



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

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

Members

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

AGENDA

CITY PLAN COMMISSION

Date and Time:	March 2, 2026 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 884 1827 9820 Passcode: 234542
			<u>By Computer:</u>
			https://us02web.zoom.us/j/88418279820?pwd=W661Syc6Wgg0DYzz
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the January 26 and February 2, 2026 meeting of the City Plan Commission.
3. A request from the City of Stevens Point to enter into an easement agreement with the Wisconsin Public Service Corporation for portions of the properties located at 325 Division Street (Parcel ID 281240829400210) and an unaddressed parcel bounded by Division Street (Parcel ID 281240829400211).
4. A request from the City of Stevens Point to enter into a temporary limited easement with the Wisconsin Department of Transportation for portions of properties along State Highway 66 (Parcel IDs 281240831101402, 281240832100501, 281240831101302, 281240831101401, 281240832202651, 281240832202629, 281240832103401, 281240832200911, 281240833200107, 281240834200601, 281240833100701 & 281240831101301).
5. A request from the City of Stevens Point to recommend the sale of properties along Water Street (Parcel IDs 281240832201937 and 281240832201938).
6. Discussion on Zoning Code Rewrite:

- First review of draft land use table.
- Introduction of proposed overlay districts.
- First review of performance standards for the Light Industrial and Heavy Industrial Districts.

7. Director's Report.

Closing Section:

8. Adjourn

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

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

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

REPORT OF THE CITY PLAN COMMISSION

January 26, 2026 – 6:00 PM
933 Michigan Ave, Stevens Point, WI 54481

PRESENT: Alderperson Kneebone, Commissioner Arntsen, Commissioner Beacom, Commissioner Rice, Commissioner Schuler, Commissioner Stroik

EXCUSED: Mayor Wiza

ALSO PRESENT: Associate Planner / Zoning Administrator Kuhn

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

2. Zoning Code Rewrite: First review of draft floodplain ordinance.
3. Zoning Code Rewrite: First review of draft shoreland zoning ordinance.
4. Zoning Code Rewrite: First review of draft zoning map and purpose statements.
5. Presentation and discussion on the draft Portage County Countywide Bicycle & Pedestrian Plan

Closing Section:

6. Adjourn
-

Opening Section:

1. Roll Call

Present: Kneebone, Arntsen, Beacom, Rice, Schuler, Stroik

Excused: Wiza

2. Zoning Code Rewrite: First review of draft floodplain ordinance.

Associate Planner / Zoning Administrator Kuhn presented the first draft of the City's updated floodplain zoning ordinance. Kuhn also noted that language used in the ordinance was heavily modeled off the Wisconsin DNR and FEMA example documents and that the ordinance is required to be reviewed by these two organizations as well. The Commission then discussed the limited extent of floodplain areas within the City of Stevens Point, administrative responsibilities of drafting and enforcing this ordinance, and pointed out suggested technical and wording clarifications to improve consistency and local applicability.

No action taken.

3. Zoning Code Rewrite: First review of draft shoreland zoning ordinance.

Associate Planner / Zoning Administrator Kuhn introduced the draft shoreland wetland zoning ordinance, which was presented as an overlay district intended to regulate wetlands located close in proximity to shoreland areas, particularly along the Plover River and on the west side of the City. Kuhn also noted that the ordinance primarily addresses allowed land uses within delineated shoreland wetlands and institutes procedures for amendments, while deferring broader shoreline development standards such as setbacks, erosion control, vegetation management, building placement, and stormwater management. Kuhn also explained how the ordinance was already reviewed by the Wisconsin DNR and reflects state model language. The Commission then discussed ordinance terminology, permitted agricultural use, references to adopted maps and dates, consistency with state and county regulations, clarity of purpose statements, and the fact that there will be additional shoreline standards that will be addressed later in the year.

No action taken.

4. Zoning Code Rewrite: First review of draft zoning map and purpose statements.

The Plan Commission continued its review of the draft zoning code and zoning map, this time with a focus on proposed commercial and residential zoning districts and their long-term application. The Commission first discussed topics pertaining to miscellaneous districts, including institutional, agricultural, conservancy, and parks. Then the Commission discussed topics about commercial districts noting potential future commercial expansion along the Stanley Street corridor based on adopted neighborhood plans, existing development patterns, and transition zones between residential and commercial districts. The Commission then discussed topics about residential districts including the creation of a dedicated mobile home zoning designation, the establishment of low- and high-density multifamily districts by dwellings per acre, parking demands, building massing, adjacency to nonresidential properties, and frameworks of suburban, traditional, and urban residential districts reflecting infrastructure availability, character, and development intensity.

The Commission concluded with discussion on downtown mixed-use development, the role of zoning in supporting reinvestment and long-range planning, and density thresholds. Overall, the Commission demonstrated a general approval of the approach and logic of proposed districts and felt it was appropriate for continued refinement.

No action taken.

5. Presentation and discussion on the draft Portage County Countywide Bicycle & Pedestrian Plan

The Commission reviewed and discussed the draft Portage Countywide Bicycle and Pedestrian Plan, which is being updated to replace the plan adopted in 2014-2015. Associate Planner / Zoning Administrator Kuhn presented the plan's structure, non-infrastructure recommendations, and proposed sidewalks and bike paths. The Commission then focused comments on maps identifying need for facilities and network expansion in urban areas, and how these maps can be used to inform future development reviews.

To conclude, the Commission raised questions about plan clarity, mapping accuracy, implementation, and intergovernmental coordination. Kuhn noted the plan will be reviewed by partner municipalities, with the anticipated adoption in March and requested additional written comments be sent to him by the Commission.

No action taken.

Closing Section:

3. Adjourn

Meeting adjourned at 8:52pm.

A recording of this meeting can be viewed/heard at: <https://stevenspoint.com/365/AgendasMinutesVideos>



MINUTES

CITY PLAN COMMISSION

Members

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

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

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

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

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

Present: Chair Siebert, Vice Chair Munck, Commissioner Calnan, Commissioner Jurgella Finn, Commissioner Kryst, Commissioner Molepske, Alderperson Christianson, Mayor Wiza, Alderperson Kneebone, Commissioner Arntsen, Commissioner Beacom, Commissioner Rice, Commissioner Schade-Stroik, Commissioner Schuler.

Discussion and Possible Action on:

2. Presentation by Somerville Architects on the proposed City Hall Campus.

Mayor Wiza gave a brief history of the steps taken in regard to the proposed City Hall Campus.

Justin Marquis from Somerville gave a presentation detailing the plans for the new City Hall Campus.

Mr. Marquis received feedback and answered questions from commissioners regarding the plans.

3. A request from the City of Stevens Point for a design review to construct a principal structure, parking lot and associated site improvements on an

unaddressed parcel bounded by Water Street and Ellis Street (Parcel ID 281240832202055), consistent with Ch. 22.05(2).

Historic Design Review called for a motion.

Vice Chair Munck moved, Commissioner Calnan seconded, to approve the request.

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

- 4. A request from the City of Stevens Point for a site plan review to construct a principal structure, parking lot and associated site improvements on an unaddressed parcel bounded by Water Street and Ellis Street (Parcel ID 281240832202055).**

City Plan Commission called for a motion.

Commissioner Schuler moved, Commissioner Schade-Stroik seconded, to approve the request.

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

Closing Section:

- 5. Adjourn**

Adjourned at 5:43 P.M.



MINUTES

CITY PLAN COMMISSION

Members

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

Date and Time: February 2, 2026
6:00 PM

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

OR

Zoom Teleconferencing

Opening Section:

1. Roll Call

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

Discussion and Possible Action on:

2. Report of the December 15, 2025 and January 5, 2026 meetings of the City Plan Commission.

- Background: Minutes of the December 15, 2025, and January 5, 2026, meetings of the City Plan Commission were included in the agenda packet.
- Discussion: A correction was found and staff was directed to make the necessary changes.
- Motion: Schade-Stroik moves to accept the meeting minutes as amended.
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from William Schierl, representing the RA Cook & JI Altenburg Cooperative, for a conditional use permit to operate a cocktail lounge on the property located at 2041 Madison Street (Parcel ID 281240832403709), consistent with Ch. 23.02(2)(b)(3)(f).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Discussion: Commissioner Rice communicates that he will abstain from discussion and voting on this item.

- Public Hearing:
 - Allison Birr, District Five Alder, 1616 Division Street, speaks about the void that this project would fill in the neighborhood and the increase of pedestrian traffic.
 - William Schierl, 109 County Road E South, clarifies that the use would be more akin to a community gathering space than a traditional cocktail lounge.
 - Amanda Wysocki, 2040 Madison Street, asks if there would be live bands on occasion.
 - Discussion: William Schierl answers Amanda Wysocki's question, detailing that he doesn't anticipate live music being a main core function but that it could be a possibility on occasion.
 - Motion: Beacom moves to approve with staff recommendations.
 - Second: Kneebone seconds the motion.
 - Vote: Unanimous approval; One abstention.
- 4. Public Hearing and action on a request from Bill Pritchard, representing the Elizabeth Revocable Trust, for a preliminary subdivision plat review on an unaddressed parcel bounded by West Zinda Drive (Parcel ID 281240831401241) and Lots 1-15 of the Riverwood West Subdivision (Parcel ID 281240831401211-281240831401226), consistent with Ch. 20.05(1).**
- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Public Hearing:
 - Katie Schimke, 440 West Trillium Court, speaks about the environmental impact of the project and the effect on the wetlands the project would have. She referenced previous meetings where it was communicated that there would not be development on the wetlands.
 - Jackie Schimke, 440 West Trillium Court, shares concerns regarding the proposed project and the wetlands that much of it is set to be built on. She spoke about the difficulties in trying to make their streets safer for pedestrians, and the increase in traffic if this project moves forward.
 - Savannah Heiber, 5272 Forest Circle South, speaks about the need for natural resources to be protected.
 - Discussion:
 - Associate Planner & Zoning Administrator Kuhn answers questions regarding the minimum lot size needed, wetland setback requirements, enforcement of zoning setbacks, wetland delineations, and required permits.
 - Andrea Olson, 410 Franklin Street, asks if the developer has considered donating some of the wetland area to a trust to better protect the land.
 - Motion: Arntsen moves to approve with staff recommendations.
 - Second: Rice seconds.
 - Motion carries with 5 votes in favor and 2 against.
- 5. Move into closed session pursuant to Wisconsin Statutes 19.85(1)(g) (conferring with legal counsel who is rendering oral or written advice**

concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved) on the following:

A. A request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a gas station on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(4)(e)(4)(c)(4)(e).

- Background: Attorney Beveridge gives an overview of the need for a closed session.
- Motion: Kneebone moves to enter closed session.
- Second: Beacom seconds the motion.
- Vote: Aye; Wiza, Kneebone, Arntsen, Beacom, Rice, Schade-Stroik, Schuler. Nay; none. Motion carries.

6. Return into open session for a decision on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a gas station on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(4)(e)(4)(c)(4)(e).

- Background: Mayor Wiza gives a brief overview of the request and notes that the City received over 30 emails regarding the request. Staff details changes that have been made since the previous meeting, including changes in the site design, spill response plan, and other updated language.
- Discussion:
 - Savannah Heiber, 5272 Forest Circle South, speaks in opposition to the request, citing concerns about the vegetative buffer and enforceable protections.
 - Stacy Kizewski, 5279 Forest Circle South, speaks in support of the request, sharing his hopes of the project alleviating tax burdens.
 - Kevin Lutz, 504 Autumn Court, Whiting Village Turstee, speaks in opposition to the request, citing concerns regarding oil spills and the effects on the water supply.
 - Justin Frahm, JSD Professional Services, shares information regarding lighting plans and updated boundaries.
 - Lynn Markham, 302 Georgia Street N, speaks in opposition to the request, sharing concerns about public health and property values.
 - Christine Mechenich, 4416 Second Street, speaks in opposition to the request, citing concerns about the monitoring plan.
 - Elizabeth Trzebiatowski, 3262 Sunflower Road, speaks in opposition to the request, sharing concerns about public health effects.
 - Laura Wahn, 5248 Forest Circle South, speaks in opposition to the request, citing concerns regarding public health.
 - Alicia Skrenes, 5316 Forest Circle, speaks in opposition to the request, sharing concerns regarding air-borne contaminants.
 - Scott Tiegan, Vice President of Kwik Trip stores, shares information

regarding the conditions set forth and his compliance with all review standards.

- Andrea Olson, 410 Franklin Street, speaks in opposition to the request, citing concerns regarding risk management.
- Kevin Nestigen, Environmental Manager with Kwik Trip, shares that the conditions presented are the strictest of all locations and that Kwik Trip will adhere to all conditions set forth in the Conditional Use Permit.
- Discussion:
 - Mayor addresses the commission.
 - Director Lemke answered questions regarding baseline testing.
- Motion: Arntsen moves to deny the conditional use permit for the gas station.
- Second: Kneebone seconds the motion.
- Discussion: Commissioners discuss the motion.
- Vote: Voice vote; 3 votes in favor and 4 against. Roll call vote; Ayes: Kneebone, Rice, Arntsen; Nays: Wiza, Beacom, Schade-Stroik, Schuler. Motion fails with 3 votes in favor and 4 against.
- Motion: Beacom moves approval with staff recommendations.
- Second: Schuler seconds the motion.
- Discussion: Commissioners discuss the motion.
- Vote: Roll call vote; Ayes: Wiza, Beacom, Schade-Stroik, Schuler; Nays: Kneebone, Arntsen, Rice. Motion carries with 4 votes in favor and 3 against.

7. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to operate a car wash on the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118), consistent with Ch. 23.02(2)(d)(3)(k).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and answers questions from commissioners.
- Public Hearing:
 - Lynn Markham, 302 Georgia Street N, asks about the cleaners that would be used and requests a continuously updated list of those cleaners be provided.
 - Christine Mechenich, 4416 Second Street, speaks about adding new conditions if circumstances change at any point.
 - Lynn Markham, 302 Georgia Street N, speaks in favor of allowing new conditions to be added in relation to chemical usage in the future.
 - Andrea Olson, 410 Franklin Street, speaks about a condition to add future conditions.
 - Elizabeth Trzebiatowski, 3262 Sunflower Road, speaks about recent research and the need for standards to change as more information comes to light.
 - Savannah Heiber, 5272 Forest Circle South, speaks about vegetative buffers and shares stories of children in the surrounding neighborhood.
- Discussion:
 - Kevin Nestigen, Environmental Manager with Kwik Trip, speaks about the SDS's for the chemicals used that they provide to communities and has

- confirmed that they do not use PFAS in them.
- Attorney Beveridge answers questions regarding the inclusion of an SDS requirement condition into the conditional use permit.
- Lynn Markham, 302 Georgia Street N, asks if Kwik Trip would agree to a condition stating that they would not use fluorine-based chemicals at their site.
- Victor Baeten, owner of the Parcel, speaks about the fence options he presented to neighbors and indicated that the chosen cedar fence would be put up in the spring.
- Lynn Markham, 302 Georgia Street N, shares concerns regarding airborne contaminants that would not be stopped by fencing.
- Commissioners and staff discuss the request.
- Lynn Markham, 302 Georgia Street N, speaks about changing the trees on lot one to provide a buffer and asks the owner to provide a fifty-foot deep vegetative buffer on lot three.
- Savannah Heiber, 5272 Forest Circle South, speaks about the height of trees needed for a vegetative buffer.
- Commissioners and staff continue to discuss the request.
- Justin Frahm, JSD Professional Services, asks for any conditions of lot three be subject to a separate application.
- Motion: Kneebone moves to deny the permit for the car wash.
- Second: Due to a lack of a second, the motion fails.
- Motion: Wiza moves approval with staff conditions.
- Second: Rice seconds the motion.
- Vote: Motion carries with 6 votes in favor and 1 against.

8. Public Hearing and action on a request from Trent Kastenschmidt, representing Kwik Trip, Inc., for a conditional use permit to construct off-premise signage on the property located at 3383 Hoover Road (Parcel ID 281230802301117), consistent with Ch. 23.02(2)(a)(3)(j).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and answers questions from commissioners.
- Public Hearing:
 - Alicia Skrenes, 5316 Forest Circle, asks about the orientation of the signs, if you can see them from the north and south and requests the signage be dimmed during overnight hours.
 - Andrea Olson, 410 Franklin Street, shares concerns regarding the amount of light entering the neighborhood.
- Discussion:
 - Scott Tiegan, Vice President of Kwik Trip stores, clarifies that the sign will not be facing the residential neighborhood.
- Motion: Schuler moves to approve subject to staff comments.
- Second: Beacom seconds the motion.
- Discussion:
 - Wiza addresses the applicant, encouraging them to take the citizen's feedback into consideration.
 - Scott Tiegan, Vice President of Kwik Trip stores, speaks about listening to

concerns of the community.

- Vote: Motion carries with 6 votes in favor and 1 against.

9. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request identifies Norton Way and Hall Avenue as public streets within the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and answers questions from commissioners.
- Public Hearing:
 - Elizabeth Trzebiatowski, 3262 Sunflower Road, asks about next steps in contacting the highway commission regarding the new road.
 - Andrea Olson, 410 Franklin Street, shares concerns about future additional costs to the city.
 - Justin Frahm, JSD Professional Services, clarifies that the area labeled "10' utility easement" is actually a ten-foot multi-modal pedestrian path easement.
- Discussion:
 - Wiza addresses the questions presented in the public hearing.
 - Director Lemke speaks about utility considerations when deciding between a private road and a city road.
- Motion: Rice moves to approve the request to amend the street map with staff recommendations.
- Second: Schuler seconds the motion.
- Vote: Motion carries with 6 votes in favor and 1 against.

10. Acceptance of dedicated land for right-of-way purposes - Norton Way and Hall Avenue within the properties located at 3383 Hoover Road (Parcel ID 281230802301117) and 5278 County Road HH (Parcel ID 281230802301118).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Motion: Rice moves approval.
- Second: Schuler seconds the motion.
- Discussion: Commissioners discuss the right-of-way acceptance.
- Vote: Motion carries with 6 votes in favor and 1 against.

11. December 2025 Monthly Report.

- Background: Monthly reports are included in the agenda packet.

12. Director's Report.

- Background: Director's report is included in the agenda packet.

Closing Section:

13. Adjourn

- Meeting adjourned at 10:24 P.M.

3341031

Easement

THIS INDENTURE is made this _____ day of _____, _____, by and between **City of Stevens Point, a Wisconsin municipal corporation** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor’s land hereinafter referred to as "easement area" more particularly described as follows:

Part of the Parcel Described on the Attached Exhibit “B” more particularly described as follows:

TPN: 281-24-0829400210

An easement described as the South 4 feet of said Parcel, as shown on the attached Exhibit “A”.

TPN: 281-24-0829400211

An easement described as the North 8 feet of said Parcel, as shown on the attached Exhibit “A”.

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)
281-24-0829400210, 281-24-0829400211

1. **Purpose: ELECTRIC UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
2. **Access:** Grantee shall have the right to enter on and across any of the Grantor’s property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee’s facilities.
3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.

4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of Stevens Point, a Wisconsin municipal corporation

Organization name

Sign Name

Print name & title

Sign Name

Print name & title

STATE OF _____)

)SS

COUNTY OF _____)

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ **City of Stevens Point, a Wisconsin municipal corporation**, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Notary Public, State of

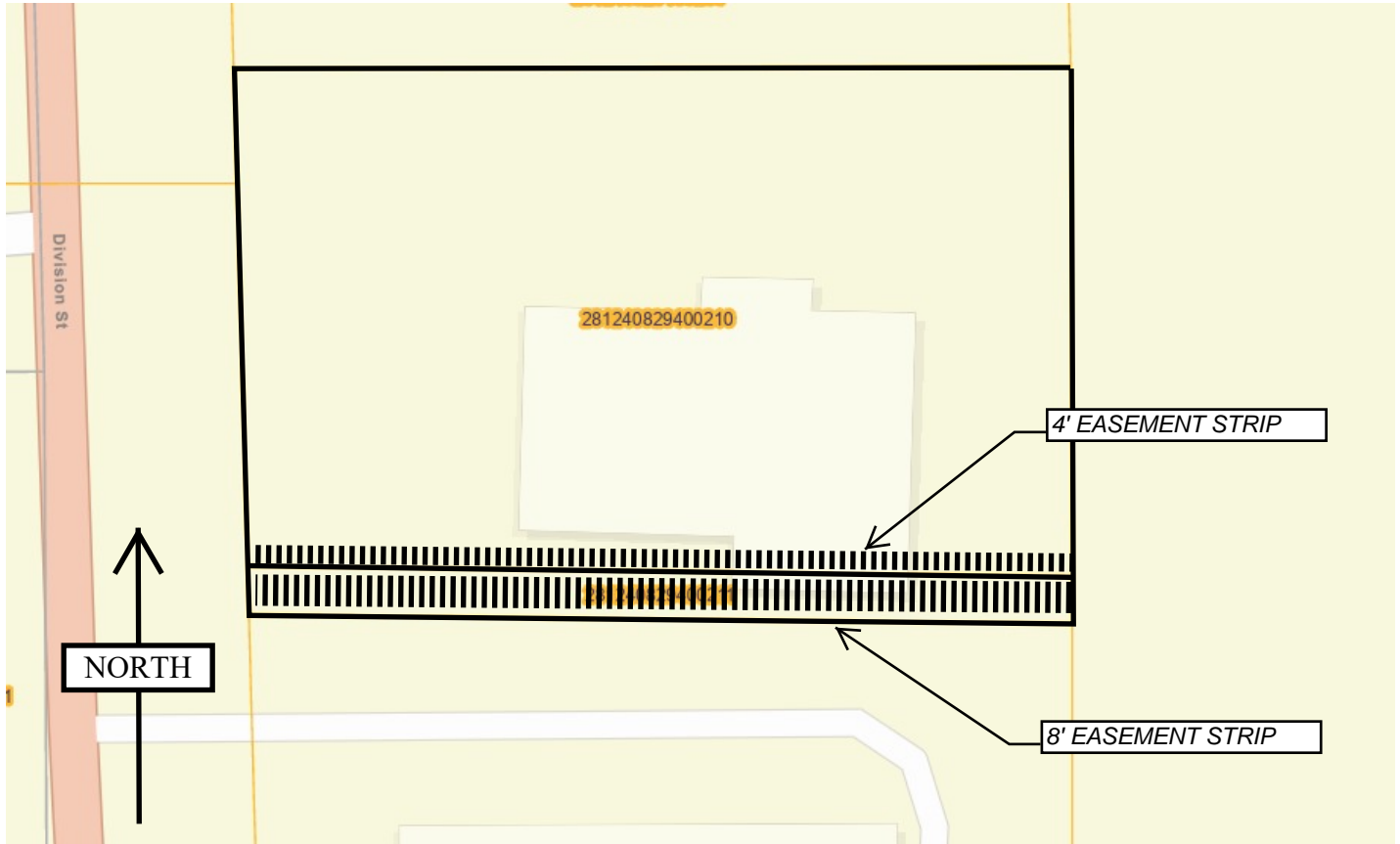
My Commission expires:

This instrument drafted by: Philip Paradies
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1491998	WMIS-3482022	3341031	INT11-491-998

Exhibit "A"

Not to Scale - For Reference Only




	Doc ID: 3341031	County: Portage
	WR Number WMIS-3482022	Tax Parcel Number: 281-24-0829400210, 281-24-0829400211
	Date: 1/19/2026	

EXHIBIT "B"

Property Description from **Portage** County Register of Deeds Document numbers **877478 (281-24-0829400210) and 268666 (PIN 281-24-0829400211).**

Parcel Identification Number: **281-24-0829400210 and 281-24-0829400211**

Lot one (1) of Certified Survey Map No. 10601-48-31 recorded in the office of the Register of Deeds for Portage County, Wisconsin, in Volume 48 of Certified Survey Maps on page 31, as Document No. 802050; being all of Lot one (1) of Certified Survey Map No. 1506-5-264 in Volume 5 of Certified Survey Maps on page 264, as Document No. 329480 and part of those lands located in the Northeast quarter (NE ¼) of the Southeast quarter (SE ¼) of Section twenty-nine (29), Township twenty-four (24) North, Range eight (8) East, in the City of Stevens Point, Portage County, Wisconsin.

A part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more particularly described as follows:

Commencing at a point 918.50 feet South of and 25 feet East of the Northwest corner of the said Northeast Quarter of the Southeast Quarter, running thence South 0° 0' West 2.25 feet to the place of beginning of the lands herein conveyed; thence South 89° 16' East 130.01 feet; thence South 0° 0' West parallel to the West line of the said Northeast Quarter of the Southeast Quarter 8 feet, thence North 89° 16' West 130.01 feet to a line which is 25 feet East of the West line of the said Northeast Quarter of the Southeast Quarter, thence North 0° 0' East 8 feet to the place of beginning; conveying and intending to convey the South 8 feet of that parcel of land described in Volume 265 of Records, page 333, Portage County Records.

WisDOT Division of Transportation
System Development
North Central Region
1681 Second Avenue South
Wisconsin Rapids WI 54495

Governor Tony Evers
Secretary Kristina Boardman
wisconsindot.gov
Telephone: (715) 421-8302
FAX: (715) 423-0334
Email: ncr.dtsd@dot.wi.gov



July 16, 2025

CITY OF STEVENS POINT
1515 STRONGS AVE
STEVENS POINT, WI 54481

Reference: Initiation of Negotiations- WB
Project ID: 6998-15-00 (Design) 6998-15-70 (Construction) 6998-15-20 (Real Estate)
Parcel No. 16
C Stevens Point, US 10/ WIS 66 Curb Ramp Improvements
Portage County

Dear CITY OF STEVENS POINT:

In compliance with Wisconsin statutes and federal regulations, you are receiving this letter to initiate negotiations for the acquisition of your property and/or property interests needed for the above referenced highway project.

Enclosed are the following documents:

- Internal Revenue Service Form W-9 Request for Taxpayer Identification
- Legal description of the land and/or interest(s) needed for the project
- Names of 10 other neighboring landowners affected by the project, if applicable
- "The Rights of Landowners Under Wisconsin Eminent Domain Law"
- "Right of Way Plat"
- Waiver of Appraisal form
- Statement to Construction Engineer
- Conveyance

When the agency determines an acquisition to be of a nominal value, acquisition of the property or interests is allowed without having an appraisal done, but only if the property owner agrees. However, in lieu of an appraisal, a market study of recent sales in the area was prepared to determine a value as noted on the enclosed Waiver of Appraisal form.

The agency will hold a property owner's meeting on Wednesday July 16th from 5:00 p.m. until 7:00 p.m. at the Portage County Annex Building located at 1426 Strong's Avenue, Stevens Point, WI. Representatives will be present to answer questions, assist you with completing documents and notarize signatures on documents. It is encouraged you to attend the meeting and bring all the documents included in this packet with you.

If you agree, have no unanswered questions, and do not feel the need to attend the meeting, return the following documents as noted below via the enclosed self-addressed, postage-paid envelope to the agency for final review and approval.

Waiver of Appraisal: This form needs to be signed and dated by all owners. This verifies that you have waived the right to an appraisal and agree to accept settlement in the amount stated on the form. Please note that both your signature and that of the agency is needed for an enforceable contract for the purchase of needed property.

Conveyance (deed or easement): Each person whose name is on the conveyance document must sign, and each signature must be notarized. This means the deed must be signed in the presence of a notary public (usually available at banks or the courthouse).

Internal Revenue Service Form W-9: The W-9 form is required by the IRS for any sale of real estate valued at

\$600 or more. If more than one owner, unless husband and wife at the time of the conveyance, each should submit a W-9. If exempt, the seller must provide an exemption form. Failure to provide a W-9, or providing a W-9 with incorrect information, may result in civil or criminal penalties for you.

Statement to Construction Engineer: This document provides the engineer in the field with your contact information so they can get in touch should the need arise during construction.

If you do not agree with the terms of the enclosed Waiver of Appraisal form or if you do not attend the meeting, you will be contacted to discuss the next steps in the acquisition process.

Once negotiations are complete, we will send you a copy of the fully executed documents and I will contact you to arrange payment and closing.

The agency wants you to be satisfied that your property and your rights have been fully considered and will provide any additional information requested, if available, or further discuss any other concerns you may have. If you have any questions, you may contact me at 920-445-6997.

Sincerely,



Kathy Curren, agent for WisDOT
MN/WI Area Senior Real Estate Services Agent
HDR Engineering

Enclosures: Internal Revenue Service Form W-9, Legal description of the land and/or interest(s) needed for the project, Names of neighboring landowners affected by the project, "The Rights of Landowners Under Wisconsin Eminent Domain Law", "Right of Way Plat", Waiver of Appraisal form, Statement to Construction Engineer, Conveyance

TEMPORARY LIMITED EASEMENT

Wisconsin Department of Transportation
Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 01/2023

THIS EASEMENT, made by **City of Stevens Point, a municipal corporation** GRANTOR, conveys a temporary limited easement as described below to the **Wisconsin Department of Transportation**, GRANTEE, for the sum of **Sixteen Thousand Seven Hundred Fifty and 00/100 Dollars (\$16,750.00)** for the purpose of **Highway Improvement Project**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

In executing this document, the undersigned affirms that he/she is a (member)(manager) of the City of Stevens Point, and is duly authorized by the city to execute this document.

This space is reserved for recording data

Return to
Wisconsin Department of Transportation
1681 Second Avenue South
Wisconsin Rapids, WI 54495

Parcel Identification Number/Tax Key Number
281-24-0831101402; 281-24-0832100501;
281-24-0831101302; 281-24-0831101401;
281-24-0832202651; 281-24-0832202629;
281-24-0832103401; 281-24-0832200911;
281-24-0833200107; 281-24-0834200601;
281-24-0833100701; 281-24-0831101301

Signature Date

City of Stevens Point

Print Name

Date
State of Wisconsin)
_____) ss.
County)

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: ____ Physically in my presence. **OR** ____ In my presence involving the use of communication technology.

Signature Date

Print Name

Signature Date

Print Name

Date
Signature, Notary Public, State of Wisconsin

Print or Type Name, Notary Public, State of Wisconsin

Date Commission Expires

This instrument was drafted by
Wisconsin Department of Transportation

Project ID
6998-15-20

Parcel Owner ID 16

A **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land within Government Lot 2, located in the Southeast 1/4 of the Northeast 1/4 of Section 31, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said section 31, Thence South 0°14'22" West, 1811.82 feet to a point on the east line of section 31 intersecting reference line of STH 66 (W Clark St, STA 121+66.10); Thence South 63°55'00" West, 659.34 feet to the North right-of-way line of STH 66 (W Clark St), and the point of beginning (TLE1088):

(L1088) Thence North 33°52'17" West, along the East right-of-way line of W Whitney Street, 5.01 feet;

(L1085) Thence North 59°05'13" East, 26.03 feet;

(L1086) Thence South 33°52'17" East, 5.01 feet to the North right-of-way line of STH 66 (W Clark St);

(L1087) Thence South 59°05'13" West, 26.03 feet along said North right-of-way line to the point of beginning.

Containing 130 square feet, more or less. **Tax ID: 101402** (Sheet 8 of 53)

A **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in the Southeast 1/4 of the Northeast 1/4, in Government Lot 2 of Section 31, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said section 31, Thence South 0°14'22" West, 1811.82 feet to a point on the east line of section 31 intersecting reference line of STH 66 (W Clark St, STA 121+66.10); Thence South 71°30'37" West, 258.04 feet to North right-of-way line of STH 66 (W Clark St), in Government Lot 2, and the point of beginning (TLE1100);

(L1101) Thence North 30°54'47" West, 6.00 feet;

(L1102) Thence North 59°05'13" East, 48.00 feet;

(L1103) Thence South 30°54'47" East, 6.00 feet to the North right-of-way line of STH 66 (W Clark St);

(L1100) Thence South 59°05'13" West, 48.00 feet along said North right-of-way line to the point of beginning.

Containing 288 square feet, more or less. **Tax ID: 101401** (Sheet 9 of 53)

A **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in the Southeast 1/4 of the Northeast 1/4, in Government lot 2 of Section 31, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said section 31, Thence South 0°14'22" West, 1811.82 feet to a point on the east line of section 31 intersecting reference line of STH 66 (W Clark St, STA 121+66.10); Thence South 54°38'29" West 315.90 feet to the Northeast corner of Lot 1 Certified Survey Map 10178-45-58, also known as IP 7039, Thence North 62°13'04" East, 64.64 feet to the point of beginning (TLE1108);

(L1105) Thence continuing North 62°13'04" East, along the South right-of-way line of STH 66 (W Clark St), 41.20 feet;

(L1106) Thence South 27°53'29" East, 6.00 feet;

(L1107) Thence South 62°13'07" West, 41.12 feet;

(L1108) Thence North 28°37'12" West, 6.00 feet to said South right-of-way line and the point of beginning.

Containing 247 square feet, more or less. **Tax ID: 101301 & 101302.** (Sheet 9 of 53)

Tax ID: 202651

A **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That described parcel of land, being a part of Lot 2, Certified Survey Map 3584-12-242A, as recorded in Volume 12 Surveys, page 242 & 242A, being a part of Outlots 2, 3, & 4 of Strong Ellis and Others Addition, in Government Lot 2, located in the Southeast 1/4 of the Northwest 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said section 32, Thence North 89°53'05" East, 1337.34 feet to a point on the North line of section 32, Thence South 0°06'55" East, 1355.08 feet to a point on the reference line of Third Street (STA 11+50); Thence South 1°25'34" West, 117.49 feet to the extension of the North right-of-way line of STH 66 (Clark Street); Thence South 88°38'37" East, along said North right-of-way line 24.00 feet to the to the Point of Beginning (TLE1163):

(L1163) Thence North 1°25'34" East, along the East right-of-way line of Third Street 7.00 feet;

(L1160) Thence South 88°38'37" East, 20.00 feet;

(L1161) Thence South 1°25'34" West, 7.00 feet to the North right-of-way line of STH 66 (Clark Street);

(L1162) Thence North 88°38'37" West, along said North right-of-way line 20.00 feet to the point of beginning.

Containing 140 square feet, more or less. **Tax ID: 202651.** (Sheet 11 of 53)

Also, a **Temporary Limited Easement** within a described parcel of land, being a part of Lot 2, Certified Survey Map 3584-12-242A, as recorded in Volume 12 Surveys, page 242 & 242A, being a part of Outlots 2, 3, & 4 of Strong Ellis and Others Addition, in Government Lot 2, located in the Southeast 1/4 of the Northwest 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 corner of said Section 32, Thence South 89°53'05" West, along the North line of said NW 1/4 a distance of 645.29 feet; Thence South 00°06'55" West, 1367.29 feet to a point on the reference line of Strongs Avenue (STA 11+50); Thence South 00°59'10" West, 121.98 feet to the extended North right-of-way line of STH 66 (Clark Street); Thence North 88°38'37" West, along said North right-of-way line and it's extension 302.00 feet to the to the point of beginning (TLE1164):

(L1167) Thence North 1°26'33" East, 3.00 feet;

(L1166) Thence South 88°38'37" West, 13.27 feet;

(L1165) Thence South 1°21'23" West, 3.00 feet to the North right-of-way line of STH 66 (Clark Street);

(L1164) Thence North 88°38'37" East, along said North right-of-way line 13.26 feet to the point of beginning.

Containing 40 square feet, more or less. **Tax ID: 202651.** (Sheet 12 of 53)

A **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land, being a part of Outlot 5, in Strongs Ellis and Others Plat to the City of Stevens Point, located in the Southeast 1/4 of the Northwest 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 of said Section 32, Thence South 89°53'05" West, along the North line of said NW 1/4 a distance of 645.29 feet; Thence South 00°06'55" West, 1367.29 feet to a point on the reference line of Strongs Avenue (STA 11+50); Thence South 00°59'10" West, 121.98 feet to the extended North right-of-way line of STH 66 (Clark Street); Thence North 88°38'37" West, along said North right-of-way line and it's extension 302.00 feet to the to the point of beginning (TLE1164):

(L1168) Thence South 88°38'37" East, along said North right-of-way line 11.74 feet;

(L1169) Thence North 1°21'23" East, 3.00 feet;

(L1170) Thence North 88°38'37" West, 11.73 feet;

(L1167) Thence South 1°26'33" West, 3.00 feet to the North right-of-way line of STH 66 (Clark Street) and the point of beginning.

Containing 35 square feet, more or less. **Tax ID: 202629.** (Sheet 12 of 53)

Also, a **Temporary Limited Easement** within a described parcel of land, being a part of Outlot 5, in Strongs Ellis and Others Plat to the City of Stevens Point, located in the Southeast 1/4 of the Northwest 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 of said section 32, Thence South 89°53'05" West, along the North line of said NW 1/4 a distance of 645.29 feet; Thence South 00°06'55" West, 1367.29 feet to a point on the reference line of Strongs Avenue (STA 11+50); Thence South 00°59'10" West, 121.98 feet to the extended North right-of-way line of STH 66 (Clark Street); Thence North 88°38'37" West, along said North right-of-way line and it's extension 263.26 feet to the point of beginning (TLE1171):

- (L1171) Thence North 1°21'23" East, 3.00 feet;
- (L1172) Thence South 88°38'37" East, 22.56 feet;
- (L1173) Thence North 1°21'23" East, 2.90 feet;
- (L1174) Thence South 89°03'37" East, 16.64 feet;
- (L1175) Thence South 1°16'33" West, 6.02 feet to the North right-of-way line of STH 66 (Clark Street);
- (L1176) Thence North 88°38'37" West, along said North right-of-way line 39.21 feet to the point of beginning.

Containing 167 square feet, more or less. **Tax ID: 202629.** (Sheet 12 of 53)

Also, a **Temporary Limited Easement** within a described parcel of land, being a part of Outlot 5, in Strongs Ellis and Others Plat to the City of Stevens Point, located in the Southeast 1/4 of the Northwest 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the North 1/4 of said Section 32, Thence South 89°53'05" West, along the North line of said NW 1/4 a distance of 645.29 feet; Thence South 00°06'55" West, 1367.29 feet to a point on the reference line of Strongs Avenue (STA 11+50); Thence South 00°59'10" West, 121.98 feet to the extended North right-of-way line of STH 66 (Clark Street); Thence North 88°38'37" West, along said North right-of-way line and it's extension 178.40 feet to the point of beginning (TLE1177):

- (L1177) Thence continuing North 88°38'37" West, along said North right-of-way line 23.40 feet;
- (L1178) Thence North 1°15'26" East, 7.00 feet;
- (L1179) Thence South 88°38'37" East, 23.41 feet;
- (L1180) Thence South 1°21'23" West, 7.00 feet to the North right-of-way line of STH 66 (Clark Street) and the point of beginning,

Containing 164 square feet, more or less. **Tax ID: 202629.** (Sheet 12 of 53)

A **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in Lot 6, in Block 4, Boyington and Atwell's First Addition to the City of Stevens Point, in the Southeast 1/4 of the Northeast 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

That part of Lot 6, in Block 6, Boyington and Atwell's First Addition to the City of Stevens Point, Commencing at the Northeast corner of the Northeast 1/4 of said Section 32; Thence South 00°20'02" West 1592.13 feet along the east line of said Northeast 1/4 to the centerline of STH 66 (Clark Street); Thence North 88°54'19" West 399.58 feet along said centerline to a point in the centerline of East Avenue and it's extension; Thence South 01°05'25" East 33.02 feet; thence South 88°54'19" East 29.02 feet to a point in the right-of-way line of STH 66 (Clark Street) to the Southeast right-of-way corner of East Avenue, also being the Northwest corner of said Lot 6 and the point of beginning (TLE1349);

(L1349) Thence South 88°54'19" East, along the South right-of-way line of STH 66 (Clark Street), 10.01 feet;

(L1346) Thence South 35°42'49" West, 13.36 feet;

(L1347) Thence South 15°01'51" West, 7.21 feet to the East right-of-way line of East Avenue;

(L1348) Thence North 1°04'50" West, along said West right-of-way line 18.00 feet to the point of beginning.

Containing 73 square feet, more or less. **Tax ID: 103401.** (Sheet 18 of 53)

Also, a **Temporary Limited Easement** within a described parcel of land located in Lot 6, in Block 4, Boyington and Atwell's First Addition to the City of Stevens Point, in the Southeast 1/4 of the Northeast 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of said Section 32; Thence North 00°20'02" East 1038.48 feet along the east line of said Northeast 1/4, to the point of beginning (TLE1377);

(L1377) Thence South 0°20'02" West, along the West right-of-way of Reserve Street and parallel to the East line of Section 32, 16.00 feet;

(L1374) Thence North 88°54'19" West, 30.00 feet;

(L1375) Thence North 0°20'02" East, 16.00 feet to the South right-of-way line of STH 66 (Clark Street);

(L1376) Thence South 88°54'19" East, along said South right-of-way line 30.00 feet to the point of beginning.

Containing 480 square feet, more or less. **Tax ID: 103401.** (Sheet 19 of 53)

A Temporary Limited Easement (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land within Lot 2, CSM 3878-13-236 as recorded in Volume 13 of Certified Survey Maps on Page 236, as Document No. 406633, being part of Block 1, 2, 12 and 14, Strongs, Ellis and Others Addition, located in the Northwest 1/4 of the Northwest 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Beginning at the Southeast corner of said Lot 1 (TLE1511);

(L1511) Thence North 89°41'12" West, along the North right-of-way line Crosby Street, 31.10 feet;
(L1505) Thence North 0°58'24" East, 9.00 feet;
(L1506) Thence South 89°41'19" East, 20.00 feet to the beginning of a non-tangent curve concave easterly;
(C96-4) Thence northerly along said curve with an arc distance of 21.02 feet, radius of 543.09 feet, chord length of 21.02 feet, with a long chord bearing N02°34'34"E to a point of non-tangency;
(L1508) Thence South 89°41'16" East, 10.02 feet to the beginning of a non-tangent curve concave easterly;
(C96-6) Thence northerly along said curve with an arc distance of 27.30 feet, radius of 505.84 feet, chord length of 27.30 feet, with a long chord bearing S02°05'20"W to a point of non-tangency and the West right-of-way line of STH 66 WB (Water Street);
(L1511) Thence South 0°32'15" West, along said West right-of-way line 2.71 feet to the point of beginning.

Containing 481 square feet, more or less. **Tax ID: 200911.** (Sheet 25 of 53)

A Temporary Limited Easement for the right to construct cut and/or fill slopes and a driveway, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable. A parcel of land located in Lot 1, Block 7 in Smith, Briggs and Phillips Addition in the Northwest 1/4 of the Northeast 1/4 of Section 32, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 32; Thence North 89°48'59" East 573.01 feet along the north line of said Northwest 1/4; thence South 00°11'01" East 876.66 feet; Thence South 00°00'56" West 150.00 feet to a point in the centerline of STH 66 (Centerpoint Drive); Thence North 62°01'48" West 74.73 feet along said centerline; Thence North 00°00'13" East 43.06 feet to a point in the North right-of-way line of STH 66 (Centerpoint Drive) and the point of beginning (TLE 1586);

(L1586) Thence North 00°00'00" East, 5.00 feet;
(C106-2) Thence Northeasterly along said curve with an arc distance of 30.08 feet, radius of 33.50 feet, chord length of 29.08 feet, and chord bearing of North 64°16'50" East to a point of non-tangency;

(L1588) Thence South 51°26'19" East, 5.00 feet to the North right-of-way of STH 66 (Centerpoint Dr.),

(C106-4) Thence Southwesterly along said curve on the North right-of-way of STH 66 (Centerpoint Dr.) with and arc distance of 34.56 feet, radius of 38.50 feet, chord length of 33.42 feet, and chord bearing of South 64°16'50" West to the point of beginning.

Containing 162 square feet, more or less. **Tax ID: 100501.** (Sheet 29 of 53)

A **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in part of the Northeast 1/4 of the Northwest 1/4 of Section 33, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 33; Thence South 00°03'46" West, 1130.66 feet to the North right-of-way of STH 66 (Main Street); Thence South 89°15'18" West, 897.91 feet along the North right-of-way of STH 66 (Main Street) to the Point of Beginning (TLE1779):

(L1778) Thence North 00°13'06" West, 6.00 feet;

(L1782) Thence North 89°15'18" East, 14.93 feet;

(L1781) Thence South 00°44'42" East, 6.00 feet to the North right-of-way of STH 66 (Main St.);

(L1780) Thence South 89°15'18" West, 14.99 feet along the North right-of-way of STH 66 (Main St.) to the point of beginning.

Containing 90 square feet, more or less. **Tax ID: 200107.** (Sheet 36 of 53)

Tax ID: 200107

Also, a **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in part of the Northeast 1/4 of the Northwest 1/4 of Section 33, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 33; Thence South 00°03'46" West, 1130.66 feet to the North right-of-way of STH 66 (Main Street); Thence South 89°15'18" West, 445.07 feet along said North right-of-way of STH 66 (Main Street) to the Point of Beginning (TLE1801):

(L1801) Thence North 00°44'42" West, 3.00 feet;

(L1802) Thence North 89°15'18" East, 26.00 feet;

(L1803) Thence South 00°44'42" East, 3.00 feet to the North right-of-way of STH 66 (Main St.);

(L1804) Thence South 89°15'18" West, 26.00 feet along the North right-of-way of STH 66 (Main St.) to the point of beginning.

Containing 78 square feet, more or less. **Tax ID: 200107.** (Sheet 37 of 53)

Tax ID: 200107

Also, a **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 33, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 33; Thence South 00°03'46" West, 1130.66 feet to the North right-of-way of STH 66 (Main Street); Thence South 89°15'18" West, 395.07 feet along the North right-of-way of STH 66 (Main Street) to the Point of Beginning (TLE1805):

(L1805) Thence North 00°44'42" West, 3.00 feet;

(L1806) Thence North 89°15'18" East, 26.00 feet;

(L1807) Thence South 00°44'42" East, 3.00 feet to the North right-of-way of STH 66 (Main St.);

(L1808) Thence South 89°15'18" West, 26.00 feet along the North right-of-way of STH 66 (Main St.) to the point of beginning.

Containing 78 square feet, more or less. **Tax ID: 200107.** (Sheet 37 of 53)

Tax ID: 200107

Also, a **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

a **Temporary Limited Easement** for the right to construct cut and/or fill slopes and a driveway, including for such purpose the right to operate the necessary equipment thereon and the right of ingress and egress as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation that the highway authorities may deem necessary or desirable.

That said described parcel of land located in the Northeast 1/4 of the Northwest 1/4 of Section 33, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 33; Thence South 00°03'46" West, 1130.66 feet to the North right-of-way of STH 66 (Main Street); Thence South 89°15'18" West, 40.11 feet along the extension of the North right-of-way of STH 66 (Main Street)

to the intersection of the West right-of-way of Minnesota Avenue being the Point of Beginning (TLE1829):

(L1829) Thence South 89°15'18" West, 15.00 feet along the North right-of-way of STH 66 (Main St.);

(L1826) Thence North 00°19'17" East, 13.00 feet;

(L1827) Thence North 89°15'18" East, 15.00 feet to the West right-of-way of Minnesota Ave.;

(L1828) Thence South 00°19'17" West, 13.00 feet along the West right-of-way of Minnesota Ave. to the North right-of-way of STH 66 (Main St.), being the point of beginning.

Containing 195 square feet, more or less. **Tax ID: 200107.** (Sheet 38 of 53)

Also, a **Temporary Limited Easement (TLE)** is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in part of the Northwest 1/4 of the Northeast 1/4 of Section 33, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 33; thence South 00°03'46" West 1240.10 feet to the South right-of-way line of STH 66 (Main Street) and it's extension; thence North 89°13'51" East along said South right-of-way and it's extension 642.61 feet to the West right-of-way of Soo Marie Avenue, being the point of beginning (TLE1892);

(L1892) Thence South 00°00'07" East along the West right-of-way of Soo Marie Avenue 10.00 feet;

(L1889) Thence South 89°13'51" West, 15.00 feet;

(L1890) Thence North 00°00'07" West, 10.00 feet to the South right-of-way of STH 66 (Main Street);

(L1891) Thence North 89°13'51" East along said South right-of-way 15.00 feet to the West right-of-way of Soo Marie Avenue. being the point of beginning.

Containing 150 square feet, more or less. **Tax ID: 100701.** (Sheet 39 of 53)

Also, a **Temporary Limited Easement (TLE)** is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 33, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 33; thence South 00°03'46" West 1240.10 feet to the South right-of-way line of STH 66 (Main Street) and its extension; thence North 89°13'51" East along said South right-of-way and its extension 642.61 feet to the West right-of-way of Soo Marie Avenue; Thence South 89°31'34" East 60.00 feet to the East right-of-line of Soo Marie Avenue, the beginning of a non-tangent curve concave Southwesterly and being the point of beginning (TLE1886);

(C161-2) Thence Southeasterly along the South right-of-way of STH 66 (Main Street) and along said curve with an arc distance of 17.04 feet, radius of 1107.92 feet, chord length of 17.04 feet, with a long chord bearing South 86°02'33" East, 17.04 feet to a point of non-tangency;
(L1887) Thence South 47°00'56" West, 23.26 feet to the East right-of-way of Soo Marie Avenue;
(L1885) Thence North 00°02'42" East, 17.03 feet along the East right-of-way of Soo Marie Avenue to the South right-of-way of STH 66 (Main Street), being the point of beginning.

Containing 145 square feet, more or less. **Tax ID: 100701.** (Sheet 39 of 53)

Also, a **Temporary Limited Easement (TLE)** is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 33, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 33; thence South 00°03'46" West 1240.10 feet to the South right-of-way line of STH 66 (Main Street) and its extension; thence North 89°13'51" East along said South right-of-way and its extension 642.61 feet to the West right-of-way of Soo Marie Avenue; Thence South 89°31'34" East 60.00 feet to the East right-of-line of Soo Marie Avenue; Thence South 00°02'42" West along said East right-of-way line 53.68 feet to the North right-of-way of Clark Street; Thence North 89°18'05" East along said North right-of-way 264.55 feet to the West right-of-way of Frontenac Avenue, being the point of beginning (TLE1879);

(L1879) Thence South 89°18'05" West, 45.00 feet along the North right-of-way of Clark Street;
(L1880) Thence North 00°03'23" East, 15.15 feet to a non-tangent point of curvature on the South right-of-way of STH 66 (Main St.);
(C161-3) Thence Southeasterly along the South right-of-way of STH 66 (Main St.) and along the curve with an arc distance of 18.78 feet, radius of 1107.92 feet, chord length of 18.78 feet, with a long chord bearing South 74°28'34" East to a point of tangency;
(L1882) Thence South 73°59'25" East, 27.97 feet along the South right-of-way of STH 66 (Main Street);
(L1883) Thence South 00°03'23" West, 1.85 feet along the West right-of-way of Frontenac Ave. to the North right-of-way of Clark St., being the point of beginning.

Containing 385 square feet, more or less. **Tax ID: 100701.** (Sheet 39 of 53)

Also, a **Temporary Limited Easement (TLE)** is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

That said described parcel of land located in the Northwest 1/4 of the Northeast 1/4 of Section 33, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 33; Thence North 89°00'30" East along the North line of said Northeast 1/4 a distance of 974.44 feet; Thence South 00°59'30" East, 1066.25 feet to a point on the reference line of Frontenac Avenue (STA 12+00), Thence South 00°02'27" West 138.36 feet; Thence North 89°14'46" East 55.65 feet to the point of beginning (TLE1874);

(L1874) Thence continuing North 89°14'46" East, 9.00 feet;

(L1875) Thence South 00°47'27" East, 28.61 feet to the North right-of-way of STH 66 (Main Street);

(L1876) Thence North 73°59'08" West, 9.40 feet along the North right-of-way of STH 66 (Main St.) to the East right-of-way of Frontenac Avenue;

(L1877) Thence North 00°47'27" West, 25.90 feet along the East right-of-way of Frontenac Ave. to the point of beginning.

Containing 245 square feet, more or less. **Tax ID: 100701.** (Sheet 39 of 53)

A **Temporary Limited Easement (TLE)** is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 34, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said Northwest 1/4 of Section 34; thence South 00°18'53" West, 1391.38 feet along the East line of said Northwest 1/4 to a point in the South line of STH 66 (Main Street); Thence South 89°23'45" West, along said South line 389.01 feet to the point of beginning (TLE2033);

(L2033) Thence South 88°57'04" West, 20.00 feet;

(L2034) Thence North 00°34'17" West, 18.93 feet to the South right-of-way of STH 66 (Main Street);

(L2035) Thence North 88°57'04" East along said South right-of-way 19.99 feet;

(L2032) Thence South 00°36'15" East along said South right-of-way 18.93 feet to the point of beginning.

Containing 378 square feet, more or less. **Tax ID: 200601.** (Sheet 44 of 53)

A **Temporary Limited Easement** (TLE) is a right for construction purposes as defined herein, including the right to operate necessary equipment thereon, the right of ingress and egress, as long as required for such public purpose, including the right to preserve, protect, remove, or plant thereon any vegetation the highway authorities may deem desirable. All TLEs expire at the completion of the construction project for which this instrument is given.

A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 34, in Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said Northwest 1/4 of Section 34; thence South 00°18'53" West, 1391.38 feet along the east line of said Northwest 1/4 to a point in the south line of STH 66 (Main Street); Thence South 89°23'45" West, along said South line 389.01 feet; Thence North 00°36'15" West along said South line 18.93 feet; Thence South 88°57'04" West along said South line 50.00 feet to the point of beginning (TLE2036);

(L2036) Thence South 00°36'15" East, 18.93 feet;

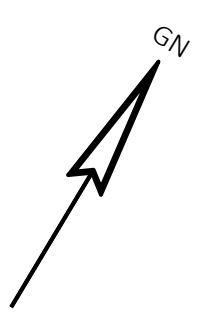
(L2037) Thence South 88°57'04" West, 45.00 feet;

(L2038) Thence North 00°36'15" West, 18.93 feet to the South right-of-way of STH 66 (Main Street);

(L2039) Thence North 88°57'04" East along said South right-of-way 45.00 feet to the point of beginning.

Containing 852 square feet, more or less. **Tax ID: 200601.** (Sheet 44 of 53)

PARCEL #	TAX ID #	LANDOWNERS
1	281-24-0831400701	Barbara J. Vaughan, Michelle M. Janowski, Christy A. Thompson, Jody L. Walters, Mark D. Vaughan and Molly P. Johnson and Life Estate Interest of Patricia Vaughan
2	281-24-0831400901	Linda A. Boldt Family Trust
3	281-24-0831401604	Wisconsin Central Railroad Company
4	281-24-0831400312	Ronald D. Glodowski and Eileen P. Glodowski, husband and wife, as joint tenants
8	281-24-0831400332	Columbus Club Inc
11	281-24-0831101012	SHF Services LLC
12	281-24-0831101221	Point Petroleum LLC
13	281-24-0831101117	Rand C. Erbach and Theresa A. Erbach Joint Revocable Trust dated March 14, 1996
14	281-24-0831101309	Thompson Holdings, LLC a Wisconsin Limited Liability Company
16	281-24-0831101402	CITY OF STEVENS POINT
17	281-24-0831101325	Mountain Portfolio Owner WI MI LLC, a Delaware limited liability company
17	281-24-0836120001	Mountain Portfolio Owner WI MI LLC, a Delaware limited liability company
20	281-24-0832201218	Citizens Marine National Bank, a national association n/k/a Bank One, Wisconsin
21	281-24-0832201702	RCE LLC, a Wisconsin Limited Liability Company
22	281-24-0832201412	Schertz Fahrner LLC
23	281-24-0832201705	K5 LTD
24	281-24-0832201401	Jodi L. Flatoff a/k/a Jodi L. Koback
26	281-24-0832201904	MLH Properties, LLC, a Wisconsin limited liability company
27	281-24-0832201817	John J Mallick



PARCEL 13 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1083	1083 - 1080	S59° 05' 13" W	22.03	1080	114+36.64	40.02 LT
L1080	1080 - 1081	N33° 52' 17" W	5.01	1081	114+36.38	45.02 LT
L1081	1081 - 1082	N59° 05' 13" E	22.03	1082	114+58.41	45.02 LT
L1082	1082 - 1083	S33° 52' 17" E	5.01	1083	114+58.67	40.02 LT

PARCEL 16 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1088	1088 - 1085	N33° 52' 17" W	5.01
L1085	1085 - 1086	N59° 05' 13" E	26.03
L1086	1086 - 1087	S33° 52' 17" E	5.01
L1087	1087 - 1088	S59° 05' 13" W	26.03

FOUND MONUMENT STA OFFSET TABLE			
POINT NO.	STATION	OFFSET	DESCRIPTION
7035	115+08.67	40.01 LT	PROP CHISELED X
7036	114+58.73	39.99 LT	PROP CHISELED X
7037	116+26.08	40.29 RT	IP 1 1/4" BENT
7038	116+84.98	40.00 RT	IP 3/4" IR
7040	114+53.15	147.13 LT	IP 1"
8009	115+65.22	40.06 RT	IP 1.25"

BASIS OF EXISTING RIGHT-OF-WAY	
ROUTE	BASIS
STH 66/ OLD USH 10 (W CLARK ST)	STATE R/W PROJECT NUMBER 6351-05-22
	CSM 10178, DOC 762177, VOL 45, PG 78
	CSM 7685, VOL 28, PG 165
WEST WHITNEY STREET	AVERY'S ADDITION TO THE CITY OF STEVENS POINT, VOL. 00, PAGE 00
	GOVERNMENT LOT 2, SEC 31, T24N, R8E CSM 7681, DOC 588597, VOL 28, PG 161

CITY OF
AVERY'S ADDITION TO THE
CITY OF STEVENS POINT BLOCK 1
CSM 7681-28-161
LOT 1

DEED DESC
DOC# 802025 &
DOC# 812728

16
CITY OF
STEVENS POINT
(TAX ID#101402)

13
RAND C. & THERESA
A. ERBACH JT TRUST
(TAX ID#101212)

GOV'T LOT 2
CITY OF STEVENS POINT
(TAX ID#101401 - MEAD PARK)

- NOTES:**
1. THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR ACQUISITION PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.
 2. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.
 3. ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.
 4. AREA FIGURES ARE REFERENCED TO THIS SHEET ONLY.

MATCHLINE STA 114+00

MATCHLINE STA 118+00

SEC 31
SE-NE

UTILITY INTERESTS REQUIRED				
UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED	RECORDED EASEMENTS	PARCEL
112	SPECTRUM MID AMERICA LLC - COMMUNICATION	RELEASE OF RIGHTS	NO EASEMENT OF RECORD	13
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17
MOUNTAIN EXPRESS OIL CO
(TAX ID#101325)
CSM 7685-28-165
LOT 1

ROBERT D. MOODIE
(TAX ID#101326)

JANE M. GOUDREAU
(TAX ID#101305)

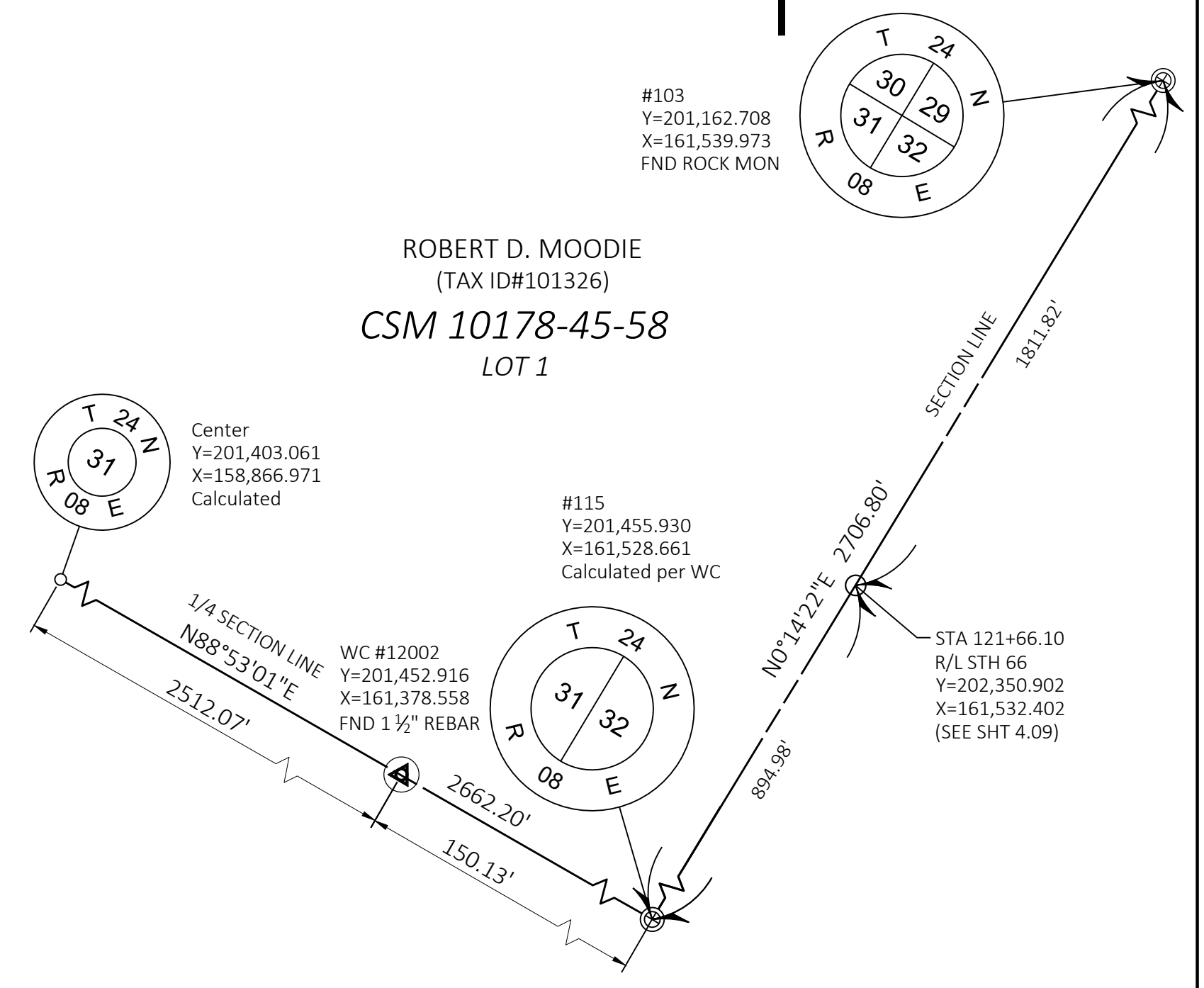
ROBERT D. MOODIE
(TAX ID#101326)
CSM 10178-45-58
LOT 1

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1090	115+35.00	39.98 RT
1091	115+35.00	65.98 RT
1092	115+07.00	65.98 RT
1093	115+07.00	39.98 RT

PARCEL 17 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1090	1090 - 1091	S30° 54' 47" E	26.00
L1091	1091 - 1092	S59° 05' 13" W	28.00
L1092	1092 - 1093	N30° 54' 47" W	26.00
L1093	1093 - 1090	N59° 05' 13" E	28.00

AREAS SHOWN IN THE TOTAL SQUARE FOOT COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
13	RAND C & THERESA A ERBACH JT TRUST	TLE	0	0	0	110
16	CITY OF STEVENS POINT	TLE	0	0	0	130
17	MOUNTAIN EXPRESS OIL CO	TLE	0	0	0	728



REVISION DATE 03/28/2025	DATE 12/30/2024	SCALE, FEET 0 20 40	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4.08
GRID FACTOR NA			COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET

CITY OF GOV'T LOT 2

POINT NO.	STATION	OFFSET	DESCRIPTION
7039	118+51.57	39.07 RT	IP 3/4"IR

LINE #	POINT - POINT	BEARING	DISTANCE
L1101	1100 - 1101	N30° 54' 47"W	6.00
L1102	1101 - 1102	N59° 05' 13"E	48.00
L1103	1102 - 1103	S30° 54' 47"E	6.00
L1100	1103 - 1100	S59° 05' 13"W	48.00

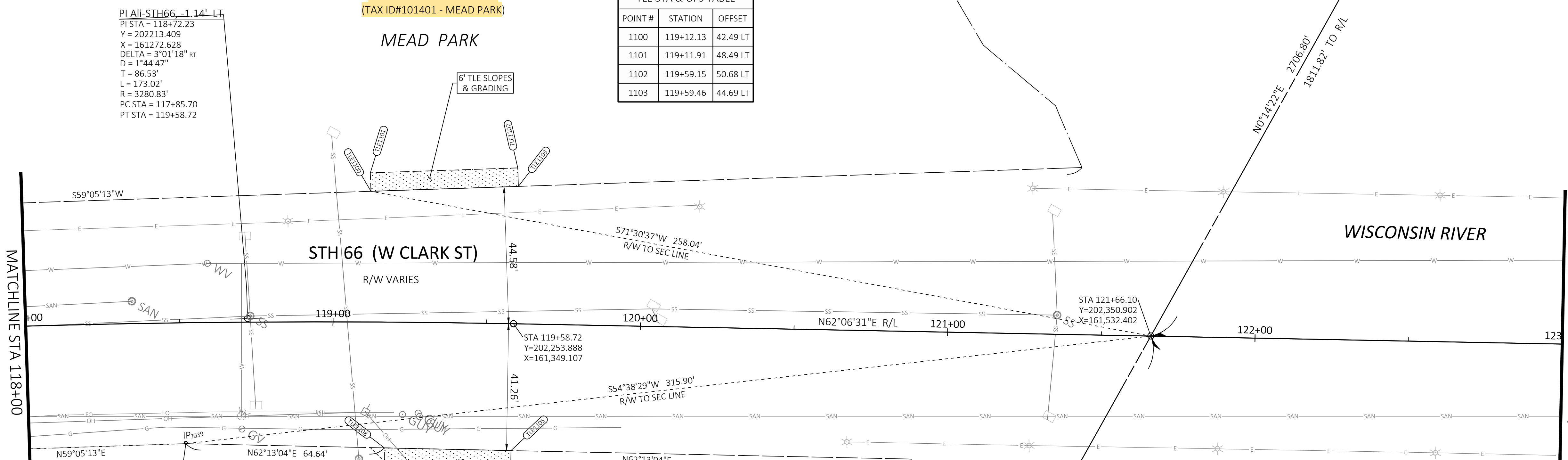
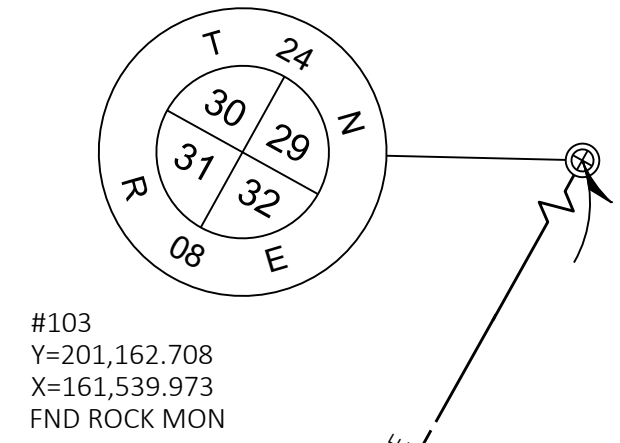
POINT #	STATION	OFFSET
1100	119+12.13	42.49 LT
1101	119+11.91	48.49 LT
1102	119+59.15	50.68 LT
1103	119+59.46	44.69 LT

PI Ali-STH66 = 1.14' LT
 PI STA = 118+72.23
 Y = 202213.409
 X = 161272.628
 DELTA = 3°01'18" RT
 D = 1°44'47"
 T = 86.53'
 L = 173.02'
 R = 3280.83'
 PC STA = 117+85.70
 PT STA = 119+58.72

16
 CITY OF STEVENS POINT
 (TAX ID#101401 - MEAD PARK)

MEAD PARK

6" TLE SLOPES & GRADING



ROBERT D. MOODIE
 (TAX ID#101326)
 CSM 10178-45-58
 LOT 1

POINT #	STATION	OFFSET
1105	119+58.72	41.26 RT
1106	119+58.72	47.26 RT
1107	119+17.00	46.92 RT
1108	119+17.00	40.92 RT

LINE #	POINT - POINT	BEARING	DISTANCE
L1106	1105 - 1106	S27° 53' 29"E	6.00
L1107	1106 - 1107	S62° 13' 07"W	41.12
L1108	1107 - 1108	N28° 37' 12"W	6.00
L1105	1108 - 1105	N62° 13' 04"E	41.20

16
 CITY OF STEVENS POINT
 (TAX ID#101302)

16
 CITY OF STEVENS POINT
 (TAX ID#101301)

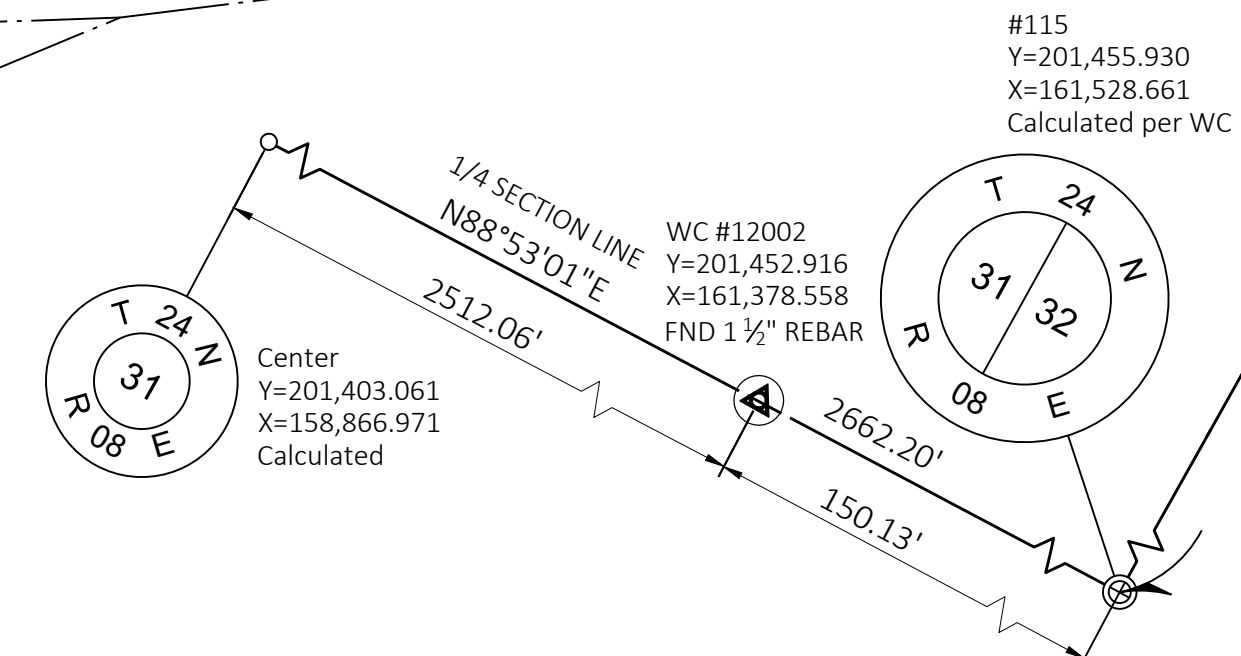
12" TLE SLOPES & GRADING

- NOTES:
- THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR ACQUISITION PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.
 - OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.
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 - AREA FIGURES ARE REFERENCED TO THIS SHEET ONLY.

ROUTE	BASIS
STH 66/ OLD USH 10 (W CLARK ST)	STATE R/W PROJECT NUMBER 6351-05-22
	CSM 10178, DOC 762177, VOL 45, PG 78
	CSM 7685, VOL 28, PG 165
	AVERY'S ADDITION TO THE CITY OF STEVENS POINT, VOL. 00, PAGE 00
WEST WHITNEY STREET	GOVERNMENT LOT 2, SEC 31, T24N, R8E CSM 7681, DOC 588597, VOL 28, PG 161

STEVENS POINT

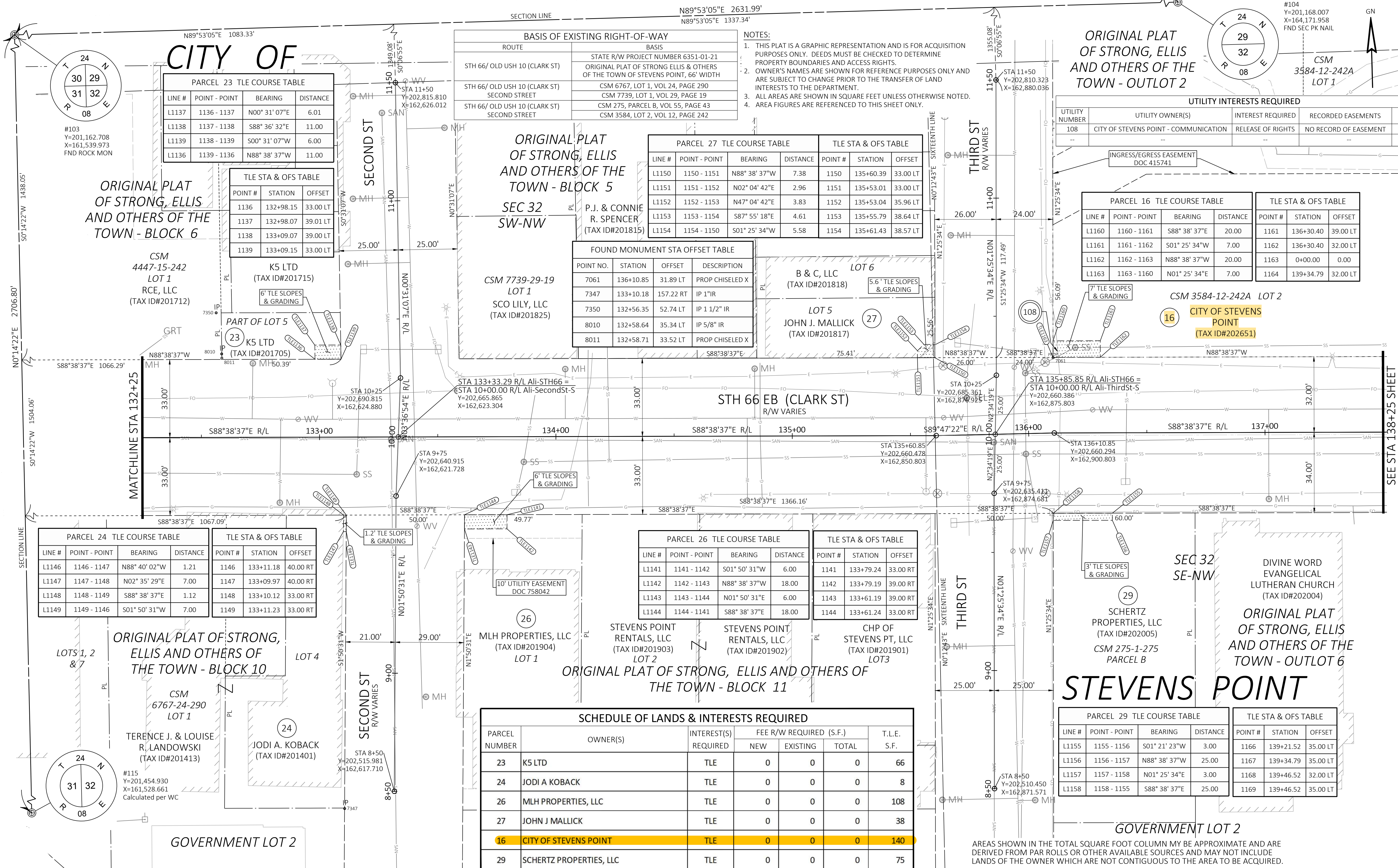
WATER POWER CO.
 CONSOLIDATED
 (TAX ID#101317)



AREAS SHOWN IN THE TOTAL SQUARE FOOT COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
16	CITY OF STEVENS POINT	TLE	0	0	0	288
16	CITY OF STEVENS POINT	TLE	0	0	0	247

REVISION DATE	DATE 12/30/2024	SCALE, FEET	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4.09
	GRID FACTOR NA		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET



CITY OF

PARCEL 23 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1137	1136 - 1137	N00° 31' 07"E	6.01
L1138	1137 - 1138	S88° 36' 32"E	11.00
L1139	1138 - 1139	S00° 31' 07"W	6.00
L1136	1139 - 1136	N88° 38' 37"W	11.00

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1136	132+98.15	33.00 LT
1137	132+98.07	39.01 LT
1138	133+09.07	39.00 LT
1139	133+09.15	33.00 LT

BASIS OF EXISTING RIGHT-OF-WAY

ROUTE	BASIS
STH 66/ OLD USH 10 (CLARK ST)	STATE R/W PROJECT NUMBER 6351-01-21
STH 66/ OLD USH 10 (CLARK ST)	ORIGINAL PLAT OF STRONG ELLIS & OTHERS OF THE TOWN OF STEVENS POINT, 66' WIDTH
SECOND STREET	CSM 6767, LOT 1, VOL 24, PAGE 290
SECOND STREET	CSM 7739, LOT 1, VOL 29, PAGE 19
SECOND STREET	CSM 275, PARCEL B, VOL 55, PAGE 43
SECOND STREET	CSM 3584, LOT 2, VOL 12, PAGE 242

- NOTES:**
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 - AREA FIGURES ARE REFERENCED TO THIS SHEET ONLY.

ORIGINAL PLAT OF STRONG, ELLIS AND OTHERS OF THE TOWN - OUTLOT 2

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED	RECORDED EASEMENTS	PARCEL
108	CITY OF STEVENS POINT - COMMUNICATION	RELEASE OF RIGHTS	NO RECORD OF EASEMENT	16

PARCEL 27 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1150	1150 - 1151	N88° 38' 37"W	7.38	1150	135+60.39	33.00 LT
L1151	1151 - 1152	N02° 04' 42"E	2.96	1151	135+53.01	33.00 LT
L1152	1152 - 1153	N47° 04' 42"E	3.83	1152	135+53.04	35.96 LT
L1153	1153 - 1154	S87° 55' 18"E	4.61	1153	135+55.79	38.64 LT
L1154	1154 - 1150	S01° 25' 34"W	5.58	1154	135+61.43	38.57 LT

FOUND MONUMENT STA OFFSET TABLE

POINT NO.	STATION	OFFSET	DESCRIPTION
7061	136+10.85	31.89 LT	PROP CHISELED X
7347	133+10.18	157.22 RT	IP 1" IR
7350	132+56.35	52.74 LT	IP 1 1/2" IR
8010	132+58.64	35.34 LT	IP 5/8" IR
8011	132+58.71	33.52 LT	PROP CHISELED X

PARCEL 16 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1160	1160 - 1161	S88° 38' 37"E	20.00	1161	136+30.40	39.00 LT
L1161	1161 - 1162	S01° 25' 34"W	7.00	1162	136+30.40	32.00 LT
L1162	1162 - 1163	N88° 38' 37"W	20.00	1163	0+00.00	0.00
L1163	1163 - 1160	N01° 25' 34"E	7.00	1164	139+34.79	32.00 LT

PARCEL 24 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1146	1146 - 1147	N88° 40' 02"W	1.21
L1147	1147 - 1148	N02° 35' 29"E	7.00
L1148	1148 - 1149	S88° 38' 37"E	1.12
L1149	1149 - 1146	S01° 50' 31"W	7.00

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1146	133+11.18	40.00 RT
1147	133+09.97	40.00 RT
1148	133+10.12	33.00 RT
1149	133+11.23	33.00 RT

PARCEL 26 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1141	1141 - 1142	S01° 50' 31"W	6.00	1141	133+79.24	33.00 RT
L1142	1142 - 1143	N88° 38' 37"W	18.00	1142	133+79.19	39.00 RT
L1143	1143 - 1144	N01° 50' 31"E	6.00	1143	133+61.19	39.00 RT
L1144	1144 - 1141	S88° 38' 37"E	18.00	1144	133+61.24	33.00 RT

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1141	133+79.24	33.00 RT
1142	133+79.19	39.00 RT
1143	133+61.19	39.00 RT
1144	133+61.24	33.00 RT

SCHEDULE OF LANDS & INTERESTS REQUIRED

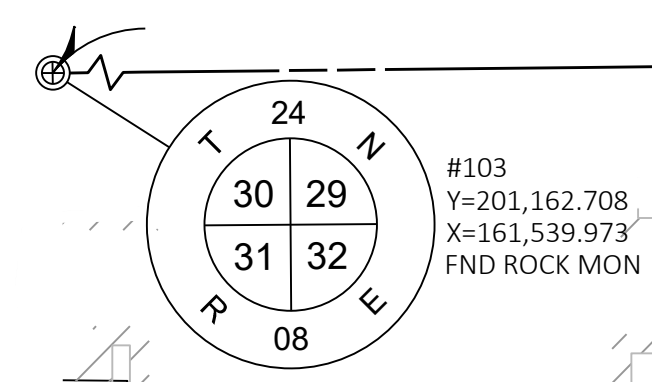
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
23	K5 LTD	TLE	0	0	0	66
24	JODI A KOBACK	TLE	0	0	0	8
26	MLH PROPERTIES, LLC	TLE	0	0	0	108
27	JOHN J MALLICK	TLE	0	0	0	38
16	CITY OF STEVENS POINT	TLE	0	0	0	140
29	SCHERTZ PROPERTIES, LLC	TLE	0	0	0	75

PARCEL 29 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1155	1155 - 1156	S01° 21' 23"W	3.00	1166	139+21.52	35.00 LT
L1156	1156 - 1157	N88° 38' 37"W	25.00	1167	139+34.79	35.00 LT
L1157	1157 - 1158	N01° 25' 34"E	3.00	1168	139+46.52	32.00 LT
L1158	1158 - 1155	S88° 38' 37"E	25.00	1169	139+46.52	35.00 LT

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1166	139+21.52	35.00 LT
1167	139+34.79	35.00 LT
1168	139+46.52	32.00 LT
1169	139+46.52	35.00 LT



CITY OF STEVENS POINT
ORIGINAL PLAT OF STRONG, ELLIS & OTHERS
PLAT OF THE TOWN - OUTLOT 2

BASIS OF EXISTING RIGHT-OF-WAY	
ROUTE	BASIS
STH 66/ OLD USH 10 (CLARK ST)	STATE R/W PROJECT NUMBER
STH 66/ OLD USH 10 (CLARK ST)	ORIGINAL PLAT OF STRONG ELLIS & OTHERS OF THE TOWN OF STEVENS POINT, 66' WIDTH
ELLIS STREET	CSM 3527, LOT 5, VOL 12, PAGE 185
STRONGS AVE	CSM 7739, LOT 1, VOL 29, PAGE 19
	CSM 275, PARCEL B, VOL 55, PAGE 43
	CSM 3584, LOT 2, VOL 12, PAGE 242

- NOTES:**
- THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR ACQUISITION PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.
 - OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.
 - ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.
 - AREA FIGURES ARE REFERENCED TO THIS SHEET ONLY.

PARCEL 16 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1164	1164 - 1165	N88° 38' 37"W	13.26
L1165	1165 - 1166	N01° 21' 23"E	3.00
L1166	1166 - 1167	S88° 38' 37"E	13.27
L1167	1167 - 1164	S01° 26' 33"W	3.00

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1164	139+34.79	32.00 LT
1165	139+21.52	32.00 LT
1166	139+21.52	35.00 LT
1167	139+34.79	35.00 LT
1168	139+46.52	32.00 LT
1169	139+46.52	35.00 LT

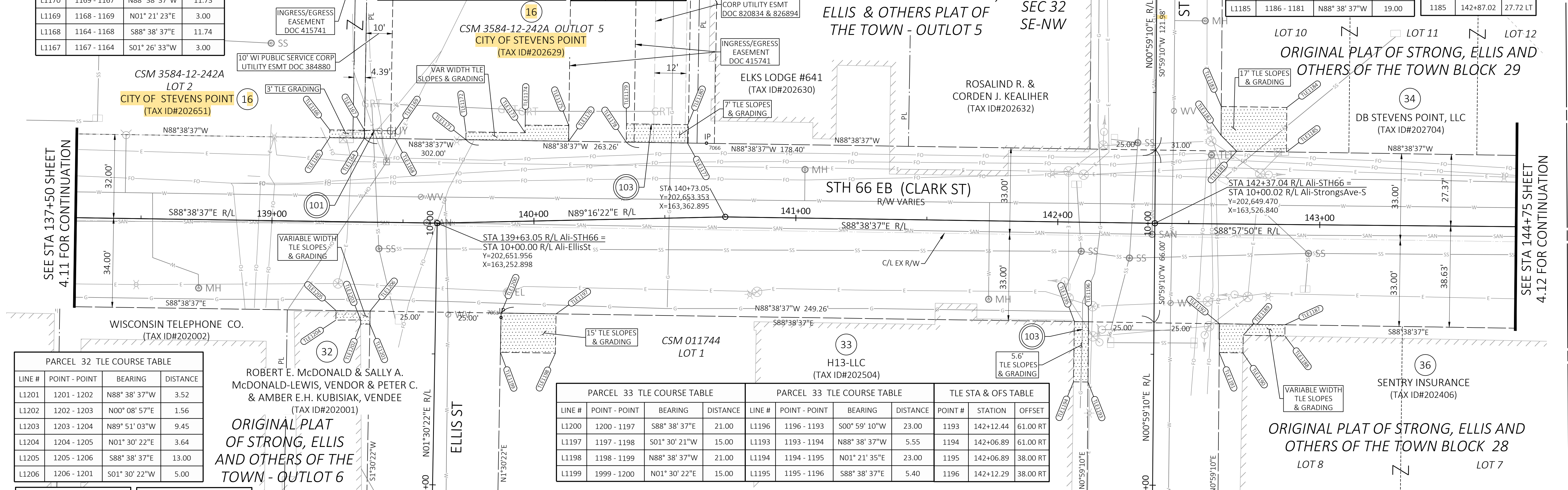
PARCEL 16 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1177	1171 - 1172	N88° 38' 37"W	23.40	1171	139+74.69	31.60 LT
L1178	1172 - 1173	N01° 15' 26"E	7.00	1172	139+74.80	34.60 LT
L1179	1173 - 1174	S88° 38' 37"E	23.41	1173	139+97.34	33.78 LT
L1180	1174 - 1175	S01° 21' 23"W	7.00	1174	139+97.45	36.67 LT
L1171	1175 - 1176	N01° 21' 23"E	3.00	1175	140+14.08	36.19 LT
L1172	1176 - 1171	S88° 38' 37"E	22.56	1176	140+13.87	30.17 LT
L1173	1177 - 1178	N01° 21' 23"E	2.90	1177	140+59.24	28.52 LT
L1174	1178 - 1179	S89° 03' 37"E	16.64	1178	140+35.86	29.37 LT
L1175	1179 - 1180	S01° 16' 31"W	6.02	1179	140+36.10	36.37 LT
L1176	1180 - 1177	N88° 38' 37"W	39.21	1180	140+59.50	35.52 LT

FOUND MONUMENT STA OFFSET TABLE			
POINT NO.	STATION	OFFSET	DESCRIPTION
7063	139+86.64	36.58 RT	IP 1 1/2"
7066	140+66.47	28.32 LT	IP 3/4"

PARCEL 34 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1181	1181 - 1182	N43° 49' 43"W	8.51	1181	142+68.02	27.83 LT
L1182	1182 - 1183	N00° 59' 10"E	11.00	1182	142+62.01	33.86 LT
L1183	1183 - 1184	S88° 38' 42"E	25.00	1183	142+62.00	44.86 LT
L1184	1184 - 1186	S00° 59' 10"W	17.00	1184	142+87.00	44.72 LT
L1185	1186 - 1181	N88° 38' 37"W	19.00	1185	142+87.02	27.72 LT

4

4



PARCEL 32 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1201	1201 - 1202	N88° 38' 37"W	3.52
L1202	1202 - 1203	N00° 08' 57"E	1.56
L1203	1203 - 1204	N89° 51' 03"W	9.45
L1204	1204 - 1205	N01° 30' 22"E	3.64
L1205	1205 - 1206	S88° 38' 37"E	13.00
L1206	1206 - 1201	S01° 30' 22"W	5.00

ORIGINAL PLAT OF STRONG, ELLIS AND OTHERS OF THE TOWN - OUTLOT 6

PARCEL 33 TLE COURSE TABLE				PARCEL 33 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1200	1200 - 1197	S88° 38' 37"E	21.00	L1196	1196 - 1193	S00° 59' 10"W	23.00	1193	142+12.44	61.00 RT
L1197	1197 - 1198	S01° 30' 21"W	15.00	L1193	1193 - 1194	N88° 38' 37"W	5.55	1194	142+06.89	61.00 RT
L1198	1198 - 1199	N88° 38' 37"W	21.00	L1194	1194 - 1195	N01° 21' 35"E	23.00	1195	142+06.89	38.00 RT
L1199	1999 - 1200	N01° 30' 22"E	15.00	L1195	1195 - 1196	S88° 38' 37"E	5.40	1196	142+12.29	38.00 RT

AREAS SHOWN IN THE TOTAL SQUARE FOOT COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM PAR ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
16	CITY OF STEVENS POINT	TLE	0	0	0	40
16	CITY OF STEVENS POINT	TLE	0	0	0	366
32	ROBERT E. McDONALD & SALLY A. McDONALD-LEWIS, VENDOR & PETER C. & AMBER E.H. KUBISIAK, VENDEE	TLE	0	0	0	51
33	H13-LLC	TLE	0	0	0	441
34	DHL-BMO, LLC	TLE	0	0	0	407
36	HARDWARE MUTUAL CASUALTY COMPANY N/K/A SENTRY INSURANCE	TLE	0	0	0	168

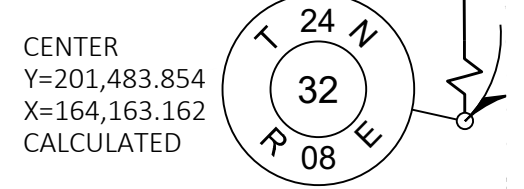
TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1201	139+37.94	39.00 RT
1202	139+34.42	39.00 RT
1203	139+34.39	37.44 RT
1204	139+24.95	37.64 RT
1205	139+24.96	34.00 RT
1206	139+37.96	34.00 RT

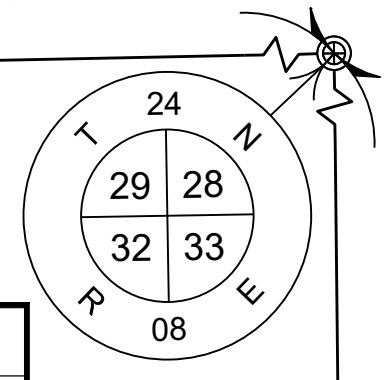
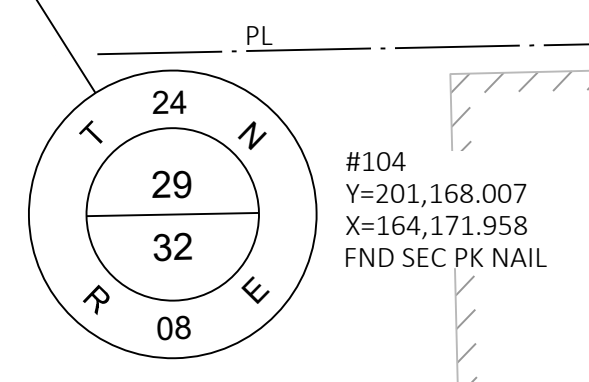
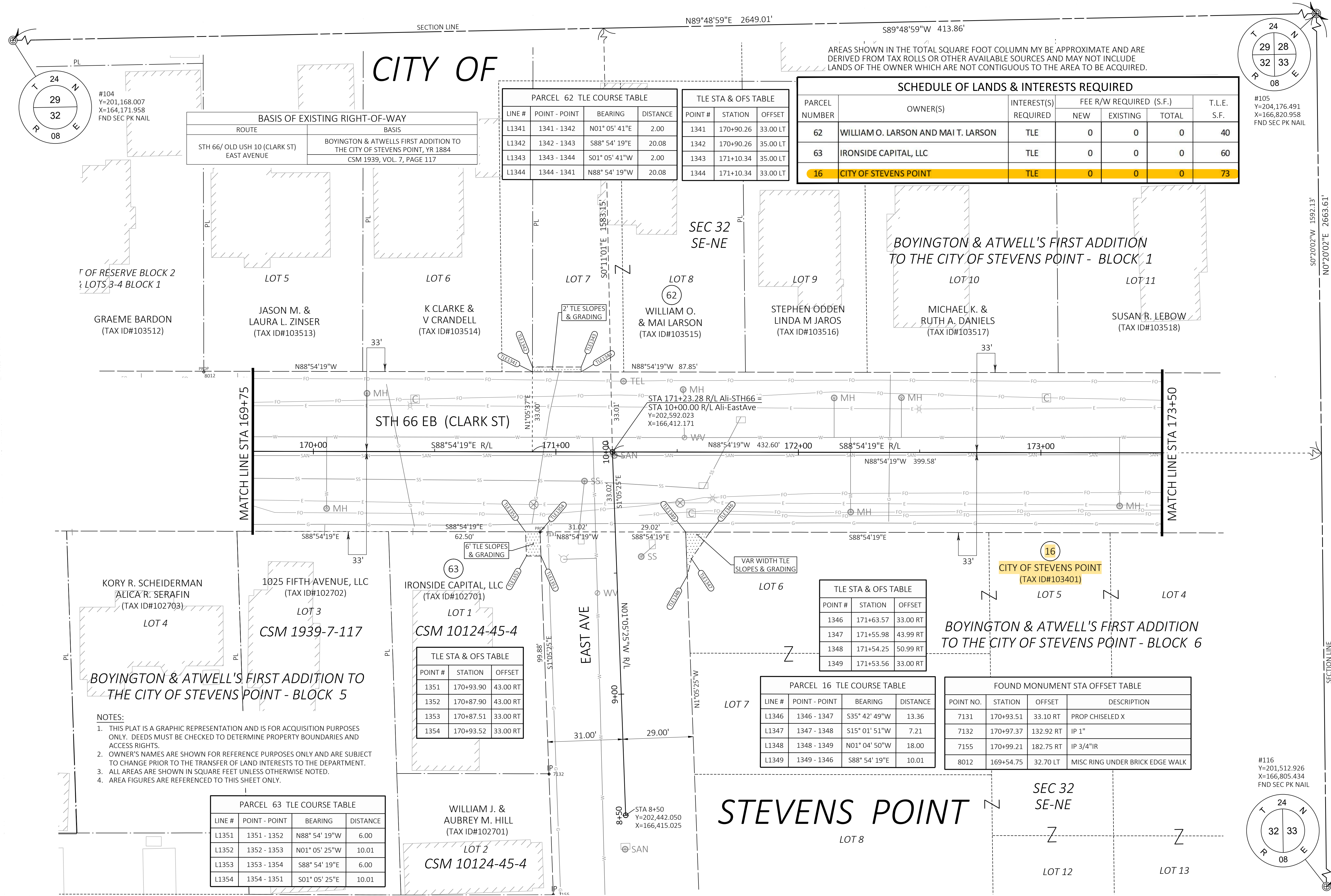
TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1197	140+07.69	35.65 RT
1198	140+07.11	50.64 RT
1199	139+86.12	49.87 RT
1200	139+86.70	34.88 RT

GOVERNMENT LOT 2

UTILITY INTERESTS REQUIRED				
UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED	RECORDED EASEMENTS	PARCEL
103	WISCONSIN PUBLIC SERVICE CORPORATION - GAS	RELEASE OF RIGHTS	DOC(S) 820834 & 826894	16
101	WISCONSIN PUBLIC SERVICE CORPORATION - ELEC	RELEASE OF RIGHTS	DOC 384880, VOL464 PG433	16
103	WISCONSIN PUBLIC SERVICE CORPORATION - GAS	RELEASE OF RIGHTS	NO RECORD OF EASEMENT	33

STEVENS POINT





BASIS OF EXISTING RIGHT-OF-WAY

ROUTE	BASIS
STH 66/ OLD USH 10 (CLARK ST) EAST AVENUE	BOYINGTON & ATWELL'S FIRST ADDITION TO THE CITY OF STEVENS POINT, YR 1884 CSM 1939, VOL. 7, PAGE 117

PARCEL 62 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1341	1341 - 1342	N01° 05' 41"E	2.00
L1342	1342 - 1343	S88° 54' 19"E	20.08
L1343	1343 - 1344	S01° 05' 41"W	2.00
L1344	1344 - 1341	N88° 54' 19"W	20.08

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1341	170+90.26	33.00 LT
1342	170+90.26	35.00 LT
1343	171+10.34	35.00 LT
1344	171+10.34	33.00 LT

SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
62	WILLIAM O. LARSON AND MAI T. LARSON	TLE	0	0	0	40
63	IRONSIDE CAPITAL, LLC	TLE	0	0	0	60
16	CITY OF STEVENS POINT	TLE	0	0	0	73

PARCEL 63 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1351	1351 - 1352	N88° 54' 19"W	6.00
L1352	1352 - 1353	N01° 05' 25"W	10.01
L1353	1353 - 1354	S88° 54' 19"E	6.00
L1354	1354 - 1351	S01° 05' 25"E	10.01

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1346	171+63.57	33.00 RT
1347	171+55.98	43.99 RT
1348	171+54.25	50.99 RT
1349	171+53.56	33.00 RT

PARCEL 16 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1346	1346 - 1347	S35° 42' 49"W	13.36
L1347	1347 - 1348	S15° 01' 51"W	7.21
L1348	1348 - 1349	N01° 04' 50"W	18.00
L1349	1349 - 1346	S88° 54' 19"E	10.01

FOUND MONUMENT STA OFFSET TABLE

POINT NO.	STATION	OFFSET	DESCRIPTION
7131	170+93.51	33.10 RT	PROP CHISELED X
7132	170+97.37	132.92 RT	IP 1"
7155	170+99.21	182.75 RT	IP 3/4"IR
8012	169+54.75	32.70 LT	MISC RING UNDER BRICK EDGE WALK

- NOTES:**
- THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR ACQUISITION PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.
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 - ALL AREAS ARE SHOWN IN SQUARE FEET UNLESS OTHERWISE NOTED.
 - AREA FIGURES ARE REFERENCED TO THIS SHEET ONLY.

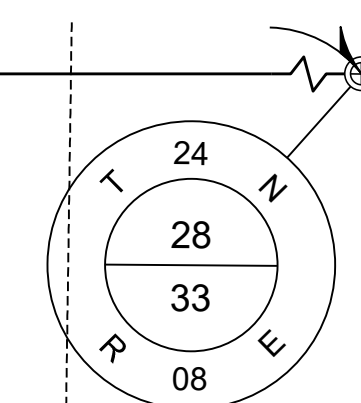
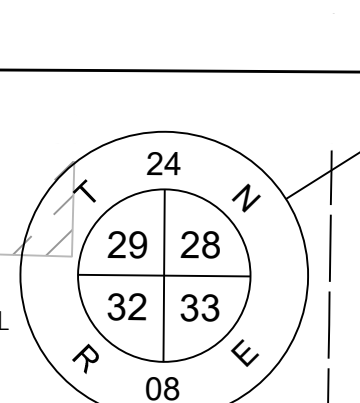
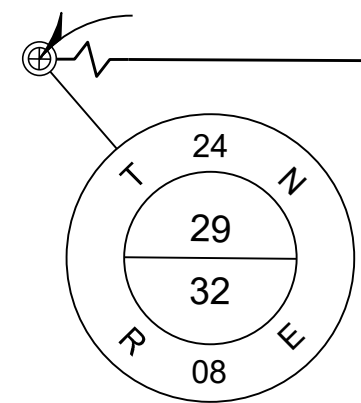
PARCEL 63 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1351	1351 - 1352	N88° 54' 19"W	6.00
L1352	1352 - 1353	N01° 05' 25"W	10.01
L1353	1353 - 1354	S88° 54' 19"E	6.00
L1354	1354 - 1351	S01° 05' 25"E	10.01

PARCEL 63 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1351	1351 - 1352	N88° 54' 19"W	6.00
L1352	1352 - 1353	N01° 05' 25"W	10.01
L1353	1353 - 1354	S88° 54' 19"E	6.00
L1354	1354 - 1351	S01° 05' 25"E	10.01

REVISION DATE	DATE 12/30/2024	SCALE, FEET	HWY: STH 66	STATE R/W PROJECT NUMBER	6998-15-20	PLAT SHEET	4. 18
	GRID FACTOR NA		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	6998-15-70	PS&E SHEET	



CITY OF

POINT NO.	STATION	OFFSET	DESCRIPTION
7153	175+06.20	33.12 LT	PROP 4X4 CONCRETE W/X R/W
7154	173+81.91	32.96 LT	IP 1 1/4" IR

LINE #	POINT - POINT	BEARING	DISTANCE
L1361	1361 - 1362	N00° 20' 02"E	10.00
L1362	1362 - 1363	S88° 54' 19"E	15.00
L1363	1363 - 1364	S00° 20' 02"W	10.00
L1364	1364 - 1361	N88° 54' 19"W	15.00

POINT #	STATION	OFFSET
1361	174+91.42	33.00 LT
1362	174+91.29	43.00 LT
1363	175+06.29	43.00 LT
1364	175+06.42	33.00 LT

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED	RECORDED EASEMENTS	PARCEL
102	AT&T WISCONSIN	RELEASE OF RIGHTS	DOC 399715, VOL486, PG 987	16
102	AT&T WISCONSIN	RELEASE OF RIGHTS	NO RECORD OF EASEMENT	66

LINE #	POINT - POINT	BEARING	DISTANCE
L1365	1365 - 1366	N89° 12' 55"E	15.00
L1366	1366 - 1367	S00° 20' 02"W	15.00
L1367	1367 - 1368	S89° 12' 55"W	15.00
L1368	1368 - 1365	N00° 20' 02"E	15.00

POINT #	STATION	OFFSET
1365	175+53.77	46.00 LT
1366	175+68.77	46.00 LT
1367	175+68.48	31.00 LT
1368	175+53.47	31.00 LT

ROUTE	BASIS
STH 66/ OLD USH 10 (CLARK ST) RESERVE STREET	BOYINGTON & ATWELLS FIRST ADDITION TO THE CITY OF STEVENS POINT, YR 1884 ISABELLA FAY'S ADDITION, 1 VOL. A, PAGE 17 J.A. MARTIN'S & D.H. VAUGHAN'S & OTHERS ADDITION, YR 1873

BOYINGTON & ATWELL'S FIRST ADDITION TO THE CITY OF STEVENS POINT - BLOCK 1

SUSAN R. LEBOW
(TAX ID#103518)

DEANNA A. JAROS
REVOCIVTRIS
(TAX ID#103519)

JAMES P. &
CARRIE A. MAKUSKI
(TAX ID#103520)

JOHN T. & JILL E. THOM
(TAX ID#200506)

ISABELLA FAY'S ADDITION TO THE VILLAGE OF STEVENS POINT - BLOCK 1

TODD L. GISEWSKI
JANE E. ZIMMERMANN
(TAX ID#200507)

LOUIS J. &
SUSAN MOLEPSKE
(TAX ID#200508)

LANSING LIVING TRUST
(TAX ID#200509)

MATCH LINE STA 173+50

MATCH LINE STA 178+00

LINE #	POINT - POINT	BEARING	DISTANCE
L1374	1374 - 1375	N88° 54' 19"W	30.00
L1375	1375 - 1376	N00° 20' 02"E	16.00
L1376	1376 - 1377	S88° 54' 19"E	30.00
L1377	1377 - 1374	S00° 20' 02"W	16.00

POINT #	STATION	OFFSET
1374	175+23.51	49.00 RT
1375	174+93.51	49.00 RT
1376	174+93.30	33.00 RT
1377	175+23.30	33.00 RT

CITY OF STEVENS POINT
(TAX ID#103401)

DALE R. &
HEATHER M. WARNER
(TAX ID#200604)

GATEWAY GROUP, LLC
(TAX ID#200603)

CAROL A. MOLEPSKE
REVOCABLE TRUST
(TAX ID#200602)

BOYINGTON & ATWELL'S FIRST ADDITION TO THE CITY OF STEVENS POINT - BLOCK 6

SEC 32
SE-NE

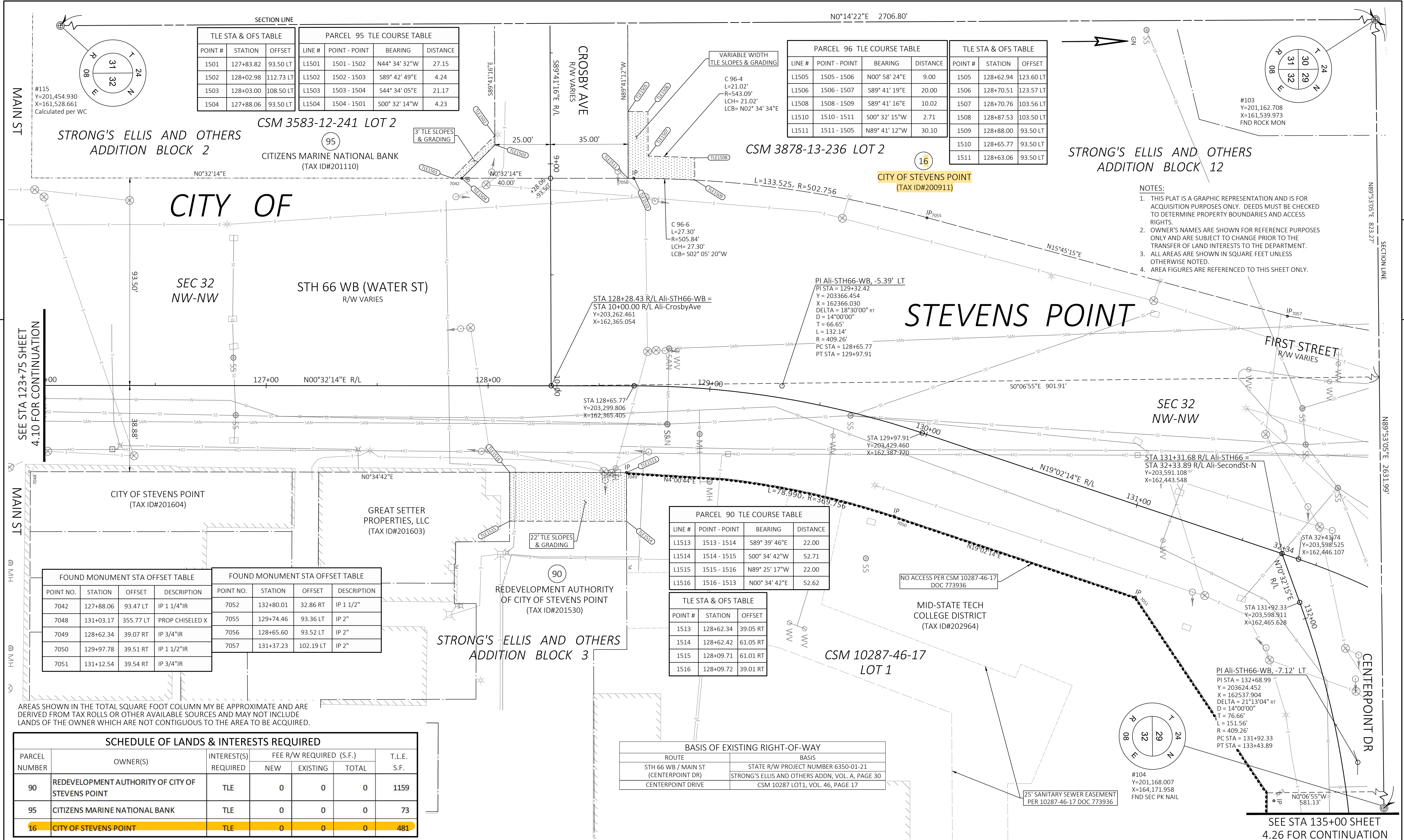
SEC 33
SW-NW

STEVENS POINT

AREAS SHOWN IN THE TOTAL SQUARE FOOT COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
16	CITY OF STEVENS POINT	TLE	0	0	0	480
66	JAMES P. MAKUSKI AND CARRIE A. MAKUSKI	TLE	0	0	0	150
67	JOHN T. THOM AND JILL E. THOM	TLE	0	0	0	225
69	DALE R. WARNER AND HEATHER M. WARNER	TLE	0	0	0	100

REVISION DATE 03/28/2025	DATE 12/30/2024	SCALE, FEET 0 20 40	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4. 19
	GRID FACTOR NA		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET E



SECTION LINE

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1501	127+83.82	93.50 LT
1502	128+02.98	112.73 LT
1503	128+03.00	108.50 LT
1504	127+88.06	93.50 LT

PARCEL 95 TLE COURSE TABLE					
LINE #	POINT - POINT	BEARING	DISTANCE		
L1501	1501 - 1502	N44° 34' 32"W	27.15		
L1502	1502 - 1503	S89° 42' 49"E	4.24		
L1503	1503 - 1504	S44° 34' 05"E	21.17		
L1504	1504 - 1501	S00° 32' 14"W	4.23		

PARCEL 96 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1505	1505 - 1506	N00° 58' 24"E	9.00
L1506	1506 - 1507	S89° 41' 19"E	20.00
L1508	1508 - 1509	S89° 41' 16"E	10.02
L1510	1510 - 1511	S00° 32' 15"W	2.71
L1511	1511 - 1505	N89° 41' 12"W	30.10

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1505	128+62.94	123.60 LT
1506	128+70.51	123.57 LT
1507	128+70.76	103.56 LT
1508	128+87.53	103.50 LT
1509	128+88.00	93.50 LT
1510	128+65.77	93.50 LT
1511	128+63.06	93.50 LT

PARCEL 90 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1513	1513 - 1514	S89° 39' 46"E	22.00
L1514	1514 - 1515	S00° 34' 42"W	52.71
L1515	1515 - 1516	N89° 25' 17"W	22.00
L1516	1516 - 1513	N00° 34' 42"E	52.62

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1513	128+62.34	39.05 RT
1514	128+62.42	61.05 RT
1515	128+09.71	61.01 RT
1516	128+09.72	39.01 RT

FOUND MONUMENT STA OFFSET TABLE			
POINT NO.	STATION	OFFSET	DESCRIPTION
7042	127+88.06	93.47 LT	IP 1 1/4"IR
7048	131+03.17	355.77 LT	PROP CHISELED X
7049	128+62.34	39.07 RT	IP 3/4"IR
7050	129+97.78	39.51 RT	IP 1 1/2"IR
7051	131+12.54	39.54 RT	IP 3/4"IR

FOUND MONUMENT STA OFFSET TABLE			
POINT NO.	STATION	OFFSET	DESCRIPTION
7052	132+80.01	32.86 RT	IP 1 1/2"
7055	129+74.46	93.36 LT	IP 2"
7056	128+65.60	93.52 LT	IP 2"
7057	131+37.23	102.19 LT	IP 2"

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
90	REDEVELOPMENT AUTHORITY OF CITY OF STEVENS POINT	TLE	0	0	0	1159
95	CITIZENS MARINE NATIONAL BANK	TLE	0	0	0	73
16	CITY OF STEVENS POINT	TLE	0	0	0	481

BASIS OF EXISTING RIGHT-OF-WAY	
ROUTE	BASIS
STH 66 WB / MAIN ST (CENTERPOINT DR)	STATE R/W PROJECT NUMBER 6350-01-21
CENTERPOINT DRIVE	STRONG'S ELLIS AND OTHERS ADDN, VOL. A, PAGE 30
	CSM 10287 LOT1, VOL. 46, PAGE 17

REVISION DATE	DATE 12/30/2024	SCALE, FEET	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4. 25
	GRID FACTOR NA		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET

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 - AREA FIGURES ARE REFERENCED TO THIS SHEET ONLY.

#115
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X=161,528.661
Calculated per WC

#103
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X=161,539.973
FND ROCK MON

#104
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X=164,171.958
FND SEC PK NAIL

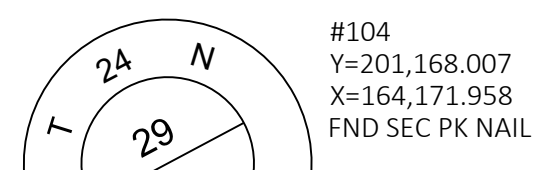
SEE STA 123+75 SHEET 4.10 FOR CONTINUATION

SEE STA 135+00 SHEET 4.26 FOR CONTINUATION

CITY OF

STEVENS POINT

BASIS OF EXISTING RIGHT-OF-WAY	
ROUTE	BASIS
STH 66 WB / MAIN ST (CENTERPOINT DR)	STATE R/W PROJECT NUMBER 6350-01-21 & 23 VALENTINE BROWN ADDN, VOL. A, PAGE 27 CSM 3150, LOT 1, VOL. 10, PAGE 89
PRENTICE STREET / ROGERS STREET	SMITH BRIGGS AND PHILLIPS ADDN, VOL. B, PAGE 329



TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1586	154+87.00	38.01 LT
1587	154+84.65	42.43 LT
1588	155+01.84	65.87 LT
1589	155+06.76	64.96 LT

PARCEL 16 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1586	1586 - 1587	N00° 00' 00"E	5.00
L1588	1588 - 1589	S51° 26' 19"E	5.00

PARCEL 107 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1591	1591 - 1592	S89° 59' 04"E	5.00
L1592	1592 - 1593	S00° 00' 56"W	9.30
L1594	1594 - 1591	N00° 00' 56"E	9.37
L1593	1593 - 1594	S89° 09' 08"W	5.00

PARCEL 108 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1595	1594 - 1595	N00° 00' 56"E	30.40
L1596	1595 - 1596	N61° 58' 53"W	44.80
L1597	1596 - 1597	S28° 01' 07"W	5.00
L1598	1597 - 1598	S61° 58' 53"E	41.80
L1599	1598 - 1599	S00° 00' 56"W	27.47
L1593	1599 - 1594	S89° 09' 08"W	5.00

PARCEL 108 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1600	1600 - 1601	N02° 03' 26"E	5.00
L1602	1602 - 1603	S55° 24' 54"E	5.00

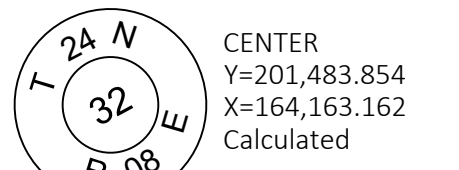
PARCEL 112 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1604	1604 - 1605	N89° 38' 29"E	5.00
L1605	1605 - 1606	S00° 21' 31"E	15.02
L1606	1606 - 1607	S37° 26' 22"E	12.79
L1608	1608 - 1609	S12° 17' 58"W	5.00
L1610	1610 - 1611	N37° 26' 22"W	16.11
L1611	1611 - 1604	N00° 21' 31"W	16.70

TLE STA & OFS TABLE			TLE STA & OFS TABLE			TLE STA & OFS TABLE		
POINT #	STATION	OFFSET	POINT #	STATION	OFFSET	POINT #	STATION	OFFSET
1591	155+73.78	68.62 LT	1599	155+82.56	62.75 LT	1604	158+52.33	58.55 LT
1592	155+78.19	70.96 LT	1600	157+56.15	37.38 LT	1605	158+57.85	60.20 LT
1593	155+82.56	62.75 LT	1601	157+53.96	41.88 LT	1606	158+63.32	45.96 LT
1594	155+78.18	60.34 LT	1602	157+72.58	68.17 LT	1607	158+74.91	38.50 LT
1595	155+92.45	33.50 LT	1603	157+77.54	67.60 LT	1608	159+02.11	38.50 LT
1596	156+37.25	33.50 LT				1609	159+02.11	33.50 LT
1597	156+37.25	38.50 LT				1610	158+73.11	33.50 LT
1598	155+95.45	38.50 LT				1611	158+58.59	42.78 LT

FOUND MONUMENT STA OFFSET TABLE				FOUND MONUMENT STA OFFSET TABLE			
POINT NO.	STATION	OFFSET	DESCRIPTION	POINT NO.	STATION	OFFSET	DESCRIPTION
7084	158+86.18	49.19 RT	IP 1 1/4"	7094	157+39.40	33.70 LT	IP 2"
7085	159+30.54	38.67 RT	IP 3/4"IR	7095	155+92.56	33.27 LT	IP 2"
7086	159+76.54	33.44 RT	IP 3/4"IR	7096	155+78.31	60.12 LT	IP 1 1/4"
7091	158+09.41	137.09 LT	IP 1" SQUARE STAKE	7098	154+22.85	33.36 LT	IP 1 1/2"IR
7093	157+76.90	80.01 LT	IP 2"	7277	154+22.80	76.92 LT	IP 1 1/4"IR

TLE STA & OFS TABLE			PARCEL 109 TLE COURSE TABLE			
POINT #	STATION	OFFSET	LINE #	POINT - POINT	BEARING	DISTANCE
1616	155+87.20	63.11 RT	L1616	1616 - 1617	N89° 59' 04"W	6.00
1617	155+81.90	65.93 RT	L1617	1617 - 1618	N00° 00' 39"E	16.40
1618	155+74.20	51.44 RT	L1618	1618 - 1619	N30° 58' 58"W	23.19
1619	155+54.32	39.50 RT	L1619	1619 - 1620	N61° 58' 53"W	34.99
1620	155+19.32	39.50 RT	L1620	1620 - 1621	N28° 01' 07"E	10.00
1621	155+19.32	29.50 RT	L1621	1621 - 1622	S61° 58' 53"E	30.00
1622	155+49.32	29.50 RT	L1622	1622 - 1623	S30° 58' 58"E	34.29
1623	155+78.71	47.16 RT	L1623	1623 - 1616	S00° 00' 56"W	18.07

FIRST FINANCIAL
(TAX ID#100511)

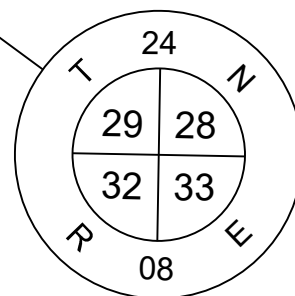


SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
16	CITY OF STEVENS POINT	TLE	0	0	0	162
107	RJB PROPERTY MANAGEMENT, LLC	TLE	0	0	0	47
108	CHRISTOPHER D. REYNOLDS, VENDOR & INTELLIRENT, LLC, VENDEE	TLE	0	0	0	542
109	SUSAN WORZALLA WERWINSKI & MARIA WORZALLA BORIS	TLE	0	0	0	601
112	INTELLIRENT, LLC	TLE	0	0	0	280

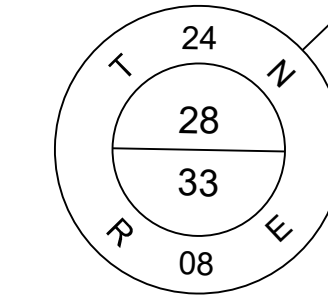
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REVISION DATE 3/10/2025 3/28/2025	DATE 12/30/2024	SCALE, FEET 0 20 40	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4. 29
GRID FACTOR NA	COUNTY: PORTAGE		CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET	E



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X=166,820.958
FND SEC PK NAIL



#106
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X=169,462.803
FND SEC 1 INCH IR

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1776	194+23.70	42.03 LT
1777	194+23.68	48.03 LT
1778	194+30.75	48.06 LT
1779	194+30.72	42.06 LT

PARCEL 139 TLE COURSE TABLE					
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION
L1778	1779 - 1778	N00° 13' 06"W	6.00		
L1777	1778 - 1777	S89° 15' 18"W	7.07		
L1776	1777 - 1776	S00° 44' 42"E	6.00		
L1779	1776 - 1779	N89° 15' 18"E	7.01		

PARCEL 16 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1778	1779 - 1778	N00° 13' 06"W	6.00
L1780	1780 - 1781	S89° 15' 18"W	14.99
L1781	1781 - 1778	N00° 44' 42"W	6.00
L1782	1778 - 1779	S89° 15' 18"W	14.93

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1778	194+30.75	48.06 LT
1779	194+30.72	42.06 LT
1780	194+46.76	41.81 LT
1781	194+46.89	47.81 LT

FOUND MONUMENT STA OFFSET TABLE			
POINT NO.	STATION	OFFSET	DESCRIPTION
7212	194+88.80	28.78 RT	IP 1 1/2"
7213	192+94.07	27.87 RT	IP 3/4"IR

BASIS OF EXISTING RIGHT-OF-WAY	
ROUTE	BASIS
STH 66 WB / MAIN ST (CENTERPOINT DR) CROSS STREET	I. FAY'S & J.G. SPAULDING'S ADDITION TO THE VILLAGE OF STEVENS POINT, 1 VOL. A, PAGE 25 CSM 11796, LOT 1, DOC. 899688 CSM 11593, LOT 1, DOC. 883130 CSM 3321, LOT 1 & 2, VOL 11, PAGE 279

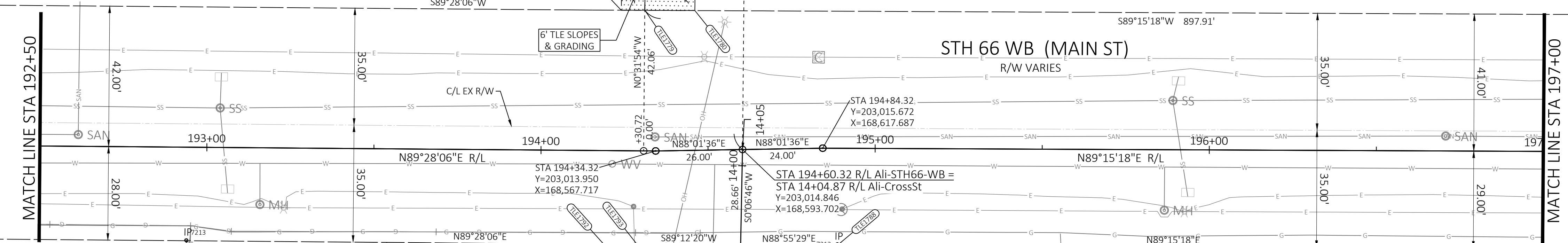
CITY OF UNPLATTED LANDS

SEC 33
NE-NW

139
STEVENS POINT AREA
SCHOOL DISTRICT
(TAX ID#200106)

GOERKE PARK

16
CITY OF STEVENS POINT
(TAX ID#200107)



CNB PINES, LLC
(TAX ID#202421)

CSM 3321-11-279 (DOC#384357)
ST MICHAEL'S HOSPITAL OF STEVENS POINT INC.
(TAX ID#202402)
LOT 2

86
ST MICHAEL'S HOSPITAL OF STEVENS POINT INC.
(TAX ID#202401)
LOT 1

87
LA CLINICA DE LOS CAMPESINOS INC.
(TAX ID#202504)
LOT 1

SEC 33
NE-NW

STEVENS POINT

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PARCEL 86 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1790	1176 - 1177	S89° 28' 06"W	10.00
L1791	1177 - 1178	N00° 06' 46"E	10.00
L1792	1178 - 1179	N89° 28' 06"E	10.00
L1793	1179 - 1176	S00° 06' 46"W	10.00

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1790	194+28.87	38.00 RT
1791	194+18.87	38.00 RT
1792	194+18.98	28.00 RT
1793	194+28.98	28.00 RT

PARCEL 87 TLE COURSE TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE
L1783	1783 - 1784	S00° 06' 46"W	8.50
L1784	1784 - 1785	S89° 15' 18"W	18.00
L1785	1785 - 1786	S00° 06' 46"W	5.00
L1786	1786 - 1787	S89° 15' 18"W	6.00
L1787	1787 - 1788	N00° 06' 46"E	13.50
L1788	1788 - 1783	N89° 15' 18"E	24.00

TLE STA & OFS TABLE		
POINT #	STATION	OFFSET
1783	195+12.90	29.00 RT
1784	195+12.77	37.50 RT
1785	194+94.77	37.50 RT
1786	194+94.70	42.50 RT
1787	194+88.70	42.50 RT
1788	194+88.90	29.00 RT

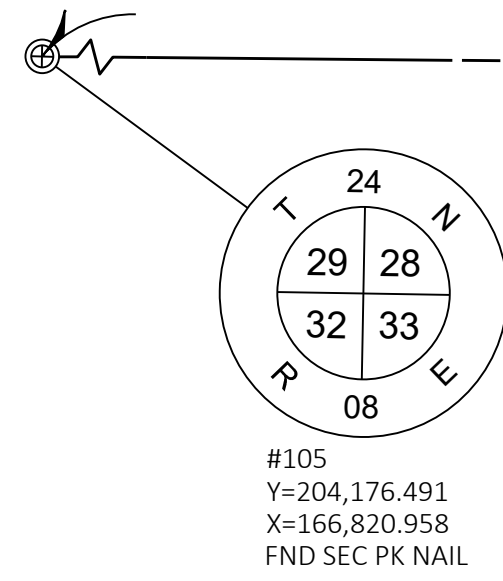
I. FAY & SPAULDING'S ADDITION TO THE VILLAGE OF STEVENS POINT - BLOCK 4

UTILITY INTERESTS REQUIRED				
UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED	RECORDED EASEMENTS	PARCEL
106	CITY OF STEVENS POINT - STREET LIGHTING	RELEASE OF RIGHTS	NO RECORD OF EASEMENT	86

I. FAY & SPAULDING'S ADDITION TO THE VILLAGE OF STEVENS POINT - BLOCK 5

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
139	STEVENS POINT AREA SCHOOL DISTRICT	TLE	0	0	0	42
86	ST. MICHAEL'S HOSPITAL OF STEVENS POINT, INC	TLE	0	0	0	100
87	LA CLINICA DE LOS CAMPESINOS INC.	TLE	0	0	0	234
16	CITY OF STEVENS POINT	TLE	0	0	0	90

REVISION DATE 3/28/2025 4/22/2025	DATE 12/30/2024	SCALE, FEET 0 20 40	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4. 36
	GRID FACTOR NA		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET



PARCEL 148 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1801	1801 - 1802	N00° 44' 42" W	3.00	1801	198+83.73	41.00 LT
L1802	1802 - 1803	N89° 15' 18" E	26.00	1802	198+83.73	44.00 LT
L1803	1803 - 1804	S00° 44' 42" E	3.00	1803	199+09.73	44.00 LT
L1804	1804 - 1801	S89° 15' 18" W	26.00	1804	199+09.73	41.00 LT

PARCEL 148 TLE COURSE TABLE				TLE STA & OFS TABLE			FOUND MONUMENT STA OFFSET TABLE			
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET	POINT NO.	STATION	OFFSET	DESCRIPTION
L1805	1805 - 1806	N00° 44' 42" W	3.00	1805	199+33.73	41.00 LT	7210	199+47.71	145.25 RT	IP 1 1/2"
L1806	1806 - 1807	N89° 15' 18" E	26.00	1806	199+33.73	44.00 LT	7211	198+90.02	29.22 RT	IP 1 1/2"
L1807	1807 - 1808	S00° 44' 42" E	3.00	1807	199+59.73	44.00 LT				
L1808	1808 - 1805	S89° 15' 18" W	26.00	1808	199+59.73	41.00 LT				

BASIS OF EXISTING RIGHT-OF-WAY	
ROUTE	BASIS
STH 66 WB / MAIN ST (CENTERPOINT DR) CROSS STREET	I. FAY'S & J.G. SPAULDING'S ADDITION TO THE VILLAGE OF STEVENS POINT, 1 VOL. A, PAGE 25 CSM 11796, LOT 1, DOC. 899688 CSM 11593, LOT 1, DOC. 883130 CSM 3321, LOT 1 & 2, VOL 11, PAGE 279

CITY OF

SEC 33
NE-NW

GOERKE PARK

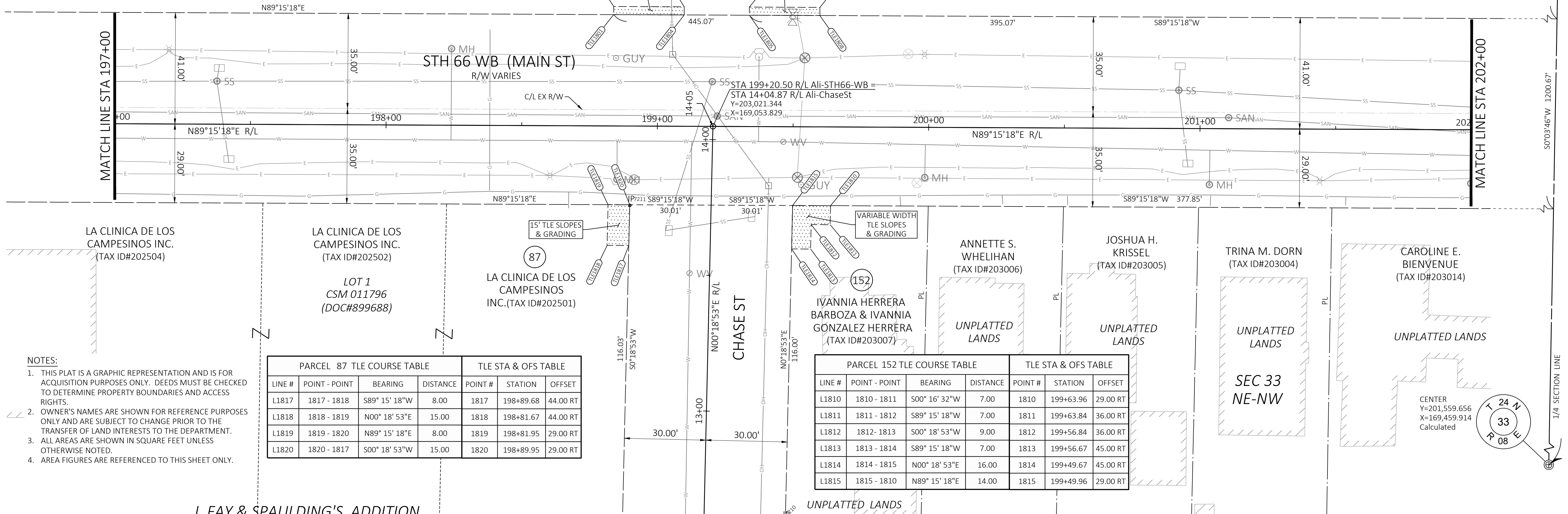
16
CITY OF STEVENS POINT
(TAX ID#200107)

UNPLATTED LANDS

UNPLATTED LANDS

MATCH LINE STA 197+00

MATCH LINE STA 202+00



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PARCEL 87 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1817	1817 - 1818	S89° 15' 18" W	8.00	1817	198+89.68	44.00 RT
L1818	1818 - 1819	N00° 18' 53" E	15.00	1818	198+81.67	44.00 RT
L1819	1819 - 1820	N89° 15' 18" E	8.00	1819	198+81.95	29.00 RT
L1820	1820 - 1817	S00° 18' 53" W	15.00	1820	198+89.95	29.00 RT

PARCEL 152 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L1810	1810 - 1811	S00° 16' 32" W	7.00	1810	199+63.96	29.00 RT
L1811	1811 - 1812	S89° 15' 18" W	7.00	1811	199+63.84	36.00 RT
L1812	1812 - 1813	S00° 18' 53" W	9.00	1812	199+56.84	36.00 RT
L1813	1813 - 1814	S89° 15' 18" W	7.00	1813	199+56.67	45.00 RT
L1814	1814 - 1815	N00° 18' 53" E	16.00	1814	199+49.67	45.00 RT
L1815	1815 - 1810	N89° 15' 18" E	14.00	1815	199+49.96	29.00 RT

I. FAY & SPAULDING'S ADDITION
TO THE VILLAGE OF STEVENS POINT
BLOCK 5

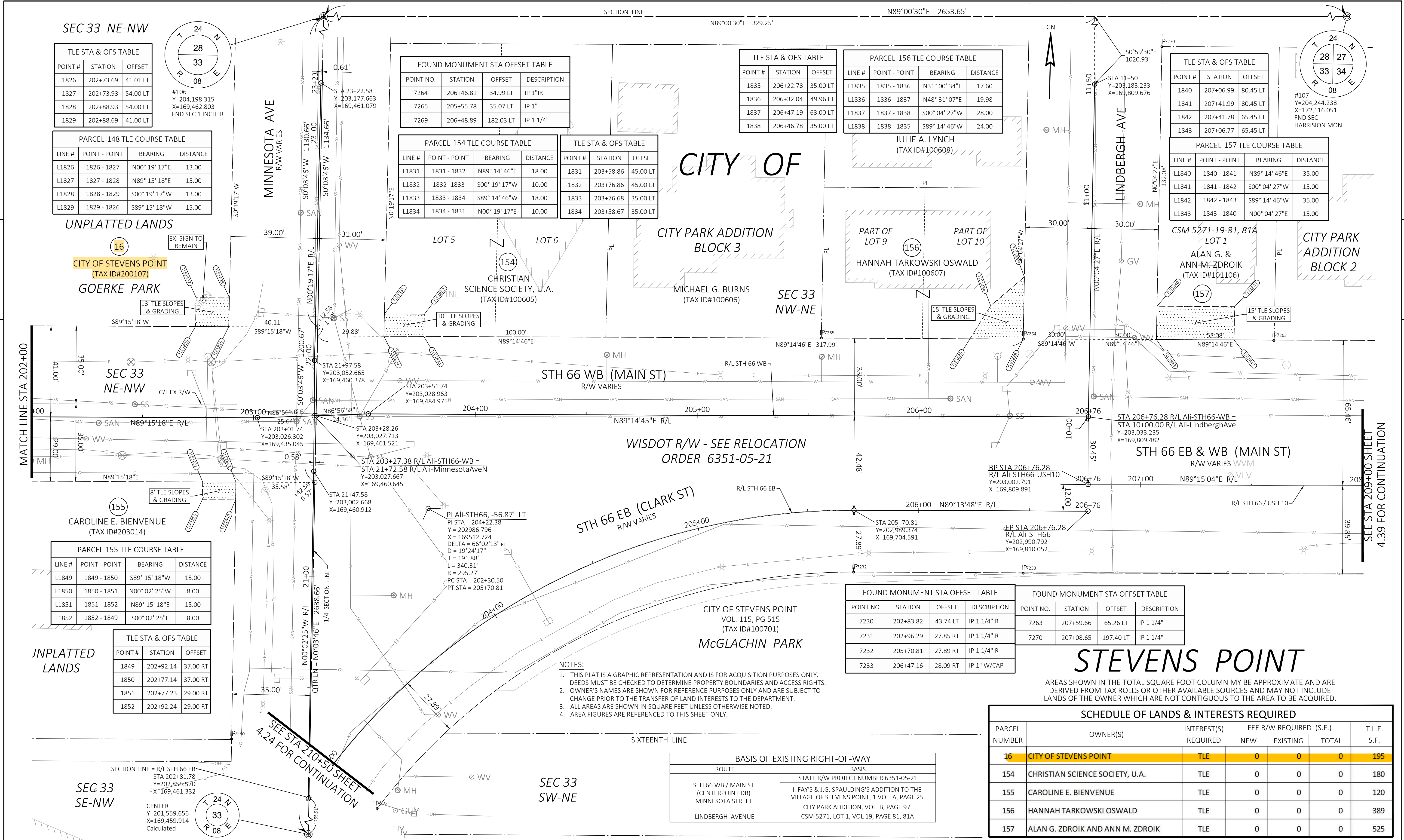
STEVENS POINT

I. FAY & SPAULDING'S ADDITION
TO THE VILLAGE OF STEVENS
POINT - BLOCK 6

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SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
16	CITY OF STEVENS POINT	TLE	0	0	0	156
87	LA CLINICA DE LOS CAMPESINOS INC.	TLE	0	0	0	120
152	IVANNIA HERRERA BARBOZA AND IVANNIA GONZALEZ HERRERA	TLE	0	0	0	161

REVISION DATE	DATE 12/30/2024	SCALE, FEET 0 20 40	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4. 37
	GRID FACTOR NA		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET



SEC 33 NE-NW

POINT #	STATION	OFFSET
1826	202+73.69	41.01 LT
1827	202+73.93	54.00 LT
1828	202+88.93	54.00 LT
1829	202+88.69	41.00 LT

LINE #	POINT - POINT	BEARING	DISTANCE
L1826	1826 - 1827	N00° 19' 17"E	13.00
L1827	1827 - 1828	N89° 15' 18"E	15.00
L1828	1828 - 1829	S00° 19' 17"W	13.00
L1829	1829 - 1826	S89° 15' 18"W	15.00

POINT NO.	STATION	OFFSET	DESCRIPTION
7264	206+46.81	34.99 LT	IP 1" IR
7265	205+55.78	35.07 LT	IP 1"
7269	206+48.89	182.03 LT	IP 1 1/4"

LINE #	POINT - POINT	BEARING	DISTANCE
L1831	1831 - 1832	N89° 14' 46"E	18.00
L1832	1832 - 1833	S00° 19' 17"W	10.00
L1833	1833 - 1834	S89° 14' 46"W	18.00
L1834	1834 - 1831	N00° 19' 17"E	10.00

POINT #	STATION	OFFSET
1835	206+22.78	35.00 LT
1836	206+32.04	49.96 LT
1837	206+47.19	63.00 LT
1838	206+46.78	35.00 LT

LINE #	POINT - POINT	BEARING	DISTANCE
L1835	1835 - 1836	N31° 00' 34"E	17.60
L1836	1836 - 1837	N48° 31' 07"E	19.98
L1837	1837 - 1838	S00° 04' 27"W	28.00
L1838	1838 - 1835	S89° 14' 46"W	24.00

POINT #	STATION	OFFSET
1840	207+06.99	80.45 LT
1841	207+41.99	80.45 LT
1842	207+41.78	65.45 LT
1843	207+06.77	65.45 LT

LINE #	POINT - POINT	BEARING	DISTANCE
L1840	1840 - 1841	N89° 14' 46"E	35.00
L1841	1841 - 1842	S00° 04' 27"W	15.00
L1842	1842 - 1843	S89° 14' 46"W	35.00
L1843	1843 - 1840	N00° 04' 27"E	15.00

UNPLATTED LANDS

16
CITY OF STEVENS POINT
(TAX ID#200107)
GOERKE PARK

154
CHRISTIAN SCIENCE SOCIETY, U.A.
(TAX ID#100605)

CITY OF STEVENS POINT
CITY PARK ADDITION BLOCK 3
MICHAEL G. BURNS
(TAX ID#100606)

156
HANNAH TARKOWSKI OSWALD
(TAX ID#100607)

157
ALAN G. & ANN-M. ZDROIK
(TAX ID#101106)

CITY OF STEVENS POINT
CITY PARK ADDITION BLOCK 2

WISDOT R/W - SEE RELOCATION ORDER 6351-05-21

STH 66 EB (CLARK ST)
R/W VARIES

STH 66 EB & WB (MAIN ST)
R/W VARIES

LINE #	POINT - POINT	BEARING	DISTANCE
L1849	1849 - 1850	S89° 15' 18"W	15.00
L1850	1850 - 1851	N00° 02' 25"W	8.00
L1851	1851 - 1852	N89° 15' 18"E	15.00
L1852	1852 - 1849	S00° 02' 25"E	8.00

POINT #	STATION	OFFSET
1849	202+92.14	37.00 RT
1850	202+77.14	37.00 RT
1851	202+77.23	29.00 RT
1852	202+92.24	29.00 RT

POINT NO.	STATION	OFFSET	DESCRIPTION
7230	202+83.82	43.74 LT	IP 1 1/4" IR
7231	202+96.29	27.85 RT	IP 1 1/4" IR
7232	205+70.81	27.89 RT	IP 1 1/4" IR
7233	206+47.16	28.09 RT	IP 1" W/CAP

POINT NO.	STATION	OFFSET	DESCRIPTION
7263	207+59.66	65.26 LT	IP 1 1/4"
7270	207+08.65	197.40 LT	IP 1 1/4"

STEVENS POINT

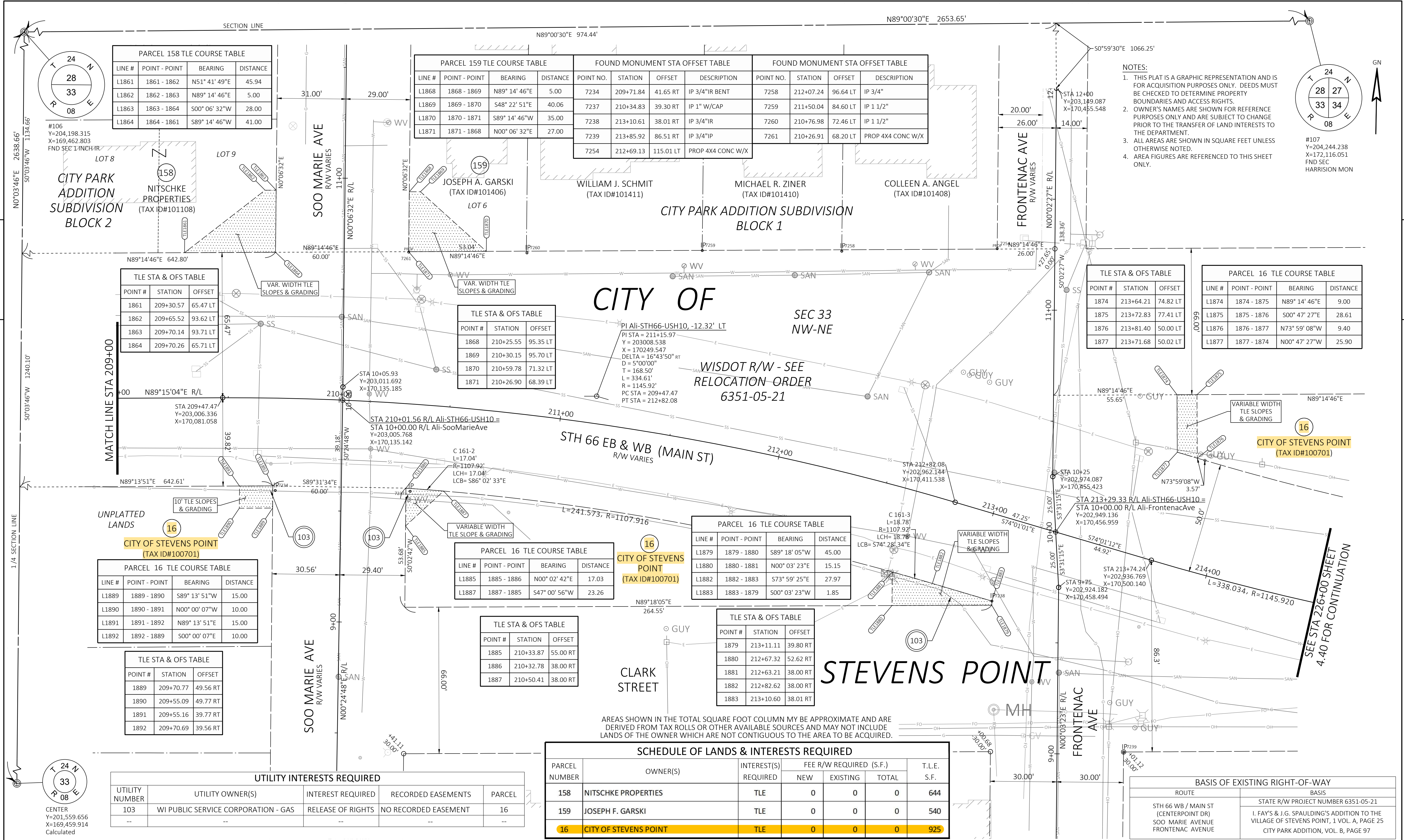
AREAS SHOWN IN THE TOTAL SQUARE FOOT COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
16	CITY OF STEVENS POINT	TLE	0	0	0	195
154	CHRISTIAN SCIENCE SOCIETY, U.A.	TLE	0	0	0	180
155	CAROLINE E. BIENVENUE	TLE	0	0	0	120
156	HANNAH TARKOWSKI OSWALD	TLE	0	0	0	389
157	ALAN G. ZDROIK AND ANN M. ZDROIK	TLE	0	0	0	525

ROUTE	BASIS
STH 66 WB / MAIN ST (CENTERPOINT DR) MINNESOTA STREET	STATE R/W PROJECT NUMBER 6351-05-21
LINDBERGH AVENUE	1. FAY'S & J.G. SPAULDING'S ADDITION TO THE VILLAGE OF STEVENS POINT, 1 VOL. A, PAGE 25 CITY PARK ADDITION, VOL. B, PAGE 97 CSM 5271, LOT 1, VOL 19, PAGE 81, 81A

- NOTES:
- THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR ACQUISITION PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.
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 - AREA FIGURES ARE REFERENCED TO THIS SHEET ONLY.

REVISION DATE	DATE 12/30/2024	SCALE, FEET	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4.38
	GRID FACTOR NA	0 20 40	COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET E



PARCEL 158 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1861	1861 - 1862	N51° 41' 49"E	45.94
L1862	1862 - 1863	N89° 14' 46"E	5.00
L1863	1863 - 1864	S00° 06' 32"W	28.00
L1864	1864 - 1861	S89° 14' 46"W	41.00

PARCEL 159 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1868	1868 - 1869	N89° 14' 46"E	5.00
L1869	1869 - 1870	S48° 22' 51"E	40.06
L1870	1870 - 1871	S89° 14' 46"W	35.00
L1871	1871 - 1868	N00° 06' 32"E	27.00

FOUND MONUMENT STA OFFSET TABLE

LINE #	POINT - POINT	BEARING	DISTANCE	POINT NO.	STATION	OFFSET	DESCRIPTION
7234	209+71.84	41.65 RT	IP 3/4"IR BENT	7258	212+07.24	96.64 LT	IP 3/4"
7237	210+34.83	39.30 RT	IP 1" W/CAP	7259	211+50.04	84.60 LT	IP 1 1/2"
7238	213+10.61	38.01 RT	IP 3/4"IR	7260	210+76.98	72.46 LT	IP 1 1/2"
7239	213+85.92	86.51 RT	IP 3/4"IP	7261	210+26.91	68.20 LT	PROP 4X4 CONC W/X
7254	212+69.13	115.01 LT	PROP 4X4 CONC W/X				

FOUND MONUMENT STA OFFSET TABLE

LINE #	POINT - POINT	BEARING	DISTANCE	POINT NO.	STATION	OFFSET	DESCRIPTION
7258	212+07.24	96.64 LT	IP 3/4"				
7259	211+50.04	84.60 LT	IP 1 1/2"				
7260	210+76.98	72.46 LT	IP 1 1/2"				
7261	210+26.91	68.20 LT	PROP 4X4 CONC W/X				

- NOTES:**
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TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1861	209+30.57	65.47 LT
1862	209+65.52	93.62 LT
1863	209+70.14	93.71 LT
1864	209+70.26	65.71 LT

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1868	210+25.55	95.35 LT
1869	210+30.15	95.70 LT
1870	210+59.78	71.32 LT
1871	210+26.90	68.39 LT

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1874	213+64.21	74.82 LT
1875	213+72.83	77.41 LT
1876	213+81.40	50.00 LT
1877	213+71.68	50.02 LT

PARCEL 16 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1874	1874 - 1875	N89° 14' 46"E	9.00
L1875	1875 - 1876	S00° 47' 27"E	28.61
L1876	1876 - 1877	N73° 59' 08"W	9.40
L1877	1877 - 1874	N00° 47' 27"W	25.90

CITY OF

SEC 33 NW-NE

WISDOT R/W - SEE RELOCATION ORDER 6351-05-21

STH 66 EB & WB (MAIN ST) R/W VARIES

CITY OF STEVENS POINT (TAX ID#100701)

PARCEL 16 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1889	1889 - 1890	S89° 13' 51"W	15.00
L1890	1890 - 1891	N00° 00' 07"W	10.00
L1891	1891 - 1892	N89° 13' 51"E	15.00
L1892	1892 - 1889	S00° 00' 07"E	10.00

PARCEL 16 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1885	1885 - 1886	N00° 02' 42"E	17.03
L1887	1887 - 1885	S47° 00' 56"W	23.26

PARCEL 16 TLE COURSE TABLE

LINE #	POINT - POINT	BEARING	DISTANCE
L1879	1879 - 1880	S89° 18' 05"W	45.00
L1880	1880 - 1881	N00° 03' 23"E	15.15
L1882	1882 - 1883	S73° 59' 25"E	27.97
L1883	1883 - 1879	S00° 03' 23"W	1.85

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1885	210+33.87	55.00 RT
1886	210+32.78	38.00 RT
1887	210+50.41	38.00 RT

TLE STA & OFS TABLE

POINT #	STATION	OFFSET
1879	213+11.11	39.80 RT
1880	212+67.32	52.62 RT
1881	212+63.21	38.00 RT
1882	212+82.62	38.00 RT
1883	213+10.60	38.01 RT

AREAS SHOWN IN THE TOTAL SQUARE FOOT COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
158	NITSCHKE PROPERTIES	TLE	0	0	0	644
159	JOSEPH F. GARSKI	TLE	0	0	0	540
16	CITY OF STEVENS POINT	TLE	0	0	0	925

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED	RECORDED EASEMENTS	PARCEL
103	WI PUBLIC SERVICE CORPORATION - GAS	RELEASE OF RIGHTS	NO RECORDED EASEMENT	16

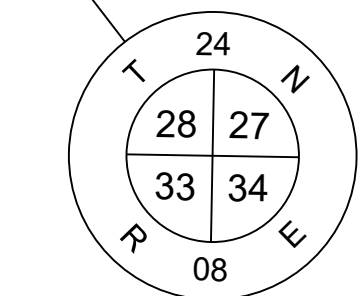
BASIS OF EXISTING RIGHT-OF-WAY

ROUTE	BASIS
STH 66 WB / MAIN ST (CENTERPOINT DR)	STATE R/W PROJECT NUMBER 6351-05-21
SOO MARIE AVENUE	I. FAY'S & J.G. SPAULDING'S ADDITION TO THE VILLAGE OF STEVENS POINT, 1 VOL. A, PAGE 25
FRONTENAC AVENUE	CITY PARK ADDITION, VOL. B, PAGE 97

REVISION DATE: 3/10/2025 | DATE: 12/30/2024 | SCALE, FEET: 0 20 40 | HWY: STH 66 | STATE R/W PROJECT NUMBER: 6998-15-20 | PLAT SHEET: 4. 39

GRID FACTOR: NA | COUNTY: PORTAGE | CONSTRUCTION PROJECT NUMBER: 6998-15-70 | PS&E SHEET: E

SECTION LINE N89°02'18"E 2636.53'



#107
Y=204,244.238
X=172,116.051
FND SEC
HARRISON MON

CSM 8735-35-115
LOT 1
(DOC667944)

AREAS SHOWN IN THE TOTAL SQUARE FOOT COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

SCHEDULE OF LANDS & INTERESTS REQUIRED						
PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W REQUIRED (S.F.)			T.L.E. S.F.
			NEW	EXISTING	TOTAL	
16	CITY OF STEVENS POINT	TLE	0	0	0	1230

- NOTES:
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CSM 8735-35-116
LOT 1 (DOC667945)

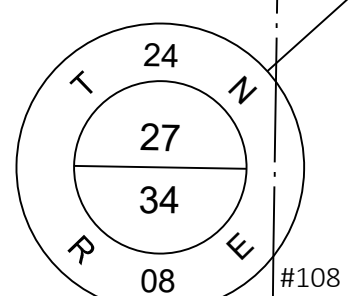
UTILITY INTERESTS REQUIRED				
UTILITY NUMBER	UTILITY OWNER(S)	INTEREST REQUIRED	RECORDED EASEMENTS	PARCEL
102	AT&T WISCONSIN	RELEASE OF RIGHTS	NO RECORD OF EASEMENT	16
112	SPECTRUM MID AMERICA LLC - COMMUNICATION	RELEASE OF RIGHTS	NO RECORD OF EASEMENT	16

FOUND MONUMENT STA OFFSET TABLE			
POINT NO.	STATION	OFFSET	DESCRIPTION
7306	248+67.44	50.36 LT	IP 3/4" IR BENT
7307	248+67.53	145.92 LT	PROP 4X4 CONC W/X
7309	248+14.67	53.04 LT	IP 1 1/4"

ALLISON GIUNTINI
ERIC SCHAREN BROCH
(TAX ID#200408)

SEC 34
NE-NW

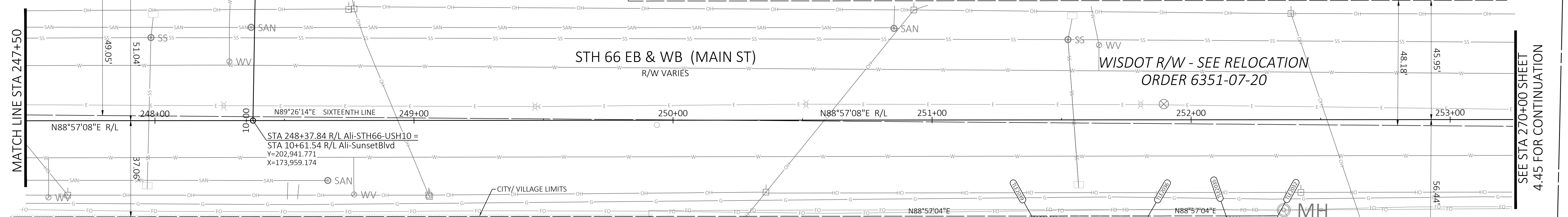
CITY OF



#108
Y=204,288.491
X=174,752.213
FND SEC 1 IN IP

4

4



MATCH LINE STA 247+50

SEE STA 270+00 SHEET
4.45 FOR CONTINUATION

VILLAGE OF

LEE & SIRI BENDTSEN
(TAX ID#500101A)

LOT 1-A

THERESA GREEN
SUBDIVISION BLOCK 1

PARK RIDGE

CSM 2500-09-58
LOT 1-B

DALE M. & LOIS M
LAWRYNK
(TAX ID#500101B)

UNPLATTED LANDS

PARCEL 16 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L2036	2036 - 2037	S00° 36' 15"E	18.93	2036	251+83.44	37.06 RT
L2037	2307 - 2038	S88° 57' 04"W	45.00	2037	251+83.29	55.98 RT
L2038	2038 - 2039	N00° 36' 15"W	18.93	2038	251+38.29	55.98 RT
L2039	2039 - 2036	N88° 57' 04"E	45.00	2039	251+38.44	37.06 RT

PARCEL 16 TLE COURSE TABLE				TLE STA & OFS TABLE		
LINE #	POINT - POINT	BEARING	DISTANCE	POINT #	STATION	OFFSET
L2032	2032 - 2033	S00° 36' 15"E	18.93	2032	252+33.44	37.06 RT
L2033	2033 - 2034	S88° 57' 04"W	20.00	2033	252+33.29	55.98 RT
L2034	2034 - 2035	N00° 34' 17"W	18.93	2034	252+13.29	55.98 RT
L2035	2035 - 2032	N88° 57' 04"E	19.99	2035	252+13.45	37.06 RT

18.9' TLE SLOPES & GRADING

16

CITY OF STEVENS POINT
(TAX ID#200601)

18.9' TLE SLOPES & GRADING

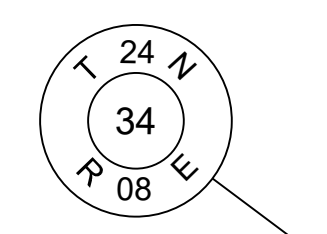
PARK ENTRANCE

SEC 34
SE-NW

STEVENS POINT

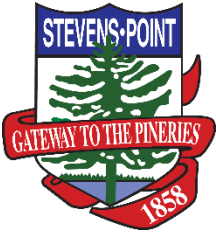
IVERSON PARK

BASIS OF EXISTING RIGHT-OF-WAY	
ROUTE	BASIS
STH 66 EB & WB (MAIN ST)	CSM 8735, LOT 1, VOL 35, PAGE 115 CSM 8735, LOT 1, VOL 35, PAGE 116 CSM 2500, LOT 1-B, VOL 09, PAGE 58
RIDGE ROAD	



Center
Y=201,624.234
X=174,737.581
Calculated

REVISION DATE 3/10/2025 3/28/2025 4/22/2025	DATE 12/30/2024	SCALE, FEET 0 20 40	HWY: STH 66	STATE R/W PROJECT NUMBER 6998-15-20	PLAT SHEET 4.44
FILE NAME : 040144-RP.DWG LAYOUT NAME - RP-44	GRID FACTOR NA	PLOT DATE : 4/22/2025 2:47 PM	COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER 6998-15-70	PS&E SHEET



Memo

Chris Klesmith
**Neighborhood Planner / Economic
Development Specialist**

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
(715) 341-4171 | cklesmith@stevenspoint.com

To: City Plan Commission
From: Chris Klesmith
CC: Jarod Kivela, Adam Kuhn, Common Council
Date: February 25, 2026
Subject: Request from the City of Stevens Point to recommend the sale of Properties along Water Street (Parcel IDs 281240832201937 and 281240832201938)

Commissioners,

In July of 2025, the City released a request for proposals for the redevelopment of the former Edgewater Manor site, including Parcels 281240832201937 and 281240832201938. The Downtown Targeted Area Master Plan adopted in May 2024 and amended in May 2025 identified urban waterfront housing or a regional employment center as potential uses for this redevelopment opportunity (Figure 1).

The RFP was circulated to our local business community through the Portage County Business Council, Downtown Business Improvement District, and Portage County Business Park Business Improvement District, as well as to local and regional housing developers that have had prior experience in the City. Staff were approached by seven development firms to discuss the opportunity and received proposals from two of the firms, both for urban waterfront housing proposals.

Due to the financial component of each of the proposals, the proposals were first discussed in closed session with the City's Finance Committee in January, and one proposal was recommended for further negotiation on the City-owned site. Both firms were called shortly after the committee meeting, and the firm not selected to continue is currently pursuing another site in the City for their project.

Attached to this memo is the draft site plan, perspective sketch, elevation, and floor plans of the proposal from Source Commercial Real Estate, LLC (Figure 2) which was recommended to move forward by the Finance Committee. The proposed project is a two-phased project, with the first phase beginning as early as possible, and the second phase beginning after the lease of 1466 Water Street is concluded in late 2027. The end result is projected to be 63 owner-occupied townhomes, ranging from 1,400 to 1,660 sq ft, and projected prices between \$275,000 and \$295,000 per unit based on projected assessed values and market analysis. The project will result in the Green Circle Trail being moved closer to the Wisconsin River at the southern end of this project. The project will also require the acquisition of Parcel 281240832300264 for the second phase and the improvement of the trail. Staff believe the proposal follows the Downtown Targeted Area Master Plan reasonably well.

As noted in Centergy's 2025 Regional Housing Study, Portage County was in immediate need of roughly 738 housing units in 2025, and the primary recommendation from the report was to construct owner-occupied units for sale between \$200,000 and \$300,000. In the 2005 Comprehensive Plan, this project aligns with Policies A1.3, A1.4 (potential for home-based businesses), A2.2, A2.3, A2.4, C1.5, and C3.1, and would incorporate strategies discussed in both the 2025 Regional Housing Study and the draft housing chapter that was initially reviewed in October. Lastly, analysis by the Wisconsin Economic Development Corporation and discussion with City and BID Staff suggests that continued residential growth in and next to the Downtown district will improve the vitality of the district and increase daily customer traffic, with the most pronounced improvements on Sundays, Mondays, and Tuesdays.

Staff believe that the proposal aligns with local and regional plans and studies. Pending the recommendation from this commission, the proposal will be brought back before the City's Finance Committee and Common Council to review an official development agreement outlining the project schedule and obligations of both the City and the Developer to execute the project, and all other matters requiring Plan Commission review and approval will be brought back when they've been prepared.

Recommendation to Plan Commission: Move approval of the recommendation to sell Parcels 281240832201937 and 281240832201938 to Source Commercial Real Estate, LLC subject to the conditions of a forthcoming development agreement.

Cheers,

A handwritten signature in black ink, appearing to read "Christopher Klesmith", with a long horizontal flourish extending to the right.

Christopher Klesmith
Neighborhood Planner & Economic Development Specialist
City of Stevens Point

Figure 1.

Downtown Targeted Area Master Plan – South Riverfront Segment

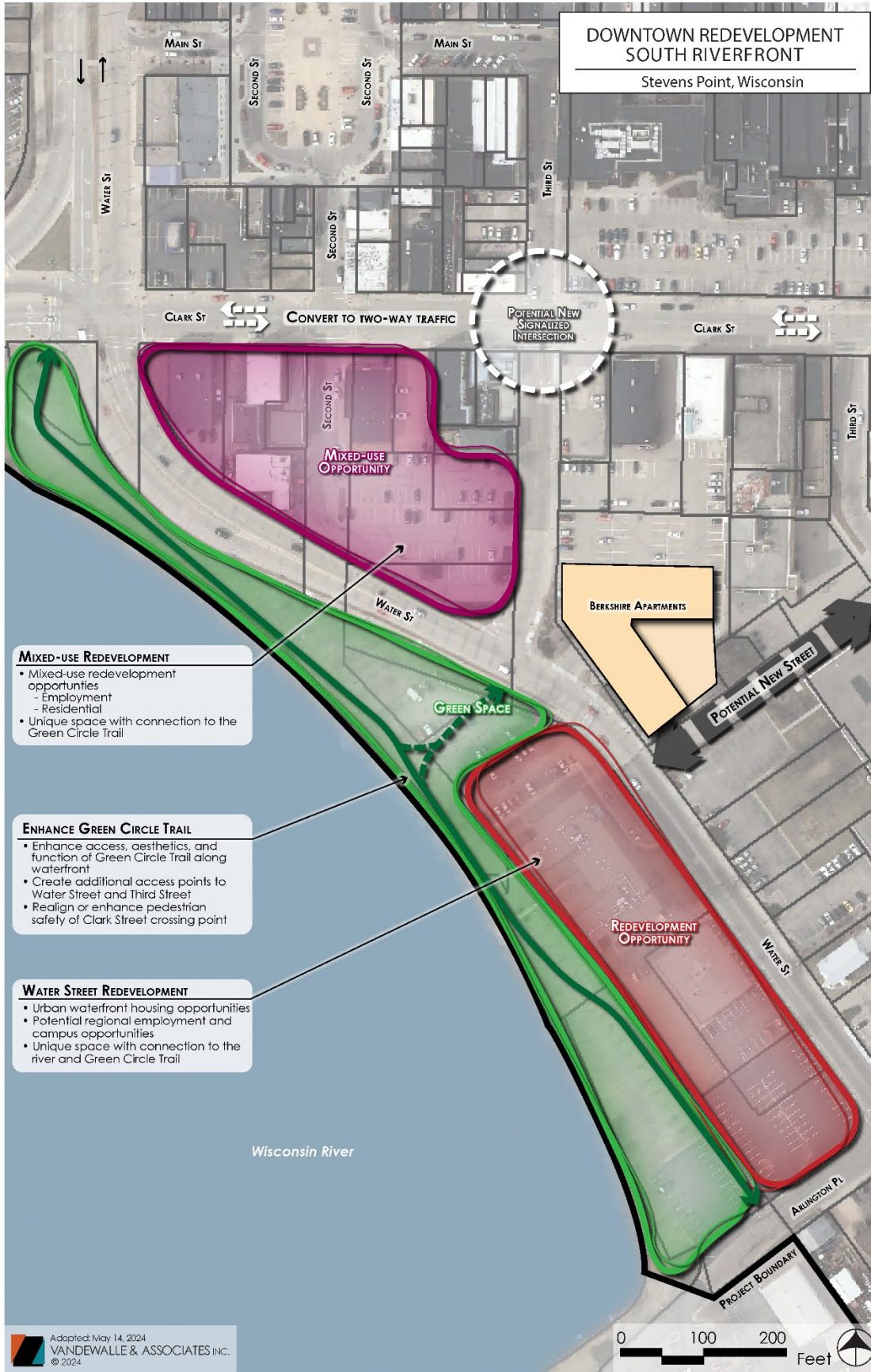


Figure 2.

Proposed Site Plan, Perspective, Elevation, and Floor Plans





WATER STREET TOWNHOMES
Stevens Point, Wisconsin

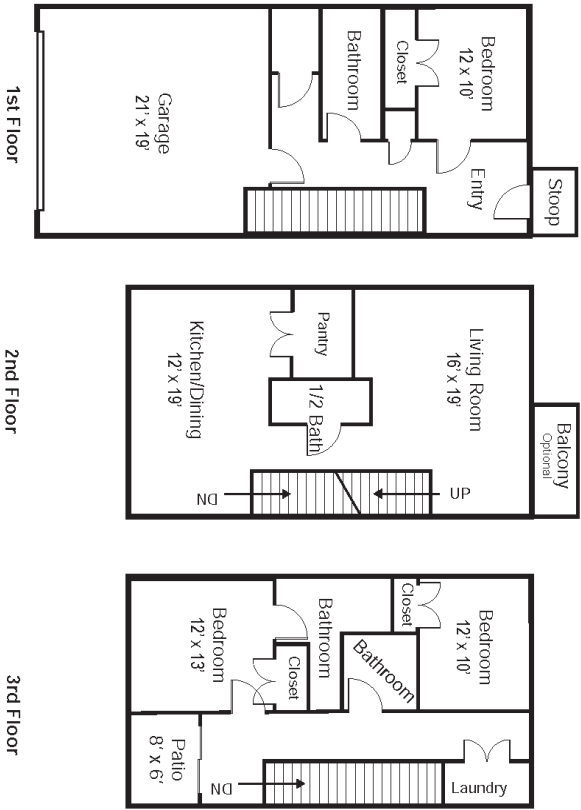


3-Story Townhouse

The 3-story townhouse would be located along Water Street. It is 3 stories in height, offering views from the 3-story patio deck to the Wisconsin River. The architectural materials palette is intended to reflect that of the downtown. The use of brick, glazing, board and pattern, and architect panels is intended to match the nearby character.

Element	Measurement/Count
Width	20 feet
Length	44 feet
Height	3 stories, 30-35 feet
SQ FT	1,660
Beds	3
Bath	3.5
Garage	2 cars

3 Story Townhouse Floor Plan



3 Story Townhouse Materials Elevation

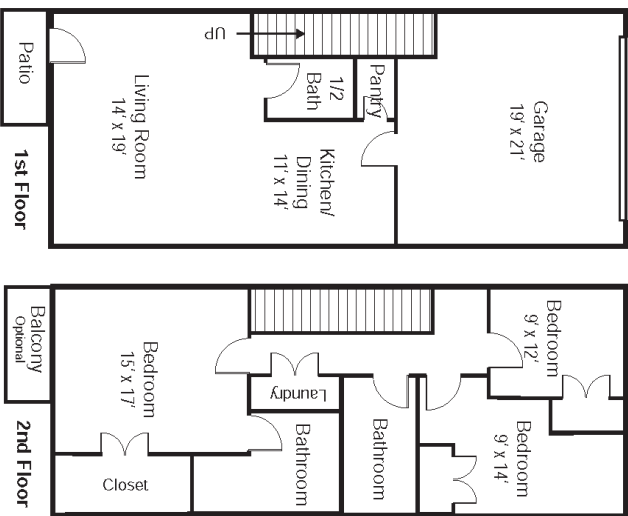


2-Story Townhouse

The 2-story townhouse would be accessed by vehicle off a shared alley. The front facade would effectively face the Wisconsin River. There is a private walk that provides individual access to each unit, tying into the nearby Green Circle Trail and additional connections to Water Street. An enlarged front entry sloop would act as a patio for each unit.

Element	Measurement/Count
Width	20 feet
Length	50 feet
Height	2 Stories, 20-25 feet
SQ FT	1,400
Beds	2.5
Bath	2.5
Garage	2 Car

2 Story Townhouse Floor Plan



WATER STREET TOWNHOMES
Stevens Point, Wisconsin

2 Story Townhouse Materials Elevation





MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: March 2, 2026

RE: Zoning Code Rewrite – March 2026

Background: In late-January, the Commission conducted their first review of the [draft zoning map](#). The zoning map, which highlights the base zoning designation for every parcel within city limits, serves as the foundation for future discussions that the Commission will have regarding the Zoning Code rewrite. Such discussions will begin in earnest, starting with identifying allowed land uses within each zoning district and the performance standards for each district.

Land Use Table: The first order of business is to review the draft land use tables enclosed in the agenda packet. These two tables cover the allowed principal and accessory land uses by zoning district. As a refresher, a principal land use is the primary activity for how a parcel of land is being utilized, whereas an accessory use is a subordinate land use on a parcel that tends to be directly related to the principal land use on the same property.

Looking at the land use table, the columns represent the abbreviations of each proposed base zoning district that the Commission reviewed in January (e.g., A = Agriculture, NSR = Non-Sewered Residential, GC = General Commercial, etc.). The rows represent specific land uses that are broken down into general land use categories. As one can conclude, there are more land uses that exist beyond what is listed in the table. There will be a section of text, similar to what we have in our current Zoning Code, that states that a land use not specifically listed in the table is prohibited unless, through the interpretation of the Zoning Code following a specific process, it is determined that the non-listed land use is a part of a general land use type described

www.stevenspoint.com

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in the table. Having text language allowing for administrative discretion is critical, particularly with the advancement of new land uses not thought of in the present day.

The last column on both tables identifies supplemental regulations, which will exist as a subsequent section within the new zoning code. The list of supplemental regulations will be unique to each land use and is intended to codify conditions that have historically been applied to previous land use requests. The following provides some examples of supplemental regulations:

- Community Based Residential Facility: Must comply with Wis Stats. 62.23(7)(i).
- Live Work Dwelling: Work area cannot exceed 50% of the total floor area.
- Overnight shelter: Must be operated by a non-profit organization or religious institutions.
- Adult entertainment stores and tobacco shops: Cannot be closer than 1,000 feet from residential and institutional uses.
- Car Washes: Cannot be operational from 9:00pm to 6:00am daily.

The full list of supplemental regulations will be reviewed at a later date. Lastly, table identifies blank cells and cells with the letter 'P' or 'C.' A cell with the letter 'P' represents a permitted land use for that district. A cell with the letter 'C' represents a conditional land use for that district. A cell that is left blank would be a prohibited land use for that district.

For the March Plan Commission meeting, please review the principal and accessory land use tables and be prepared to provide comment. I understand that this is quite dense information to disseminate, and taking time to review it is paramount. With that in mind, commissioners are more than welcome to send me additional feedback in the days after the March 2nd meeting – the land use table discussed on March 2nd will not be locked for future revisions. Lastly, as a segway to the next section of this report, please note that overlay districts can and are expected to have unique land use allowances beyond what the base zoning district allows. Please keep this consideration in mind when reviewing the two land use tables.

Proposed Overlay Districts: Beyond having a base zoning map, communities like Stevens Point also adopt overlay districts. An overlay district is essentially unique land use and development regulations are a larger swath of land, typically encompassing parcels with different zoning designations. The list below identifies the proposed overlay districts. While not listed below, the City has and will continue to have groundwater protection overlay districts. The Groundwater Protection Overlay District will not be discussed during the March meeting but will be discussed at a future meeting, particularly to allow for potential groundwater protection ordinance language to be adopted first on the County level.

The following provides a summary of the proposed overlay districts, with district boundaries being identified within the agenda packet:

1. Division Street North Overlay District

The Division Street North Overlay District is the existing “B-TID5” Overlay District, a hybrid form-based overlay district that places unique land use and development standards for the overlay district. Regarding land use standards, the main deviation is that the “B-TID5” District permits multi-family housing development by right, whereas it would require a conditional use permit within the base zoning designation. For development standards in the “B-TID5” Overlay District, the existing standards are shown below. The main takeaway is that the “B-TID5” District establishes a maximum building setback off of Division Street. Additional site regulations, such as the placement of parking lots and landscaping, are found within pages 87-88 of the [City's Zoning Code](#).

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	DIVISION STREET SETBACK	OTHER STREET SETBACK	SIDE YARD	REAR YARD	PARKING
Permitted Uses	As determined by the Plan Commission and Common Council	As determined by the Plan Commission and Common Council	Per 23.02 (2) (d) 4. B-4 Commercial	Minimum of 0 ft., with a maximum of 5 ft.	Minimum of 0 ft., with a maximum of 25 ft.	Minimum of 0 ft., or 10 ft. if yard abuts a residence district	10 ft.	Parking stall ratios are exempt for all uses. All other standards in 23.01 (14) shall apply.
Conditional Uses				Greater than 5 ft.	Greater than 25 ft.			

With the proposed Division Street North Overlay District, my intention is to use the existing district boundary as the “B-TID5” District. During the March meeting, I’ll be discussing how the “B-TID5” development standards have been implemented in past projects. My hope is that discussing the effectiveness of the “B-TID5” standards will help guide what development regulations should be carried over into the Division Street North Overlay District and what new regulations may be needed.

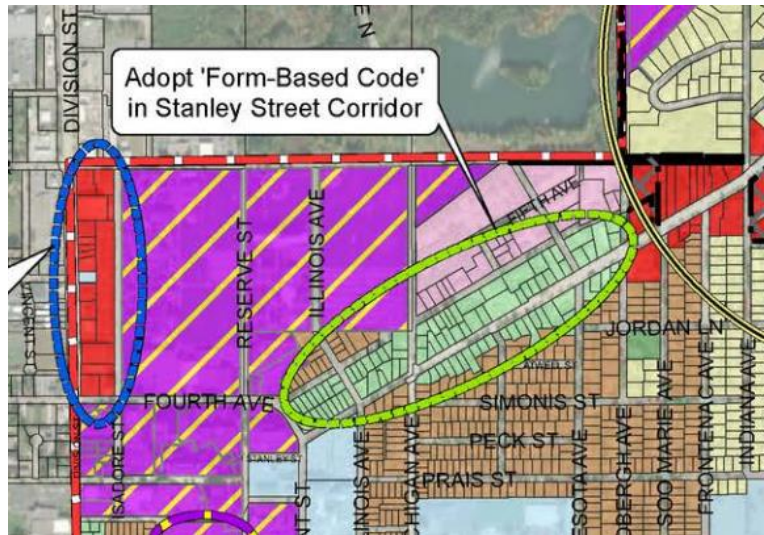
2. Airport Overlay District

The Airport Overlay District currently exists, and I don’t foresee any changes being proposed as part of the Zoning Code rewrite. The main purpose of the Airport Overlay District is to identify maximum building height allowances for parcels based on its proximity to the Municipal Airport’s runway paths.

3. Stanley Street Overlay District

As part of the Goerke Park-Washington Elementary School Neighborhood Plan, the Plan identified the segment of Stanley Street from Fremont Street to Lindburgh to be a future form-based overlay district. Within the Plan, the overlay district boundary was not identified by parcel – it merely overlaid a circle within

this segment of Stanley Street. As part of the March Plan Commission meeting, my plan is to introduce the purpose of this form-based overlay district in more detail, plus flush out some specific form-based principles that may be of interest to incorporate into the rewrite.



4. Church Street Overlay District

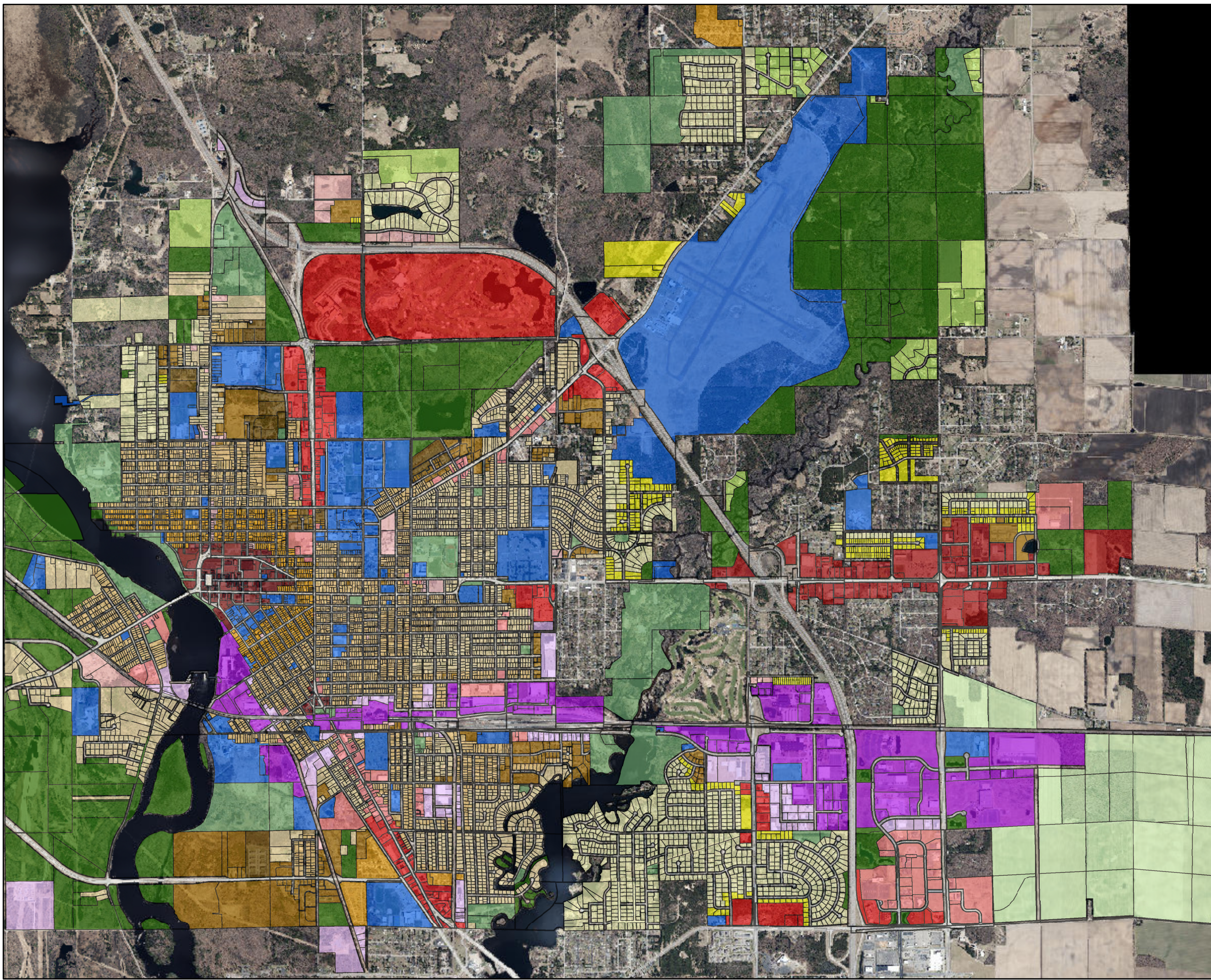
The south segment of Church Street has been widely discussed over the last few years for identifying urban development, as evident by TIF District No. 10 being created in 2020 and conversations about a potential targeted area master plan for this corridor. Similar to the Stanley Street Overlay District discussion, my expectation in discussing the proposed Church Street Overlay District is to discuss its purpose and understand idealized development standards to incorporate into the form-based codes.

Performance Standards – Light and Heavy Industrial Districts: For all base zoning districts, at a minimum there are several lot and development standards. Such standards include minimum lot size, lot width, street, side and rear yard building setbacks, and building height. The table below highlights the existing and proposed performance standards for the Light and Heavy Industrial Zoning Districts.

	Existing Light Industrial	Proposed Light Industrial
Lot Size	8,000 sq ft	7,000 sq ft
Lot Width	80'	60'
Street Setback	30' (reduction available via CUP for corner lots)	20'
Side Setback	10' (20' if adjacent to residential use)	10' (15' if adjacent to residential use)
Rear Setback	20'	25'
Building Height	50' without fire prevention system 125' with fire prevention system	50' without fire prevention system 125' with fire prevention system

	Existing Heavy Industrial	Proposed Heavy Industrial
Lot Size	21,780 sq ft	20,000 sq ft
Lot Width	100'	100'
Street Setback	40' (reduction available via CUP for corner lots)	30'
Side Setback	20' (30' if adjacent to residential use)	20'
Rear Setback	20'	25'
Building Height	50' without fire prevention system 125' with fire prevention system	50' without fire prevention system 125' with fire prevention system

Included in the agenda packet highlights the existing parcels that fail to meet proposed lot size standards for both zoning districts. An ample amount of research on proposed industrial lots have been reviewed subject to the proposed building setback requirements, and the vast majority of existing developments meet these standards. Overall, the purpose of the lot dimensional revisions were to allow most lots to be conforming with proposed regulations. Regarding building setbacks, the intent with the changes proposed were to achieve conformity with existing developments, allow ample room for loading dock areas within the front elevation of the building, and increase building rear setbacks to encourage new parking areas to be situated in the rear yard. For this March meeting, please review the proposed changes and be prepared to provide feedback.



Legend

Zoning Districts

<all other values>

Zoning2025

- Agriculture
- Conservancy
- Park
- Non-Sewered Residential
- Suburban Residential-1
- Suburban Residential-2
- Traditional Residential-1
- Traditional Residential-2
- Urban Residential
- Mobile Home
- Multi-Family Residential - Low Density
- Multi-Family Residential - High Density
- Central Business District
- Neighborhood Commercial
- General Commercial
- Corridor Commercial
- Highway Commercial
- Light Industrial
- Heavy Industrial
- Institutional

Table (###): Principal Uses	Districts																				Supplemental Regulations
	A	C	P	NSR	SR-1	SR-2	TR-1	TR-2	UR	MH	MFR-L	MFR-H	NC	GC	CB	CC	HC	LI	HI	I	
RESIDENTIAL	A	C	P	NSR	SR-1	SR-2	TR-1	TR-2	UR	MH	MFR-L	MFR-H	NC	GC	CB	CC	HC	LI	HI	I	
Adult Family Home				P	P	P	P	P	P		P	P	P	P	P	P	P				
Assessory Building																					
Assisted Living Facility											P	P		P	P	P	P				
Community Based Residential Facility				P	P	P	P	P	P		P	P		P	P	P	P				
Cottage Court									P		P										
Dwelling, One Unit				P	P	P	P	P	P						P	P					
Dwelling, Two Unit						P		P	P							P	P				
Dwelling, Two Unit Zero Lot Line						P	P	P	P												
Dwelling, Three Unit						C		P	P		P	P			P	P					
Dwelling, Four Unit								P	P		P	P			P	P					
Dwelling, 5-8 Unit								P	P		P	P			P	P					
Dwelling, 9-12 Unit									C		C	C		C	P	P	P				
Dwelling, 13+ Unit											C	C			C	C	C	C			
Dwelling, Mixed-Use													C	C	C	C	C				
Dwelling, Live Work									P		P	P	P	P	P	P	P				
Foster Home				P	P	P	P	P	P												
Mobile Home Park										P											
Overnight Shelter														C	C	C	C				
Residence Hall																				P	
COMMERCIAL	A	C	P	NSR	SR-1	SR-2	TR-1	TR-2	UR	MH	MFR-L	MFR-H	NC	GC	CB	CC	HC	LI	HI	I	
Adult Entertainment Establishment																C				C	
Animal Services, Boarding/Grooming/Veterinary														P	P	P	P	P			
Auditoriums, arena, icedromes and similar facilities																C	C			C	
Bank, Credit Union, Financial Services, Saving & Loans													C	P	P	P	P				
Bar/Nightclub														C	P	P	P				
Bed and Breakfast						C		C	C												
Bridal Shops													P	P	P	P	P				
Bowling Alley														P	P	P	P				
Cemetery Monument Sales																					
Construction Equipment Sales																P	P				
Crematorium																		P	P		
Day Care Facility													C	P	P	P	P	P			
Food Truck and Food Court															P	P	P				
Funeral Home													P	P							
Gas Station														P	C	P	C	P	P		
Professional Services: less than 5,000 sq ft														P	P	P	P	P			
General Commercial and Professional Services: between 5,000 and 15,000 sq ft														C	P	P	P	P			
General Commercial and Professional Services: greater than 15,000 sq ft																P	P	P	P		
Hotel/Motel														C	C	P	P				
Landscape Services																P	P	P			
Medical Clinic													P	P	P	P	P	P			
Meeting and Event Facility														C	P	P	P	C		P	
Micro-Brewery/Winery/Distillery																P	P	P			
Off-Site Parking Lot														P	P	P	P	P	P		
Off-Premise Signage														C		C	C	C	C		
On-Site Agricultural Retail	C																				
Park-and-Ride Lot																P	P				
Parking Structure															P	P	P	P	P	P	
Personal Services														P	P	P	P				
Professional Services: less than 5,000 sq ft														P	P	P	P	P			
Professional Services: between 5,000 and 15,000 sq ft														C	P	P	P	P			
Professional Services: greater than 15,000 sq ft																P	P	P	P		
Restaurant														P	P	P	P				
Shooting Range, Indoor and Outdoor																C	C	C	C		
Tobacco Sales																C	C				
Tourist Rooming House				P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Vehicle Renting/Leasing/Sales																P	P				
INDUSTRIAL	A	C	P	NSR	SR-1	SR-2	TR-1	TR-2	UR	MH	MFR-L	MFR-H	NC	GC	CB	CC	HC	LI	HI	I	
Artisan Shop/Manufacturing														P	P	P	P	P	P		

Table (###): Accessory Uses	Districts																				Supplemental Regulations
	A	C	P	NSR	SR-1	SR-2	TR-1	TR-2	UR	MH	MFR-L	MFR-H	NC	GC	CB	CC	HC	LI	HI	I	
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory Dwelling Unit (ADU)				P	P	P	P	P	P												
Accessory Retail/Restaurant																					
ATM														P	P	P	P				
Boat Dock		P	P																		P
Boathouse		P	P																		P
Cemetery																					P
Electric Vehicle Charging	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Day Care Home				P	P	P	P	P	P												
Food Truck														P	P	P	P	P	P	P	P
Garden			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Home Occupation				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Outdoor Seating/Display														P	P	P	P	P	P		
Public Art	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Retaining Wall	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar Energy System, building-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar Energy System, ground-mounted	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Shipping Container																					
Swimming Pools, Hot Tubs, Saunas, and similar installations				P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Wind Energy System, building-mounted	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wind Energy System, ground-mounted	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

"B-TID5" Tax Increment District 5

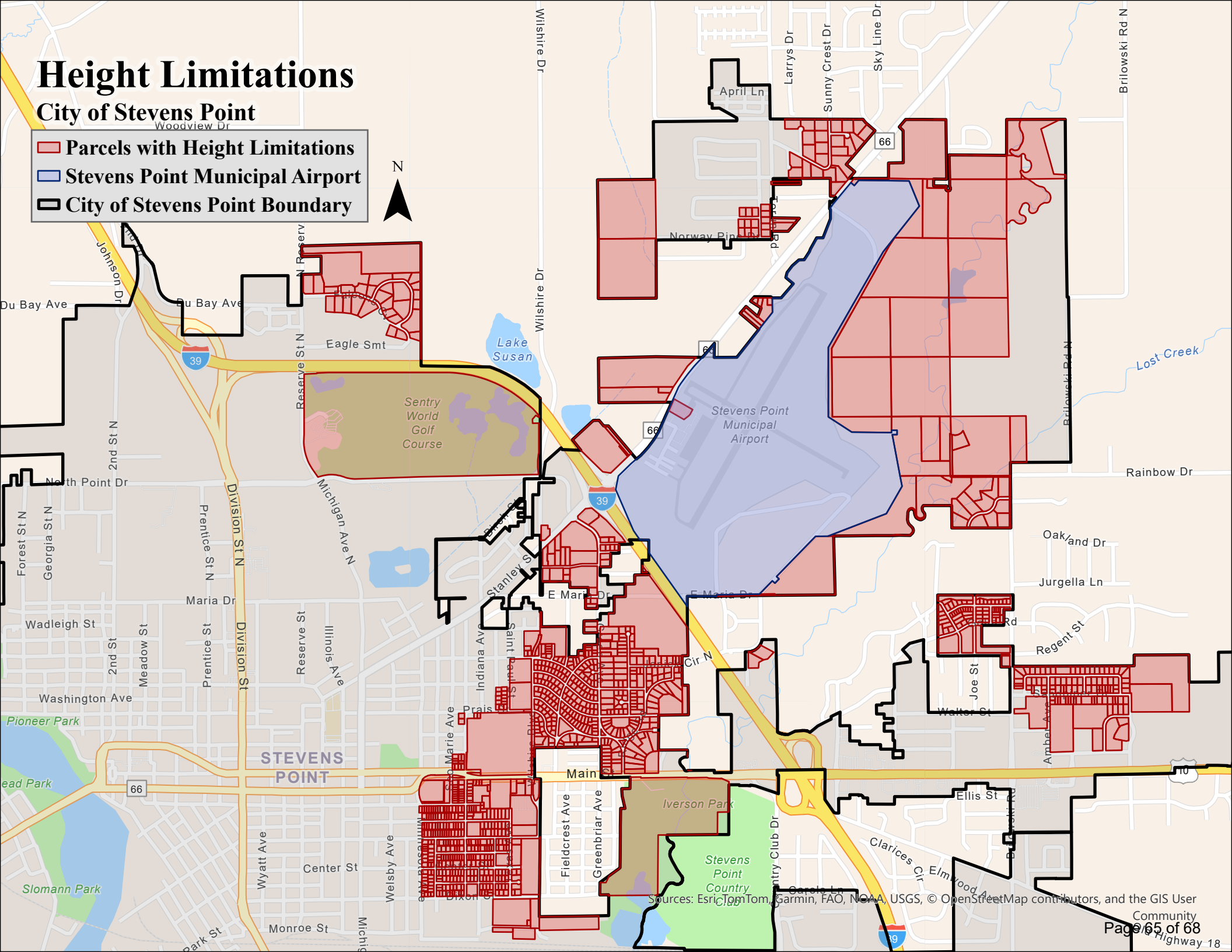
Boundary Perimeter
Parcels






Height Limitations

City of Stevens Point

- Parcels with Height Limitations
- Stevens Point Municipal Airport
- City of Stevens Point Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

-  Stanley St Zone
-  Parcels Within the Zone
-  Parcels

0 0.03 0.07 Miles





- Church Street Zone
- Parcels Within Zone
- Parcels



Heavy and Light Industrial Non-Conforming Lots based on Lot Size

Minimum Lot Size for Light Industrial: 7,000 sq ft
Minimum Lot Size for Heavy Industrial: 20,000 sq ft

- Heavy Industrial Non-Conforming Lots (20 total parcels)
- Light Industrial Non-Conforming Lots (3 total parcels)

