, and its successors and assigns;

“Differential Payment” means the amount to be paid by Developer to the City as the shortfall, if any, between the amount of Taxes guaranteed by Developer under this Agreement and the amount of Taxes billed, for any year during the Term of this Agreement;

“Federal Funds Rate” means the federal funds rate as established from time to time by the Federal Reserve Bank;

“Guaranteed Minimum Tax Payment” has the meaning given to such term in Section 4.1(4) below

“Plans and Specifications” means the plans and specifications for the Project to be prepared by Developer and approved by City, including Exhibits C through E attached hereto;

“Project” means the development of the Property within TID No. 6 and TID No. 10 as shown on Exhibit D, in accordance with the Plans and Specifications;

“Project Costs” means costs specified in secs. 66.1105(2)(f) 1.a-n, inclusive, Wisconsin Statutes;

“Property” has the definition set forth in the recitals;

“Taxes” means only the City, County, School District and Technical College portion of taxes, minus any credits, and does not include any special charges, special assessments, or any other charges that may be added to the tax bill. In addition, any business improvement district fees are not considered to be “Taxes”.

“Term” has the meaning set forth in Section 9.10 herein;

“TIF Revenues” means the incremental real property tax revenues generated by the Project from tax year 2027 to the end of the Term of this Agreement, plus any Differential Payments paid, collectively in excess of base value tax revenue identified in Article V. “TIF Revenues” does not include the value of any property tax credits, special charges, special assessments, Business Improvement District fees, or any other charges that may be added to the tax bill;

“Unit” or “Units” means one or more of the 6 residential units in the Project;

“Value” means assessed value of the real property in City as determined by the City Assessor after any applicable full and final appeal, and does not include the value of any government subsidy or program;

ARTICLE II REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of City and RDA. City and RDA make the following representations and warranties:

(1) City is a municipal corporation of the State of Wisconsin and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) RDA is a commission of the City and has the power to enter into this Agreement, apart from the City, and carry out its obligations hereunder.

(3) There are no leases or occupancy agreements which affect the Property which extend beyond Closing (as defined herein).

(4) Except as expressly set forth in this Agreement, neither the City nor the RDA makes any representation or warranty, either express or implied, as to the Property, or its condition or the soil conditions thereon, or that the Property shall be suitable for Developer’s purposes or needs.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any law, ordinance, charter, contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which City or RDA is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(6) The execution, delivery and the consummation of the transactions contemplated hereby have been duly authorized and approved by City and RDA and no other or further acts or proceedings of City or RDA are required in order for the City and RDA to consummate the transactions contemplated by this Agreement. This Agreement constitutes the legal, valid, and binding agreement and obligations of City and RDA, enforceable against them in accordance with its respective terms, except as enforceability thereof may be limited by applicable bankruptcy, insolvency, reorganization, or similar laws affecting the enforcement of creditors’ rights generally and by general principles of equity.

Section 2.2 Representations and Warranties of Developer. Developer makes the following representations and warranties:

(1) Developer is a Wisconsin limited liability company and has the power to enter into this Agreement and to perform its obligations hereunder and is validly existing under the laws of the State of Wisconsin.

(2) Developer will cause the Project to be constructed in accordance with the terms of this Agreement, the Plans and Specifications (as may be modified in accordance with the terms of this Agreement) and all local, state and federal laws, ordinances and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws, ordinances and regulations), except for staff approved minor changes to the Plans and Specifications during construction which will not have a material adverse effect on the Project.

(3) The implementation of the Project would not be undertaken by Developer, and, in the opinion of Developer and City, would not be economically feasible within the reasonably foreseeable future, without the City Support to Developer provided for in this Agreement.

(4) Developer will use its commercially reasonable and diligent efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals for the Project, and will comply, in a timely manner, with all ordinances and regulations which must be met before the Project may be lawfully implemented.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

ARTICLE III DEVELOPER'S FINANCING CONTINGENCY

Section 3.1 In addition to any other conditions set forth in this Agreement, Developer's obligation to conclude the transaction contemplated herein shall require the satisfactory completion, in Developer's sole discretion, of each of the following conditions:

(1) Developer obtaining commitments for equity, grant funding, and debt financing in amounts and with such terms and conditions acceptable to Developer, in Developer's sole discretion, for the construction of the Project and any and all related improvements. In the event Developer does not satisfy the foregoing condition, in Developer's sole discretion, then Developer may elect to terminate this Agreement upon written notice given by Developer to City and RDA not later than September 1, 2026. Upon any such termination, the Parties shall have no further obligations to each other except such obligations which expressly survive the termination of this Agreement. For purposes of clarification, and notwithstanding anything to the contrary in this Agreement, upon any termination in accordance with this Section 3.1, Developer's obligation to construct the Project and to make Differential

Payments shall terminate.

ARTICLE IV UNDERTAKINGS BY DEVELOPER, RDA AND CITY

Section 4.1 Developer Obligations. Developer undertakes the following obligations, in consideration of City's and RDA's obligations in Sections 4.2 through 4.4, below.

(1) Developer shall acquire the Property from RDA pursuant to Section 4.4 below and shall make all reasonable efforts to build the Project. The Project will be developed under the Plans and Specifications approved by City and City's Historic Preservation / Design Review Commission, such approval not to be unreasonably withheld, conditioned or delayed.

(2) Following receipt of all approvals for the Project, Developer will commence construction by no later than September 1, 2026.

(3) Developer shall diligently pursue construction of the project and will complete the project by December 31, 2027.

(4) Developer guarantees that the amount of Taxes to be paid annually for the Property and Project will be not less than \$22,481 for tax year 2027 (payable in 2028) and thereafter through tax year 2046 (payable in 2047) (the "Guaranteed Minimum Tax Payment"). The foregoing Guaranteed Minimum Tax Payment is conditioned on City fulfilling its obligations to provide the City Support, as specified herein.

(5) Without limiting other provisions in this Agreement, the dates in Sections 4.1(2), and (3) are subject to Force Majeure.

(6) For the tax year 2027 and thereafter ending with the last tax year of the Term covered by this Agreement, Developer guarantees that the amount of Taxes due to City shall be not less than the Guaranteed Minimum Tax Payment. If the amount of Taxes due is less than the Guaranteed Minimum Tax Payment, the City Comptroller/Treasurer shall provide Developer an invoice for the Differential Payment by December 25th of the relevant tax year. Developer shall pay such amount in full by March 31st of the following year. If not fully paid when due, the amount remaining unpaid on and after April 1st shall accrue interest at a rate of 6% per annum until fully paid. City has the option of placing any unpaid amount on the subsequent year's property tax bill as a special charge, or pursuing any other lawful manner of collecting the unpaid amount. If the Property becomes tax exempt under any circumstance during the Term of this Agreement, including, but not limited to, change of ownership, change of use, or change of law, Developer shall submit to the City annually a Payment In Lieu Of Taxes (PILOT) equal to the amounts of taxes guaranteed in Section 4.1(4). Such payment shall be due annually by March 31st with respect to taxes guaranteed for the prior calendar year.

(7) Developer agrees to develop the Property within TID No. 6 and TID No. 10 as shown on Exhibit D, and all buildings and structures on the Property in accordance with the Plans and Specifications, as filed and approved in final form by the City. During the progress of the Project, Developer may make changes to the Plans and Specifications as site conditions or other issues of feasibility may dictate; provided, however, any such change shall comply with all applicable laws of the City, shall be in accordance with the general objectives of this Agreement, and Developer may not make any material change without the written consent of City (not to be unreasonably withheld, conditioned or delayed). For purposes of this Section 4.1(7), a “material change” means any change to the Plans and Specification that: (i) affects the number and type of parking spaces, (ii) affects the location of any improvements on the Property, (iii) has a material effect on the exterior esthetics or appearance of the Project, (iv) affects the number, type and or size of any Unit, or (v) is required to be reviewed and approved by a City committee and/or Common Council pursuant to applicable laws of the City. If a proposed change is required to be approved by the City, City agrees to consider and approve or reject any proposed change within 30 days after submittal by Developer to City or such approval is deemed given; provided, if City’s approval is needed within a shorter period of time due to Developer’s construction schedule or its obligations under Sections 4.1(2), (3) or (4) above, City shall provide such approval or rejection within 10 days of request, and City will reasonably cooperate with Developer to facilitate and expedite such review process. However, if a proposed change is required to be reviewed and approved by a City committee and/or Common Council, such request will be considered and acted upon at the next available meeting of such City committee or Common Council. Such requests for approval shall be submitted to the City Director of Community Development, as representative of City.

(8) Developer is hereby authorized to apply for funding on behalf of the City to assist the Project pursuant to programs administered by the WEDC and Wisconsin Department of Natural Resources not later than July 31, 2028. If a grant is awarded to the Developer and/or City, Developer shall be responsible for all contract deliverables, including, but not limited to, preparation and submittal of performance reports, completion of schedules of expenditures, and independent audit requirements.

(9) Developer further agrees to the following:

(a) At Developer’s expense, Developer shall cause to be prepared a staked ALTA survey for the Property including, without limitation, as reasonably necessary to determine boundaries and utility locations, what may be required by the City Surveyor or his designee.

(b) Easements on the Property for municipally owned storm sewer and water mains shall be granted by Developer to City or its designee where necessary, by mutually agreed upon separate document, or pursuant to the CSM, in accordance with detailed utility plans approved by the City Director of Public Utilities, or his designee.

(c) Except as depicted in the Plans and Specifications, no future structures including, but not limited to, utility buildings and tool sheds, shall be constructed or installed on any portion of the Property by Developer without City's approval, which approval shall not be unreasonably withheld, conditioned or delayed. The definition of structure shall be the definition contained within the City Zoning Ordinance.

(d) Developer shall pay impact and building permit fees to City upon issuance of the City building permit for the Project. Such payment, as calculated as part of the City's Fee Schedule, shall be full payment of all impact fees.

Section 4.2 City Obligations. City undertakes the following obligations, in consideration of the obligations of Developer in Section 4.1, above.

(1) City shall timely complete all necessary or required zoning, development and use reviews for the Project, pursuant to applicable City Ordinances.

(2) City shall provide the City Support for the Project Costs of Developer by paying to Developer or Developer's Designee a total of \$200,000, \$100,000 of which shall be paid when the Project is 50% complete and \$100,000 of which shall be paid on issuance of the occupancy permit for the Project. Such determination of the Project completion shall be determined by the City's Chief Building Official.

Section 4.3 RDA Obligations; Sale of Property.

(1) Subject to compliance with the terms of this Agreement and the satisfaction of the conditions precedent set forth in this Agreement, the RDA agrees to sell the Property to Developer and Developer agrees to acquire the Property. The purchase price for the Property shall be one thousand and no/100 dollars (\$1,000.00) and other good and valuable consideration as identified in this Agreement. The sale of the Property to Developer (the "Closing") shall be consummated on September 1, 2026 or such earlier date designated by Developer in a written notice to City and RDA at least ten (10) business days prior to Closing. Such notice shall provide evidence that Developer has secured funding or financing, or commitments therefor, that is sufficient for the purpose of acquiring and completing construction of the Project. The date the Closing actually occurs shall be referred to herein as the "Closing Date."

(2) RDA and City shall coordinate the maintenance, including but not limited to repairs and snow clearing, of the shared alley, Parcel 281240832200423, identified in Exhibit A. RDA may coordinate with the City to dedicate this portion of the Property as right-of-way.

(3) RDA shall grant to the Developer a right of first refusal (the "ROFR") for Parcel 281240832200421, as described in Exhibit A.2, at the Closing. The ROFR shall grant the Developer 60 days following notice by the RDA to act.

(4) It shall be Developer's responsibility to determine the condition of the Property prior to Closing; provided, however, that the City and RDA agree to provide Developer at Developer's request, with any documentation relating to the Property's condition that is in the City's RDA's possession and reasonable control but without any representation or warranty that such documentation is complete or accurate. The City may assist with environmental investigation of the Property and preparation of any environmental remedial action plans for the Project, if deemed necessary by the investigation.

(5) Neither the City nor RDA shall, without the prior written consent of Developer, make any material alterations to the Property or convey any interest in the Property, and neither City nor RDA shall subject the Property to any additional liens, encumbrances, covenants, conditions, easements, rights of way or similar matters after the Effective Date, except as permitted hereunder or for normal repairs and maintenance in the ordinary course of business (which matters shall be disclosed to Developer at or before Closing.

(6) DEVELOPER ACKNOWLEDGES AND AGREES THAT DEVELOPER HAS HAD AND/OR WILL HAVE SUFFICIENT OPPORTUNITY TO INSPECT THE PROPERTY PRIOR TO CLOSING AND THAT THE RDA IS CONVEYING AND DEVELOPER IS ACCEPTING THE PROPERTY ON AN "AS-IS WITH ALL FAULTS" BASIS AND THAT DEVELOPER IS RELYING SOLELY ON ITS INDEPENDENT INVESTIGATION AND NOT ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, FROM THE CITY OR ITS AGENTS AS TO ANY MATTERS CONCERNING THE PROPERTY, EXCEPT FOR TITLE AND ANY REPRESENTATIONS OR WARRANTIES EXPRESSLY MADE BY THE CITY AND RDA IN THIS AGREEMENT. AS A PART OF ITS AGREEMENT TO ACCEPT THE PROPERTY IN ITS "AS IS" CONDITION, DEVELOPER, FOR ITSELF AND ITS SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, CONTRACTORS AND INVITEES, HEREBY WAIVES, DISCHARGES AND RELEASES THE RDA AND THE CITY FROM ANY AND ALL DEMANDS, CLAIMS, LEGAL OR ADMINISTRATIVE PROCEEDINGS, LOSSES, LIABILITIES, DAMAGES, PENALTIES, FINES, LIENS, JUDGMENTS, COSTS OR EXPENSES WHATSOEVER, WHETHER DIRECT OR INDIRECT, KNOWN OR UNKNOWN, FORESEEN OR UNFORESEEN, THAT MAY ARISE ON ACCOUNT OF OR IN ANY WAY BE CONNECTED WITH OR RELATED TO THE PHYSICAL, GEOLOGICAL OR ENVIRONMENTAL CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, ANY PAST OR PRESENT CONDITION OF OR ACTION ON OR ABOUT THE PROPERTY (INCLUDING, WITHOUT LIMITATION, THE PRESENCE OF HAZARDOUS OR TOXIC MATERIAL AT, UNDER OR IN THE GENERAL VICINITY OF THE PROPERTY) OR THE CURRENT OR PREVIOUS VIOLATION OF ENVIRONMENTAL LAWS AT THE PROPERTY, IF ANY; PROVIDED, HOWEVER, THAT THE ABOVE RELEASE OF THE RDA AND CITY SHALL NOT APPLY TO ANY CLAIMS AGAINST THE CITY AND RDA RELATED TO FRAUD, INTENTIONAL MISREPRESENTATION, AND THE ENFORCEMENT OF THIS AGREEMENT.

ARTICLE V PROPERTY BASE VALUE

City represents and agrees that the base year value of the Property in City is \$1. All taxes for the Property paid based on values in excess of such amount are part of the incremental TIF Revenues. Developer agrees to pay the RDA \$1 for the acquisition of the Property.

ARTICLE VI COVENANTS RUNNING WITH THE LAND

This Agreement constitutes the entire Agreement between the Parties, and all provisions of this Agreement shall be deemed to be covenants running with the land described on Exhibit A and shall be binding upon successors and assigns for the Term of this Agreement.

ARTICLE VII REMEDIES

Section 7.1 Time of the Essence. Time is of the essence as to all dates under this Agreement.

Section 7.2 Event of Default. In the event any Party defaults under this Agreement, which default is not cured within thirty (30) days after written notice thereof to the defaulting Party or within such extended period required to cure the default, provided cure efforts are undertaken in good faith within the thirty (30) period and the defaulting Party is diligently pursuing such cure, the nondefaulting Party shall have all rights and remedies available under law or equity with respect to the default, except as otherwise set forth in this Agreement. In the event of any default by any Party in making a payment required to another Party, the cure period for such monetary default shall be ten days after delivery of written notice thereof. In addition, and without limitation, any of the Parties shall have the following specific rights and remedies following such notice and failure to cure:

- (1) Injunctive relief,
- (2) Action for specific performance; and
- (3) Action for money damages.

Notwithstanding the foregoing, in no event may City or RDA exercise or seek any rights of injunction or specific performance for Developer's failure to commence the Project.

Section 7.3 Reimbursement. Any amounts expended by the nondefaulting Party in enforcing this Agreement including reasonable attorneys' fees, together with interest provided for below, shall be reimbursed or paid to the nondefaulting Party which prevails in any such enforcement.

Section 7.4 Interest. Interest shall accrue on all amounts required to be reimbursed by the defaulting Party to the non-defaulting Party at the Federal Funds Rate plus two percent

(2%) per annum, from the date of payment by the nondefaulting Party until the date reimbursed in full with accrued interest.

Section 7.5 Remedies are Cumulative. Except as specified in this Agreement, all remedies provided herein shall be cumulative and the exercise of one remedy shall not preclude the use of any other or all of said remedies.

Section 7.6 Failure to Enforce Not Waiver. Failure to enforce any provision contained herein shall not be deemed a waiver of that Party's rights to enforce such provision or any other provision in the event of a subsequent default.

Section 7.7 Mediation. Prior to litigation, and as a condition precedent to bringing litigation, any Party deeming itself aggrieved under this Agreement shall be obligated to request nonbinding mediation of the dispute. Mediation shall proceed before a single mediator. The Parties shall agree upon a mediator and if they fail to do so within 30 days of the request for mediation; either Party may apply to Portage County Circuit Court, for the designation of a mediator. In the event the Parties do not accept the mediator's recommendation, the aggrieved Party may then commence an action. However, the Parties shall participate in alternative dispute resolution, if ordered by the Court.

ARTICLE VIII AMENDMENT

This Agreement may be rescinded, modified or amended, in whole or in part, only by mutual agreement of the Parties hereto, or their successors and/or assigns, in writing signed by all Parties. Developer may assign its rights and obligations hereunder without City's or RDA's consent to any entity formed for purposes of owning the Project and whose managing member is controlled by Commonwealth Holdings III, LLC. Upon any such assignment in good faith, the Developer shall be released from all future obligations and liabilities hereunder.

ARTICLE IX MISCELLANEOUS PROVISIONS

Section 9.1 Execution in Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Section 9.2 Construction. The Parties acknowledge and represent that this Agreement has been the subject of negotiation by all Parties and that all Parties together shall be construed to be the drafter hereof and this Agreement shall not be construed against any Party individually as drafter.

Section 9.3 Legal Relationship. Nothing in this Agreement shall be construed to create an employer/employee relationship, joint employer, joint venture or partnership relationship, or a principal/agent relationship.

Section 9.4 Survival. All agreements, representations, covenants and warranties made herein shall survive the execution of this Agreement and the making of the grants hereunder. This Agreement shall be binding upon the Parties, their respective successors and assigns.

Section 9.5 No Waiver. The failure of any Party to require strict performance of any provision of this Agreement will not constitute a waiver of the provision or of any other of that Party's rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the Party waiving the right. If an obligation of a Party is being waived or released, the writing must be signed by the affected Parties. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any Party. Waivers and releases shall affect only the specific right or obligation waived or released and will not affect the rights or obligations of any other Party that did not sign the waiver or release.

Section 9.6 Severability of Provisions. If any provision of this Agreement shall be held or declared to be invalid, illegal or unenforceable by reason of its being contrary to any applicable law, such provision shall be deemed to be deleted from this Agreement without impairing or prejudicing the validity, legality or enforceability of the remaining provisions.

Section 9.7 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State of Wisconsin.

Section 9.8 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any Party to any other shall be sufficiently given or delivered if it is sent by registered or certified mail, postage prepaid, return receipt requested, by reputable overnight delivery, or delivered personally, in each case with delivery being effective upon receipt by the receiving party, and

- (a) in the case of Developer is addressed to or delivered personally to:

Arc Central LLC
Attn: Jim Lucas
1408 Strong's Ave. Suite 102
Stevens Point, WI 54481

- (b) in the case of City or RDA is addressed to or delivered personally to:

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

or at such other address with respect to any such Party as that Party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 9.9 Force Majeure. As used herein, the term “Force Majeure” shall mean any accident, breakage, war, insurrection, civil commotion, riot, act of terror, act of God or the elements, governmental action (except for governmental action by City with respect to obligations of City under this Agreement) alteration, strike or lockout, picketing (whether legal or illegal), inability of a Party or its agents or contractors, as applicable, to obtain fuel or supplies, unusual weather conditions, or any other cause or causes beyond the reasonable control of such Party or its agents or contractors, as applicable. No Party to this Agreement shall be in default hereunder for so long as such Party or its agents and contractors, if applicable, are prevented from performing any of its obligations hereunder due to a Force Majeure occurrence. Notwithstanding the foregoing, the tax payment guarantees under 4.1(4) are not subject to Force Majeure.

Section 9.10 Term. This Agreement shall continue from the Effective Date until December 31, 2047 (the “Term”).

Section 9.11 Restrictions of Sale, Transfer, Conveyance and Ownership. During the Term of this Agreement, neither Developer nor any future owner shall use, sell, transfer or convey ownership of any of the Property to any person or entity, in any manner which would render all or any part of the Property exempt from real property taxation, or would render the personal property located on any of the Property exempt from personal property taxation, without the prior written consent of City, and this Agreement constitutes a deed restriction effectuating this provision.

Section 9.12 Recording. The Parties shall execute, and City shall record in the Register of Deeds office for Portage County, a memorandum of this Agreement.

Section 9.13 Investor Member Notice and Cure Rights. City and RDA agree that in the event of a default by Developer, City and/or RDA shall provide Developer’s investor member (“Investor Member”) with written notice of such default, so long as the City and RDA have been provided with the name and address of the Investor Member in a written notice delivered to City and RDA in accordance with Section 9.8 of this Agreement. City and RDA agree that any cure of any default made or tendered by the Investor Member shall be deemed to be cured by Developer and shall be accepted or rejected on the same basis as if made or tendered by Developer. Investor Member shall have the same time period to cure a default under this Agreement as is granted to Developer.

[The remainder of this page intentionally left blank.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date indicated.

ARC CENTRAL LLC

Dated: _____ By: _____
Name: _____
Title: _____

CITY OF STEVENS POINT, WISCONSIN

Dated: _____ By: _____
Name: _____
Title: _____

Dated: _____ By: _____
Name: _____
Title: _____

**REDEVELOPMENT AUTHORITY OF
THE CITY OF STEVENS POINT, WISCONSIN**

Dated: _____ By: _____
Name: _____
Title: _____

Dated: _____ By: _____
Name: _____
Title: _____

[illegible]

Personally came before me this ____ day of _____, 20____, the above-named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same, as the act and deed of Arc Central, LLC, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

[illegible]

Personally came before me this _____ day of _____, 20____, the above-named _____, and _____, the City _____ and _____, respectively of the City of Stevens Point, a Wisconsin municipal corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same, as the act and deed of said municipality, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

[illegible]

Personally came before me this ____ day of _____, 20____, the above-named _____, and _____, the _____ and _____, respectively of the Redevelopment Authority of the City of Stevens Point, a Wisconsin municipal corporation, to me known to be the persons who executed the foregoing instrument and acknowledged the same, as the act and deed of said municipality, by its authority.

Notary Public, State of Wisconsin

My Commission expires: _____

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EXHIBIT A

Legal Description of Property

1016 THIRD STREET
LEGAL DESCRIPTION
PARCEL NO. 281-2408-32-2004-25

Lot 2 of Portage County Certified Survey Map Number 011596, located in Northeast Quarter of the Northwest Quarter of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

EXHIBIT A.1

Legal Description of Secondary Property

LEGAL DESCRIPTION
PARCEL NO. 281-2408-32-2004-21

Lot 2 of Portage County Certified Survey Map Number 11191-52-21, located in Government Lot 1 and the Northeast Quarter of the Northwest Quarter and of Section 32, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin.

EXHIBIT B

Developer Representatives

Name, Mailing Address, and Telephone number of Developer Representatives for the Project:

Jim Lucas
1408 Strong's Ave. Suite 102
Stevens Point, WI 54481
715-572-2698

EXHIBIT C

Topographical Map

- To Be Included -

EXHIBIT E

Building Plans

- **Building Plans provided on following pages -**

EXHIBIT F

Valuation Letter

- **Valuation Letter provided on following pages** -

EXHIBIT G

City Support



City of Stevens Point TID 10-Third St Condos

Projected Tax Increment

Base Value ¹	0 Inflation Factor	0.00%
Upfront Incentive	200,000 Debt Service Multiplier	8.89%
Interest Rate	5.50% Tax Rate Adjustment Factor	0.00%

Construction Year	Valuation Year	Revenue Year	Value Added	Valuation Increment	Tax Rate	Tax Increment	Shortfall Payment	Debt Serv	Base Value Taxes	Balance
								0		0
1	2024	2025	2026	0	0	18.86	0	0	0	0
2	2025	2026	2027	0	0	18.86	0	11,000	0	-11,000
3	2026	2027	2028	1,192,000	1,192,000	18.86	22,481	0	11,000	481
4	2027	2028	2029	0	1,192,000	18.86	22,481	0	17,784	5,178
5	2028	2029	2030	0	1,192,000	18.86	22,481	0	17,784	9,875
6	2029	2030	2031	0	1,192,000	18.86	22,481	0	17,784	14,573
7	2030	2031	2032	0	1,192,000	18.86	22,481	0	17,784	19,270
8	2031	2032	2033	0	1,192,000	18.86	22,481	0	17,784	23,967
9	2032	2033	2034	0	1,192,000	18.86	22,481	0	17,784	28,664
10	2033	2034	2035	0	1,192,000	18.86	22,481	0	17,784	33,361
11	2034	2035	2036	0	1,192,000	18.86	22,481	0	17,784	38,058
12	2035	2036	2037	0	1,192,000	18.86	22,481	0	17,784	42,755
13	2036	2037	2038	0	1,192,000	18.86	22,481	0	17,784	47,452
14	2037	2038	2039	0	1,192,000	18.86	22,481	0	17,784	52,150
15	2038	2039	2040	0	1,192,000	18.86	22,481	0	17,784	56,847
16	2039	2040	2041	0	1,192,000	18.86	22,481	0	17,784	61,544
17	2040	2041	2042	0	1,192,000	18.86	22,481	0	17,784	66,241
18	2041	2042	2043	0	1,192,000	18.86	22,481	0	17,784	70,938
19	2042	2043	2044	0	1,192,000	18.86	22,481	0	17,784	75,635
20	2043	2044	2045	0	1,192,000	18.86	22,481	0	17,784	80,332
21	2044	2045	2046	0	1,192,000	18.86	22,481	0	17,784	85,030
22	2045	2046	2047	0	1,192,000	18.86	22,481	0	0	107,511
Totals			1,192,000			404,660		324,328	0	

Requires Minimum Tax Payment of \$22,481 for tax years 2026 through 2046



Tuesday, December 30, 2025

Chris Klesmith
Neighborhood Planner / Economic Development Specialist
1515 Strongs Ave
Stevens Point, WI 54481

RE: Condominium Proposal at 1016 Third Street (Revised)

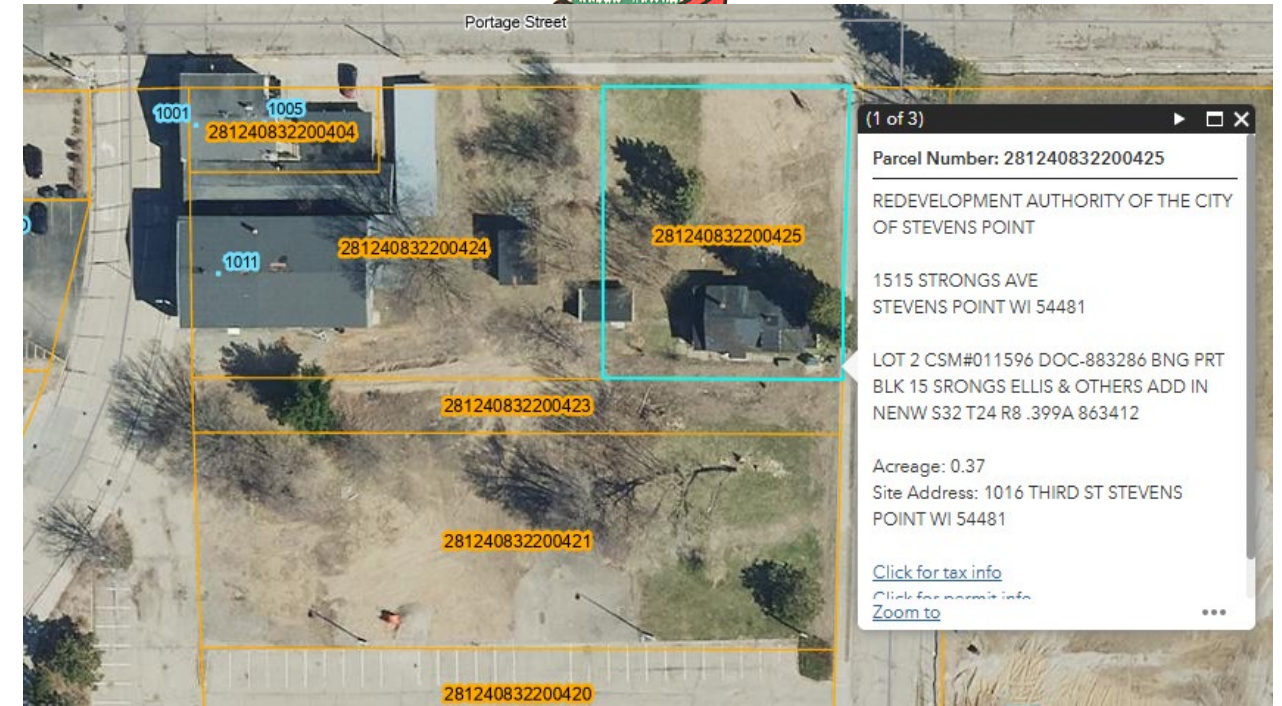
Planner Klesmith,

The purpose of this report is to develop an opinion of market value for proposed condominium development. The market values are based on revised information received on December 30, 2025. Sales and market data was utilized.

Subject Parcel #1	Site Address	Owner(s)	Acres	Type
281240832200425	0 Portage St / 1016 Third St	Redevelopment Authority of the City of Stevens Point	16,059 sq.ft. (0.369 acres)	RES

Legal: LOT 2 CSM#011596 DOC-883286 BNG PRT BLK 15 SRONGS ELLIS & OTHERS ADD IN NENW S32 T24 R8 .399A 863412

Note: Central Business Transition, Downtown Design Review, PDD Planned Development District



Summary:

Revised 12-30-2025

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6
Location	First Floor	First Floor	Second Floor	Second Floor	Third Floor	Third Floor
Bedroom	2	2	2	2	1	1
Bath	1	1	1	1	1	1
Bldg SF	887sf	887sf	887sf	887sf	702sf	702sf
Garage SF	288 sf	300sf	276sf	276sf	276sf	276sf
Entry SF	81sf	81sf	81sf	81sf	58sf	58sf
Porch			48sf	48sf	198sf	198sf
Land Value	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Bldg Value	\$193,000	\$193,000	\$193,000	\$193,000	\$180,000	\$180,000
Total Value	\$203,000	\$203,000	\$203,000	\$203,000	\$190,000	\$190,000

Thank you,
Steven J Shepro-Assessor
City of Stevens Point



City of Stevens Point TID 10-Third St Condos

Projected Tax Increment

Base Value ¹	0	Inflation Factor	0.00%
Upfront Incentive	200,000	Debt Service Multiplier	8.89%
Interest Rate	5.50%	Tax Rate Adjustment Factor	0.00%

Construction Year	Valuation Year	Revenue Year	Value Added	Valuation Increment	Tax Rate	Tax Increment	Shortfall Payment	Debt Serv	Base Value Taxes	Balance
1	2024	2025	2026	0	0	18.86	0	0	0	0
2	2025	2026	2027	0	0	18.86	0	11,000	0	-11,000
3	2026	2027	2028	1,192,000	1,192,000	18.86	22,481	0	11,000	481
4	2027	2028	2029	0	1,192,000	18.86	22,481	0	17,784	5,178
5	2028	2029	2030	0	1,192,000	18.86	22,481	0	17,784	9,875
6	2029	2030	2031	0	1,192,000	18.86	22,481	0	17,784	14,573
7	2030	2031	2032	0	1,192,000	18.86	22,481	0	17,784	19,270
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10	2033	2034	2035	0	1,192,000	18.86	22,481	0	17,784	33,361
11	2034	2035	2036	0	1,192,000	18.86	22,481	0	17,784	38,058
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18	2041	2042	2043	0	1,192,000	18.86	22,481	0	17,784	70,938
19	2042	2043	2044	0	1,192,000	18.86	22,481	0	17,784	75,635
20	2043	2044	2045	0	1,192,000	18.86	22,481	0	17,784	80,332
21	2044	2045	2046	0	1,192,000	18.86	22,481	0	17,784	85,030
22	2045	2046	2047	0	1,192,000	18.86	22,481	0	0	107,511
Totals			1,192,000			404,660	324,328	0		

Requires Minimum Tax Payment of \$22,481 for tax years 2026 through 2046



Memo

Mark Kordus
Neighborhood Improvement Coordinator
Community Development
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1554
mkordus@stevenspoint.com

To: Redevelopment Authority
From: Mark Kordus – Neighborhood Improvement Coordinator
CC: Jarod Kivela, Chris Klismith
Date: 2/5/26
Subject: Potential Change to Neighbor Helping Neighbor (NHN) Grant Program

Currently the configuration of the NHN grant requires dollar for dollar matching funds up to a maximum of \$5,000.00 reimbursement for a \$10,000 project. This has worked very well, and we have had many projects completed, most of which have utilized near maximum amounts of funding. We were recently approached by Habitat for Humanity of Portage County, as they are transitioning away from an annual house build and toward rehab projects. They will be following the Wausau model called “Rock the Block”, in which volunteers (both unskilled lay persons and contractors) complete predetermined rehab projects within certain identified geographic areas. This entails anything from gutter cleaning and tree trimming to house painting and window or door replacements. These will be completed during a two-week reoccurring window June annually each year. They do have their own specific application process and collect monetary donations for these projects.

After this meeting we determined the most fruitful course of action to efficiently reach the target properties, as well to maximize the number and scope of projects completed within the City, was to cooperatively market both of our programs. Our qualification criteria is very similar, the question arose about using NHN grant funding to match monetary donations for project materials to Habitat. We feel this would be very beneficial for our residents who have participated within the NHN program. Last year (2025) the average household income was \$21,949 and the per capita income was \$19,508. Given these income levels, the match requirements are over 25% of their annual income, which can be very burdensome to the income limited homeowner. Habitat also felt this would increase the number of donations they would receive as there would be matching funds available from the NHN grant program for qualifying projects.

Therefore, we would recommend a slight modification to NHN grant criteria allowing for local non-profit nongovernmental organizations (NGO) to be able to offer donated funds on behalf of the property owner for their portion of the match. In order to accomplish this the following proposed additional verbiage would be added to the grant application qualifying criteria;

- *How the cost match will be provided by the applicant. Federal or state grants funds may not be used for matching funds, however NGO nonprofit grant monies or donations, from community-based nonprofit organizations, may be used as matching funds.*



To: Redevelopment Authority of the City of Stevens Point

From: Jarod Kivela, Director of Community Development
cc: Chris Klesmith, Mark Kordus

Date: February 6, 2026

RE: Grant and Loan Report

A Grant and Loan Report will be provided to the RDA during the meeting.

www.stevenspoint.com

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