



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:	April 6, 2026 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 867 7628 5627 Passcode: 455417
			<u>By Computer:</u>
			https://us02web.zoom.us/j/86776285627?pwd=SOfu0Nprjrl7e36wBf
			<u>By Phone:</u> +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the March 2, 2026 meeting of the City Plan Commission.
3. Public Hearing and action on a request from the City of Stevens Point to amend Chapter 23, Zoning Ordinance, of the Revised Municipal Code of the City of Stevens Point. Said request amends Section 23.02(4)(c) pertaining to general standards and land use regulations within the "A-H" Airport Height Overlay District.
4. Public Hearing and action on a request from Mike Helmrick, representing the City of Stevens Point, for a preliminary subdivision plat review on an unaddressed parcel bounded by Maria Drive & Union Street North (Parcel ID 281240829240047) and an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033), consistent with Ch. 20.05(1).
5. Public Hearing and action on a request from Partnering Together of Portage County to rezone portions of the property located at 2854 Church Street (Parcel ID 281230805101608) from the "R-2" Single-Family Residence District to the "B-4" Commercial District.
6. Public Hearing and action on a request from Partnering Together of Portage County for a

conditional use permit to operate a temporary housing facility on the property located at 2854 Church Street (Parcel ID 281230805101608), consistent with Ch. 23.02(1)(f)(3)(f).

7. A request from the City of Stevens Point to sell the property located at 281 Washington Avenue (Parcel ID 281240830401306).
8. A request from the City of Stevens Point to acquire the property located at 809 Division Street (Parcel ID 281240829401316).
9. Discussion on Zoning Code Rewrite:
 - Review of performance standards for all base zoning districts.
 - Review of supplemental regulations for the accessory land use table.
10. January - February 2026 Monthly Reports.
11. Director's Report.

Closing Section:

12. 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

March 2, 2026 – 6:00 PM
933 Michigan Ave, Stevens Point, WI 54481

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

EXCUSED: Mayor Wiza, Commissioner Rice

ALSO PRESENT: Associate Planner / Zoning Administrator Kuhn, Community Development Director Kivela, Neighborhood Planner / Economic Development Specialist Klesmith

INDEX:

Opening Section:

1. Roll Call

Discussion and Possible Action on the Following:

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

Opening Section:

1. Roll Call

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

Excused: Wiza, Rice

2. Report of the January 26 and February 2, 2026 meeting of the City Plan Commission.

A motion was made to approve the City Plan Commission minutes from the January 26th meeting and February 2nd meetings with an amendment. The amendment proposed that all split votes from the February 2nd meeting and moving forward be recorded with the names of commissioners and how they voted, while unanimous votes simply be recorded as unanimous. Members from the public also commented in support of increased transparency in the recording of votes. It was also noted that broader policy changes to amend this for other committees may require review by the Public Policy and General Government Committee.

Motion by Commissioner Kneebone to approve with amendments, seconded by Commissioner Arntsen.

Motion carried unanimously.

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).

Associate Planner / Zoning Administrator Kuhn presented 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 and an adjacent unaddressed parcel bounded by Division Street. This would allow for the installation and ongoing of maintenance of underground utility infrastructure. This request was brought forth by the Public Works Department, which recommend approval of this agreement.

Motion by Commissioner Schuler to approve, seconded by Commissioner Beacom.

Motion carried unanimously.

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).

Associate Planner / Zoning Administrator Kuhn presented a request from the City of Stevens Point to enter into an easement agreement with the Wisconsin Department of Transportation (DoT) for portions of multiple City-owned parcels along the State Highway 66 corridor. This would allow the DoT to complete curb ramp replacement work along the corridor. Kuhn also noted that this easement is temporary and will disintegrate once construction is complete. This request was brought forth by the Public Works Department, which recommend approval of this agreement.

Motion by Commissioner Arntsen to approve, seconded by Commissioner Schuler.

Motion carried unanimously.

5. A request from the City of Stevens Point to recommend the sale of properties along Water Street (Parcel IDs 281240832201937 and 281240832201938).

Neighborhood Planner / Economic Development Specialist Klesmith presented a request from the City to recommend the sale of two City-owned parcels along Water Street for redevelopment consistent with the Downtown Targeted Area Master Plan. Klesmith explained that a request for proposals had been issued for the former Edgewater Manor site and adjacent parcel which resulted in a proposal for a two-phase condominium townhouse development consisting of approximately 63 owner-occupied units. Additionally, it was noted that this project would maintain the Green Circle Trail along the riverfront, with the City retaining ownership of the land immediately adjacent to the river.

The Commission discussed conceptual design, including density, parking configuration, architectural character, access to the riverfront, and consistency with planning documents. Public comments were heard expressing both support for additional housing downtown and concerns regarding design quality, developer experience, long-term riverfront use, and the potential impact on public views and access. City Staff and the City Attorney clarified that the action would not finalize the project but would allow the developer to continue due diligence and work toward a development agreement, which would return for further review.

Motion by Commissioner Arntsen to approve, seconded by Commissioner Schuler.

Motion carried 3-2. Voted to approve: Kneebone, Arntsen, Beacom. Voted to reject: Schuler, Schade Stroik.

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.

Associate Planner / Zoning Administrator Kuhn provided an update regarding the ongoing zoning code rewrite, including existing and proposed overlay districts and performance standards for industrial zoning districts. The Height Overlay District for the areas around the Airport was reviewed and Kuhn noted that there are no anticipated changes. Kuhn also introduced two potential new overlay districts along the Stanley Street corridor and the Church Street corridor and noted that these areas may incorporate limited form-based standards addressing building form, site design, and corridor character while maintaining flexibility for development. The Commission discussed topics such as pedestrian and bicycle accessibility, landscaping, and the overall character of the corridors. Kuhn then discussed proposed updates to performance standards for light and heavy industrial districts which included minor adjustments to minimum lot sizes and setbacks considerations based on existing parcel configurations from the City. The Commission expressed concerns about reducing setbacks between industrial and residential areas and suggested maintaining or potentially increasing setbacks, in addition to exploring vegetative buffers where appropriate. Last, public comment was heard which included questions regarding potential zoning changes near existing residential neighborhoods.

No action taken.

7. Director's Report.

Community Development Director Kivela provided a verbal report of significant updates for the Community Development Department. Kivela discussed updates surrounding the Forest Creek subdivision, the Business Park branding and signage initiative, as well as downtown updates pertaining to upcoming seasonal events and developments with the Shopko site, updates on a second preliminary housing proposal on the east side of the City being evaluated, and lastly report of the completion of the demolition of the 1039 Ellis Street structure.

No action taken.

Closing Section:

8. Adjourn

Meeting adjourned at 8:16pm.

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



MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
Associate Planner / Zoning Administrator

Date: April 6, 2026

RE: Zoning Ordinance Amendment – Airport Height Overlay

Background: Enclosed in the agenda packet is a request to adopt several text amendments for the Airport Height Overlay District. The District encompasses the Stevens Point Municipal Airport and land over the runway paths in both directions.

The first substantive revision establishes general standards for all properties within the District. Such standards identify regulations pertaining to glare, lighting, electrical interference and visibility. While such standards are similarly mandated by the Federal Aviation Administration, including these standards provide more weight for the City when considering future land use and development requests.

The second substantive revision expands the list of permitted land uses that relate specifically to the function, enhancement and operation of the Stevens Point Municipal Airport. These changes are being proposed to ensure that existing and potential future uses on Airport grounds aligns with the City's land use regulations.

Staff Recommendation: Staff recommends **APPROVAL** of the text amendment as presented.

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

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

[Chapter 23 of the Revised Municipal Code – Zoning Ordinance – Airport Height Overlay District]

The Common Council of the City of Stevens Point, Portage County, Wisconsin, do ordain as follows:

SECTION I: That Section 23.02(4)(c), Zoning Ordinance of the Revised Municipal Code of the City of Stevens Point, shall be amended as follows:

c) "A-H" Airport Height Overlay

- 1) Intent. This overlay district is established to maintain navigable air space over the aerial approaches in a condition best suited for the safe operation of aircraft.

2) General Standards.

- a) **Glare.** No glare-producing materials shall be used on the exterior of any structure, including any metal building, which are hazardous to aviation, or result in glare in the eyes of pilots using the Airport.
- b) **Lighting.** There shall be neither display of signs or billboards which produce a flashing or blinking effect that would interfere with aircraft or a pilot's ability to identify Airport lights, nor any lighting projecting upward, or mimicking runway edge lighting, which would interfere with aircraft or a pilot's ability to identify Airport lights.
- c) **Electrical Interference.** No structure or use on land or water shall create electrical or electronic interference with navigational signals, or radio or radar communications between the aircraft and a ground station.
- d) **Visibility.** No structure or use shall impair the visibility in the vicinity of the Airport, or otherwise endanger or interfere with the landing, taking

off, or maneuvering of aircraft intending to use the Airport, including the emission or discharge of smoke, steam or other obscuring phenomena which would interfere with the health and safety of pilots and the public in the use of the Airport, or which would otherwise be detrimental or injurious to the health, safety, and general welfare of the public in the use of the Airport.

3) Permitted Uses. ~~Uses to the extent that they are not prohibited by any other provisions of this chapter or any other ordinance as follows:~~

- a) Uses which would not create electrical interference with radio communication between the airport and aircraft, or make it difficult for pilots to distinguish between airport lights and others, or result in glare in the eyes of pilots using the airport, or impair visibility in the vicinity of the airport or otherwise endanger the land, taking off, or maneuvering of aircraft.
- b) Filling of property
- c) **Uses and structures that are directly related to and necessary for the function, enhancement, or operation of the Stevens Point Municipal Airport, including but not limited to the following:**
 - 1) **Air terminals**
 - 2) **Aircraft hangers**
 - 3) **Runways, taxiways, aprons, and related lighting and air support apparatus**
 - 4) **Airport administration and maintenance buildings and facilities**
 - 5) **Airport security, rescue, and firefighting buildings and facilities**
 - 6) **Aircraft repair and maintenance buildings and facilities**
 - 7) **Fuel storage facilities and pumps**
 - 8) **Commercial uses directly related to Airport and aeronautical operations**
 - 9) **Public gatherings in conjunction with an Airport related activity sponsored or approved by the Airport**
 - 10) **Air cargo facilities**
 - 11) **Other related airport and municipal uses and structures**
 - 12) **Municipal emergency response facilities**
 - 13) **Agricultural uses provided it do not result in a concentration of birds or other wildlife, which poses a threat to aviation operations, or a visibility problem due to the height of vegetation.**

4) Conditional Uses.

- a) Uses that would create an electrical interference with radio communication or result in glare.
- b) The creation, expansion, or restoration of retention or detention ponds, wetlands, or any other body of water, either natural or artificial provided mitigation measures are taken to lessen the concern for wildlife hazards.**

5) Minimum Performance Standards for the "A-H" District

"A-H" AIRPORT HEIGHT OVERLAY

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
All permitted buildings or uses	As permitted in underlying district		As indicated on height limitation map	As permitted in underlying district				

- 6) Exception to height of structure: Approval for government structures to exceed the Stevens Point airport height restriction may be granted by the Common Council after first obtaining written approval from the Federal Aviation Administration and/or the Wisconsin Department of Transportation, Bureau of Aeronautics.

SECTION II: That this ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: April 6, 2026
Adopted: April 20, 2026

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

Administrative Staff Report

Preliminary Subdivision Plat Review

Maria Drive
April 6, 2026



Department of Community
Development

<p>Applicant(s):</p> <ul style="list-style-type: none"> • Mike Helmrick, representing the City of Stevens Point <p>Staff:</p> <ul style="list-style-type: none"> • Adam Kuhn, Associate Planner akuhn@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> • 281240829240047 • 281240829240033 <p>Zone(s):</p> <ul style="list-style-type: none"> • “PD” Planned Development • “R-2” Single-Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> • Commercial / Office / Multi-Family • Institutional / Government <p>Council District:</p> <ul style="list-style-type: none"> • District 4 – Ald. Broderick <p>Lot Information:</p> <ul style="list-style-type: none"> • 10 lots <p>Current Use:</p> <ul style="list-style-type: none"> • Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> • Ch. 20.05(1) 	<p>Request</p> <ol style="list-style-type: none"> 1. Public Hearing and action on a request from Mike Helmrick, representing the City of Stevens Point, for a preliminary subdivision plat review on an unaddressed parcel bounded by Maria Drive & Union Street North (Parcel ID 281240829240047) and an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033), consistent with Ch. 20.05(1). <p>Attachment(s)</p> <ol style="list-style-type: none"> 1. Application 2. Plat <p>Findings of Fact</p> <ol style="list-style-type: none"> 1. The applicant is requesting a preliminary subdivision plat review for a proposed subdivision off of Maria Drive. 2. The land division would create nine developable lots, one outlot intended to be used for stormwater management purposes, plus a future extension of Third Street, Meadow Street and Academy Avenue. 3. Lots 3-8 range from 5,850 sq ft to 6,500 sq ft in size and is intended for single-family residential development. Lot 2 is intended for a cottage court development, Lot 1 for a planned gathering lodge to accompany Door2Dreams, and Lot 9 for future multi-family residential development. 4. An extension of Third Street, Meadow Street and Academy Avenue is intended to provide access to all developable parcels. 5. Parcel ID 281240829240047 has a base zoning of “R-4” Multi-Family Residential with a “PD” Planned Development Overlay designation. This zoning designation was approved in 2020. Parcel ID 281240829240033 is zoned “R-2” Single-Family Development. 6. Additional land use requests – a Comprehensive Plan amendment, rezoning and conditional use permit – is slated for consideration at the May Plan Commission meeting. 7. The creation of five or more lots requires the Common Council to approve both a preliminary plat review and a final plat review. <p>Staff Recommendation</p> <p>Approve the preliminary subdivision plat review on an unaddressed parcel bounded by Maria Drive & Union Street North (Parcel ID 281240829240047)</p>
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and an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033).

Vicinity Map



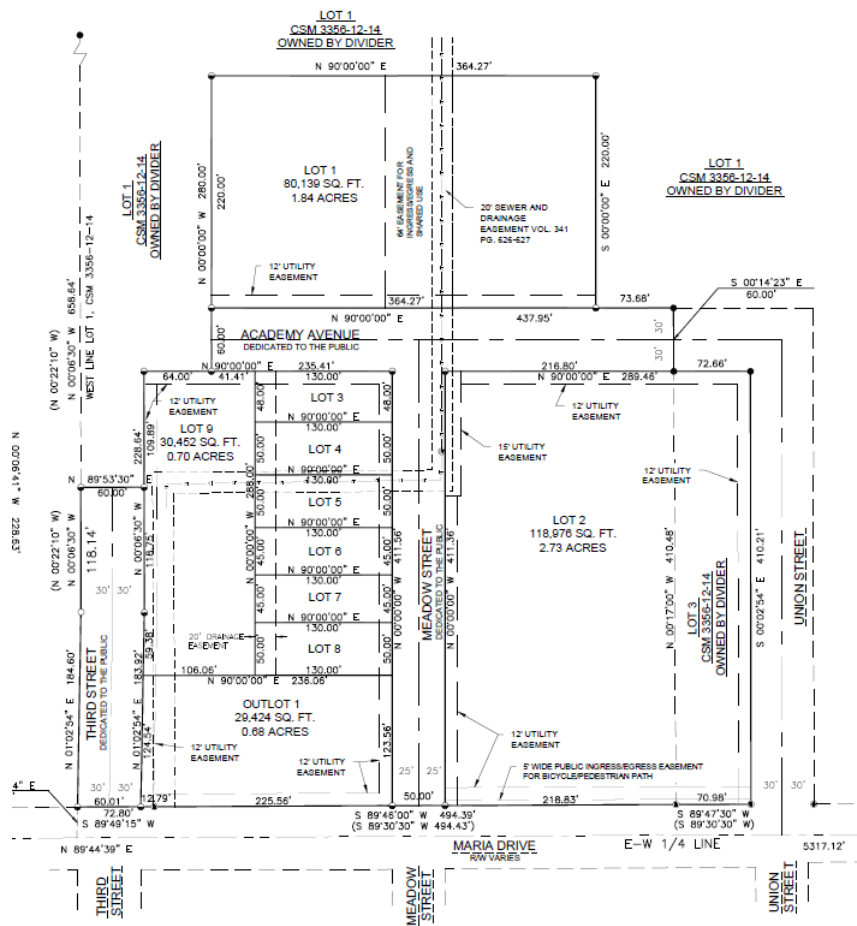
Background

The applicant is requesting a preliminary subdivision plat review for a proposed subdivision off of Maria Drive. The land division would create nine developable lots, one outlet intended to be used for stormwater management purposes, plus a future extension of Third Street, Meadow Street and Academy Avenue. Consistent with the City's Subdivision Ordinance, the subdividing of land creating five or more lots requires a preliminary and final subdivision plat to be approved by the Plan Commission and Common Council.

Access: Access to the developable lots would be off of Maria Drive and a planned extension of Third Street, Meadow Street and Union Street. All planned street extensions would be dedicated as public right-of-way. Academy Avenue and Third Street North would have a right-of-way width of 60 feet, while the Meadow Street North Right-of-Way would be 50 feet in width. The City's Public Works Department has reviewed the proposed street extensions and believe that street capacity is adequate to handle the expected traffic generation.

Utilities: Utility infrastructure would be installed underneath the proposed public streets, servicing the 9 developable lots.

Zoning and Land Use: If the subdivision plat is approved, the intention is to build single-family homes on Lots 3-8, a cottage court on Lot 2, a gathering lodge on Lot 1 and future multi-family residential development on Lot 9. The City’s Future Land Use Map identifies most of the subject area, with the exception of Parcel ID 281240829240047, for institutional and governmental uses. A Future Land Use Map amendment would be needed to support residential development, which is planned for consideration in May. Parcel ID 281240829240047 has a base zoning of “R-4” Multi-Family I Residential with a “PD” Planned Development Overlay designation. This zoning designation was approved in 2020. Parcel ID 281240829240033 is zoned “R-2” Single-Family Development. A rezoning to the “R-4” Multi-Family I Residence District is needed to support multi-family residential development and is planned for consideration in May.



Preliminary Subdivision Plat

Standards of Review

A preliminary plat or final plat of any major or minor subdivision in the City of Stevens Point or in the extraterritorial area shall not be approved unless the Plan Commission and the Common Council determine that adequate public facilities and public services are available to support and service the area of the proposed subdivision, unless the City finds the major or minor plat are in an area not likely to be included in the City’s future growth zone. In considering the questions of

adequacy of public facilities and public services as set forth above, the Plan Commission and Common Council shall consider but not be limited to:

1. The nature, extent and size of the proposed subdivision and its impact in terms of the estimated increase in population expected to result.

Analysis: The subject area includes nine developable lots that are proposed for single-family, multi-family residential and commercial development. Proposed lots range from 5,850 sq ft in size to over 118,000 sq ft in size. Some of the proposed lots have further development restrictions, such as utility and drainage easements that would prohibit development in those areas.

Findings: US Census household size in Stevens Point is 2.10 persons per household. An exact number of residential units planned for Lot 9 is not determined. Given the smaller size of the lot (30,452 sq ft) and the density restrictions for the "R-4" District, safeguards do exist to restrict significant population increases for multi-family areas. Lots 3-8 are planned for single-family development, generating an estimated population increase of 13 people. Based on the potential population increase for this area, existing public infrastructure, along with the new street, utilities and fire hydrants, the City can reasonably handle this type of increase.

2. The present or projected state of development likely to result when said subdivision is developed with projected densities as anticipated by adopted area Comprehensive Plans and currently approved subdivisions in the immediate vicinity of the proposed subdivision.

Analysis: The proposed subdivision provides medium-density residential development on the city's north side.

Findings: Long-term cost for the City does exist with the proposed subdivision having access via a public street. Given the tax revenues tied to this development, staff believes that sufficient lot density exists so that revenues are on par with expected expenditures, in part due to planned TIF incentives.

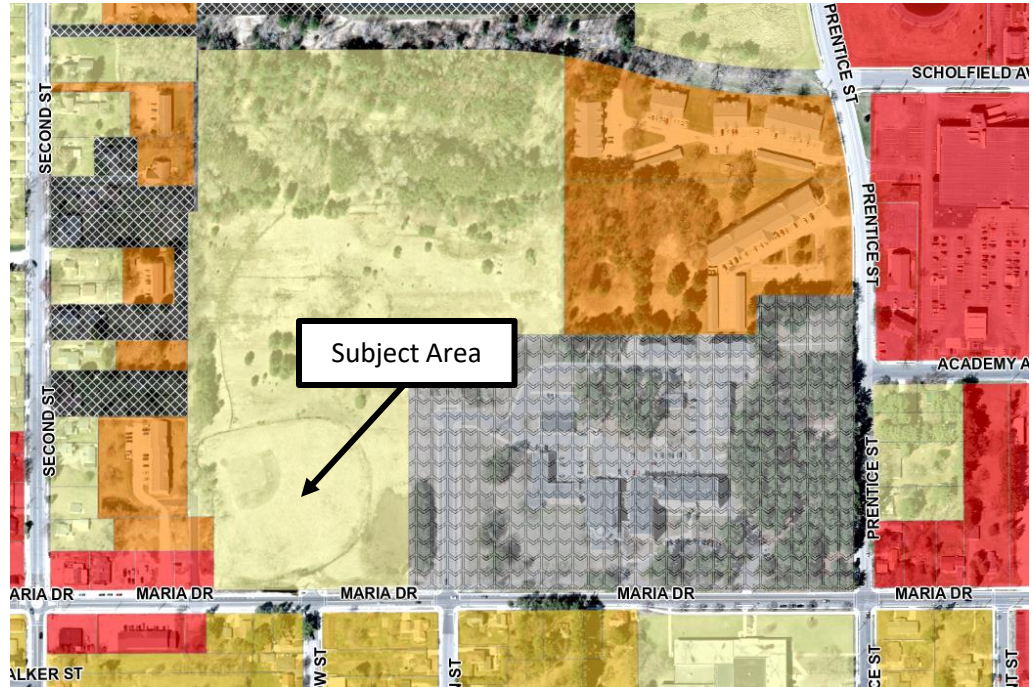
3. The avoidance of expenditures of public funds necessitated by the proposed subdivision which are not in adopted capital or operating budgets. For subdivisions in the City of Stevens Point, the applicant shall furnish data requested by the Director of Public Works, Water Utility Manager, Traffic Engineer and Director of Planning and Development who will coordinate statements of adequacy for transportation, storm sewer, sanitary sewer, water service, fire and police protection, parks, open space, and recreation and school facilities for the Plan Commission and the Common Council.

Analysis: Planned street extensions would be handled by the City. Additional long-term expenditures with maintenance costs for the street and multi-use path are anticipated; however, such expenditures will be financed by the additional tax revenue coming from the created housing units.

Findings: Estimated infrastructure costs, projected property tax revenue, and utility users provide sufficient financial capacity for the subdivision over the life of the proposed infrastructure.

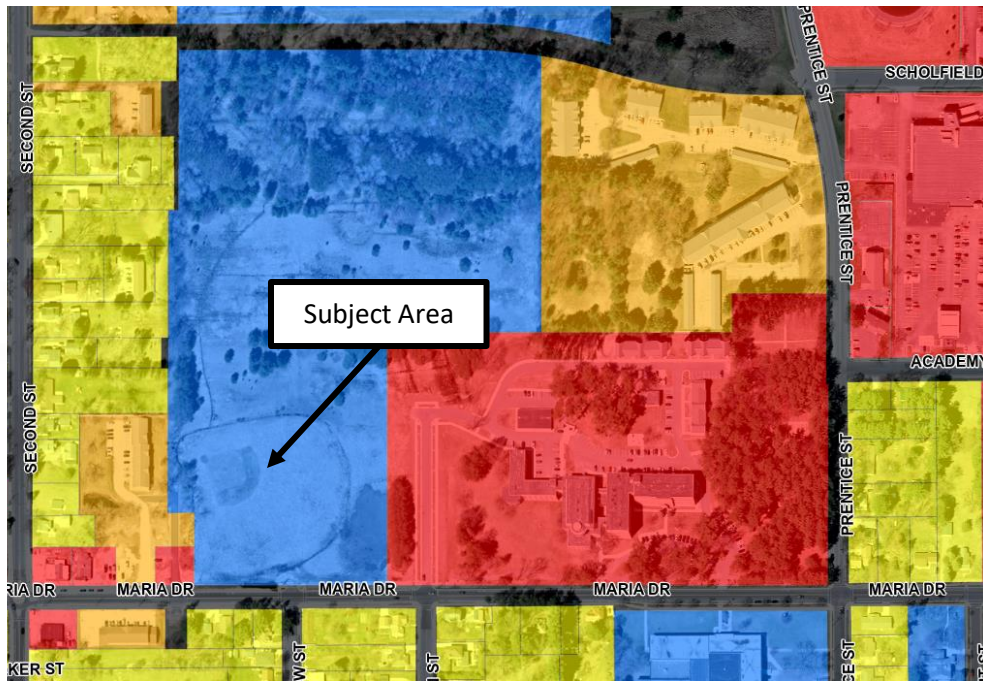
Exhibits

- C - Conservancy
- RLD - Low Density
- R1 - Suburban Single Family Residential
- R2 - Single Family Residential
- R3 - Single and Two Family Residential
- R4 - Multiple Family I Residential
- R5 - Multiple Family II Residential
- B1 - Neighborhood Business
- B2 - Central Business Transition
- B3 - Central Business
- B4 - Commercial
- B5 - Highway Commercial
- M1 - Light Industrial
- M2 - Heavy Industrial
- U1 - University Facilities District
- PD - Planned Development District
- PID - Planned Industrial Development District
- District
- Split Zoned



Future Land Use

- Residential
- Multi-family (3+ units)
- Mobile Home Park
- Commercial / Office
- Office / Multi-Family
- Downtown District
- Business Park District
- Institutional / Government
- UWSP
- Industry
- Park
- Not Developable / Restrictive Ownership
- Vacant
- Road Right-of-Way
- Water Bodies





APPLICATION FOR SUBDIVISION APPROVAL

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Major Subdivision	<input type="checkbox"/>	Minor Subdivision	<input type="checkbox"/>

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>)	
Applicant Name	Rettler Corporation	Contact Name	Mike Helmrick
Address	3317 Business Park Drive	Address	
City, State, Zip	Stevens Point, WI 54482	City, State, Zip	
Telephone	715-341-2633	Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

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

PROJECT SUMMARY

Subdivision Name	Sisters Meadow Subdivision	Former Subdivision Name (if any)	N/A
Area of Subject Property (Acres/Sq Ft)	8.29acres/361,314s.f.	Proposed Number of Lots	9
Project Address:	TBD - 0 Maria Drive		
Parcel 1 – Assessor's Parcel ID Number	Parcel 2 – Assessor's Parcel ID Number (if needed)	Parcel 3 – Assessor's Parcel ID Number (if needed)	
281240829240033	281240829240047	281240829240099 & 281240829240049	
Current Use of Subject Property	Vacant Land		
Proposed Use of Subject Property	Mixed Use Residential & Door 2 Dreams Gathering Lodge		
Designated Future Land Use Category	Current Zone District(s)		
PD (D2D Lots 1 and 2), R3 (Lots 3-8) & R4 (Lot 9)	R2 & PD		
Is there an associated request for a Zoning Map Amendment? If yes provide the application Number?	Yes, w/ rezone at May meeting		
Number of Residential Units Proposed	Proposed Gross Residential Density	Commercial Space Proposed Sq. Ft.	
TBD			
Common Open Space Proposed Sq. Ft.	Primary Open Space Designations (Cluster)	Secondary Open Space Designation (Cluster)	

Source of Utilities: City of Stevens Point			Streets Created or Extended as part of Subdivision? If Yes What Types?	
Water	City of Stevens Point	Sewer	City of Stevens Point	Yes. Academy Ave, Third Street and Meadow Street Extensions
Number of Each Type of Building and Individual Units			Proposed Density (Units/Acre)	
Single-Family House		6 (lots 3-8) & 8 (lot 2)		
Attached House (duplex)				
Row House (Number of Units)		6 (north end of lot 2)		
Apartment (Number of Units)		20 (south end of lot 2) & TBD (Lot 9)		
Commercial Building		1 (lot 1- D2D Gathering Lodge)		
Mixed Use Building (number of residential units)				
Industrial Building				
Civic Building / Institutional				
Open Lot				

Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

Lot 1 is for the proposed Door 2 Dreams Gathering Lodge. Lot 2 is for the proposed Door 2 Dreams housing, which includes townhomes, small homes and an apartment building, along with parking lot and common green space/site features. Lot 3 to 8 are for single family homes through City of Stevens Point. Lot 9 is for apartment buildings through the City of Stevens Point. Outlot 1 is for stormwater management to be owned by the City of Stevens Point.

Current Zoning Surrounding Subject Property

North:	Split Zoned	South:	R3 & R4
East:	PD	West:	R2, R4 & Split Zoned

Current Land Use Surrounding Subject Property

North:	Institutional & Residential	South:	Residential
East:	Mixed Use	West:	Mixed Use

EXHIBITS (MAJOR SUBDIVISION)

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any (List):
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Open Space Plan if Cluster Subdivision	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
Mike Helmrick	3/10/2026		

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

SISTERS MEADOW PRELIMINARY SUBDIVISION PLAT

A PRELIMINARY SUBDIVISION PLAT OF SISTERS MEADOW SUBDIVISION, BEING A PART OF LOT 1 AND LOT 3, CSM #3356 VOLUME 12 PAGE 14, DOCUMENT NO. 385755, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 NORTH RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, DARREN KRZANOWSKI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF THE CITY OF STEVENS POINT, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 361,314 SQUARE FEET (8.29 ACRES) BEING A PART OF LOT 1 AND LOT 3, CSM NO. 3356 VOL. 12 PAGE 14, DOCUMENT NO. 385755, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236 AND CHAPTER A-E7 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF STEVENS POINT IN SURVEYING, DIVIDING, AND MAPPING.

THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

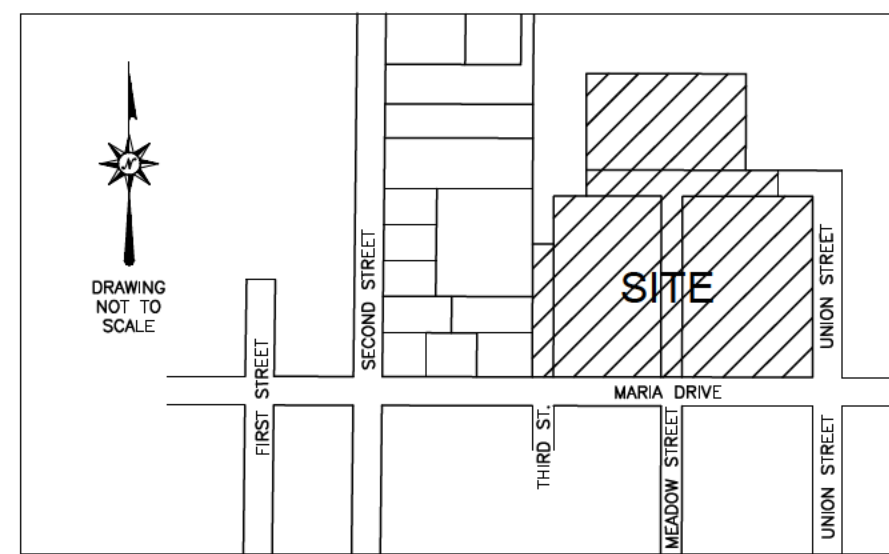
CERTIFIED THIS _____ DAY OF _____, 2026.

SIGNED: DARREN KRZANOWSKI PLS #2863

UTILITY EASEMENTS

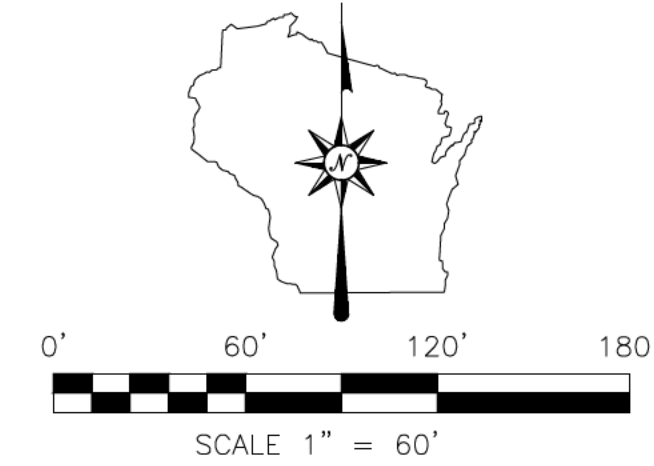
NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF s. 236.32 OF THE REVISED WISCONSIN STATUTES. UTILITY EASEMENTS ARE HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREAS. THE UTILITY EASEMENT INCLUDES THE RIGHT OF THE UTILITY TO TRIM OR REMOVE ANY OR ALL TREES WITHIN THE EASEMENT WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF THE UTILITY.

VICINITY MAP



LOCATED IN THE SE1/4 OF THE NW1/4 SECTION 29 TOWNSHIP 24 NORTH RANGE 8 EAST

W1/4 CORNER SEC 29 T24N R.8E HARRISON MON.



BASE FOR BEARING

BASE FOR BEARING IS THE EAST-WEST QUARTER LINE SEC 29 T24N R8E, SAID TO BEAR N 89°44'39" E PER WISCONSIN COUNTY COORDINATE SYSTEM PORTAGE COUNTY NAD 1983 (1997)

LEGEND

- ⊕ HARRISON CAST IRON MONUMENT FOUND
- 3/4" REBAR FOUND
- 1.315" OD IRON PIPE FOUND
- ⊙ 1 1/4" MAG NAIL FOUND
- ⊙ 1 1/4" X 18" REBAR 4.30lbs/ft. SET
- () RECORDED AS
- ALL OTHER LOT CORNERS SET WITH A 3/4"X18" REBAR 1.502lbs/ft.

LOT AREA TABLE

LOT	SQ. FT.	ACRES
LOT 3	6,240	0.14
LOT 4	6,500	0.15
LOT 5	6,500	0.15
LOT 6	5,850	0.13
LOT 7	5,850	0.13
LOT 8	6,500	0.15

SURVEYOR

DARREN KRZANOWSKI, PLS #2863
 RETTLER CORPORATION
 3317 BUSINESS PARK DRIVE
 STEVENS POINT, WI 54482
 PHONE (715)341-2633
 FAX (715)341-0431

E1/4 CORNER SEC 29 T24N R.8E PK NAIL

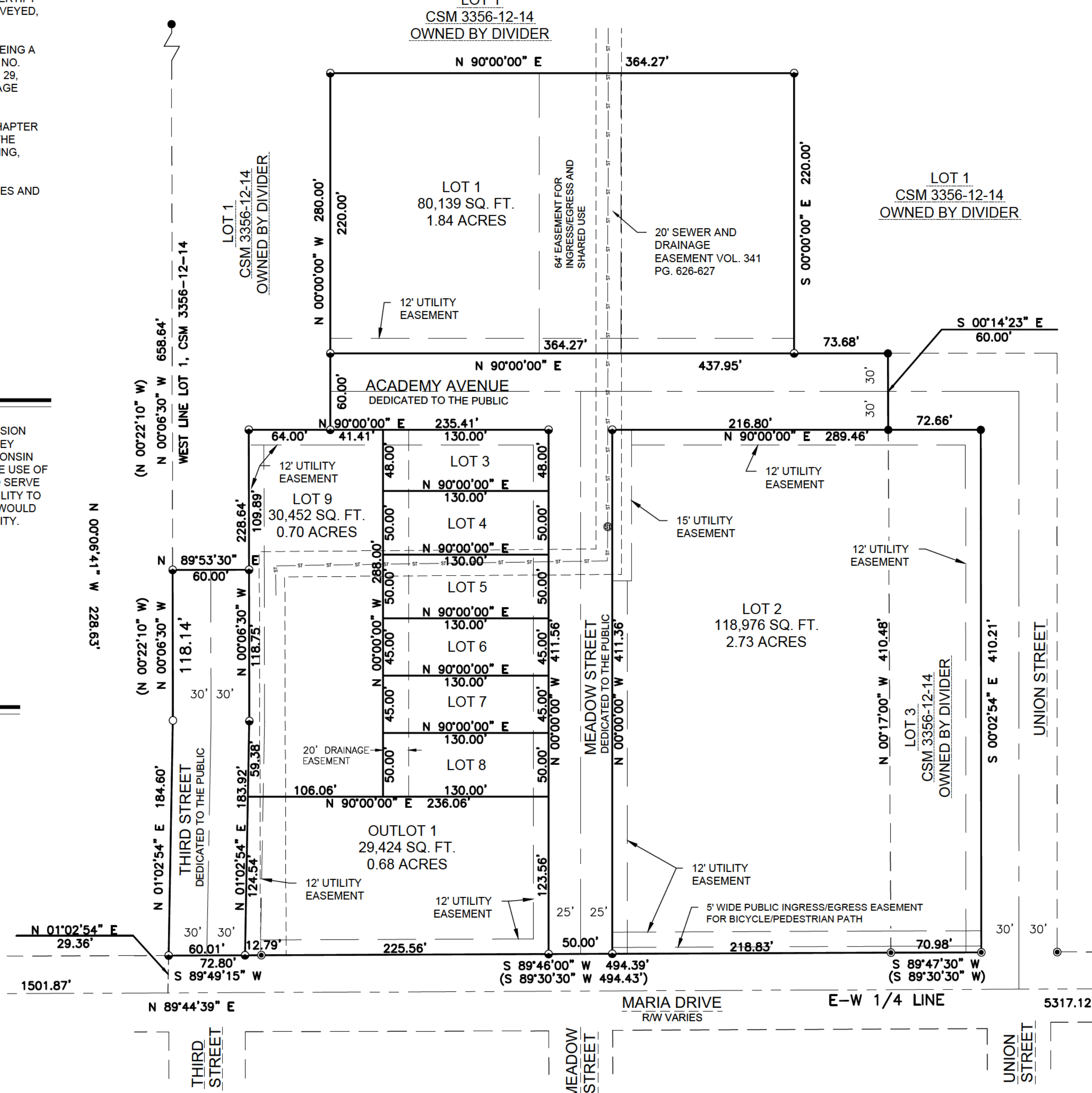
REVISION DATE:

SHEET 1 OF 2 SHEETS

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3317 Business Park Drive, Stevens Point, WI 54482
 Telephone 715-341-2633, Fax 715-341-0431
 email info@retler.com website www.retler.com



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

SURVEYOR'S CERTIFICATE

I, DARREN KRZANOWSKI, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF THE CITY OF STEVENS POINT, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 361,314 SQUARE FEET (8.29 ACRES) BEING PARTS OF LOT 1 AND LOT 3, CERTIFIED SURVEY MAP NO. 3356 VOLUME 12 PAGE 14, DOCUMENT NO. 385755, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29; THENCE N 89°44'39" E ALONG THE EAST-WEST QUARTER LINE 1501.87 FEET; THENCE N 01°02'54" E 29.36 FEET TO THE NORTH LINE OF MARIA DRIVE AND THE POINT OF BEGINNING; THENCE CONTINUING N 01°02'54" E 184.60 FEET TO THE SOUTHWEST CORNER OF LOT 1, SAID CSM 3356; THENCE N 00°06'30" W ALONG THE WEST LINE OF LOT 1, SAID CSM 3356 118.14 FEET; THENCE N 89°53'30" E 60.00 FEET; THENCE N 00°06'30" W 109.89 FEET; THENCE N 90°00'00" E 64.00 FEET; THENCE N 00°00'00" W 280.00 FEET; THENCE N 90°00'00" E 364.27 FEET; THENCE S 00°00'00" E 220.00 FEET; THENCE N 90°00'00" E 73.68 FEET TO THE WEST LINE OF UNION STREET; THENCE S 00°14'23" E ALONG THE WEST LINE OF UNION STREET 60.00 FEET TO THE SOUTH LINE OF UNION STREET; THENCE N 90°00'00" E ALONG THE SOUTH LINE OF UNION STREET 72.66 FEET TO THE WEST LINE OF UNION STREET; THENCE S 00°02'54" E ALONG THE WEST LINE OF UNION STREET 410.21 FEET TO THE NORTH LINE OF MARIA DRIVE; THENCE S 89°47'30" W ALONG THE NORTH LINE OF MARIA DRIVE 70.98 FEET; THENCE S 89°46'00" W ALONG THE NORTH LINE OF MARIA DRIVE 494.39 FEET; THENCE S 89°49'15" W ALONG THE NORTH LINE OF MARIA DRIVE 72.80 FEET TO THE POINT OF BEGINNING.

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236 AND CHAPTER A-ET OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF STEVENS POINT IN SURVEYING, DIVIDING, AND MAPPING.

THAT SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED.

CERTIFIED THIS ____ DAY OF _____, 2026.

SIGNED: _____
DARREN KRZANOWSKI PLS #2663

COUNTY TREASURER CERTIFICATE

I, PAMELA R. PRZYBELSKI, PORTAGE COUNTY TREASURER, DO HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

THIS _____ DAY OF _____, 2026, AFFECTING THE PLAT OF "SISTERS MEADOW SUBDIVISION."

SIGNED _____
PAMELA R. PRZYBELSKI, COUNTY TREASURER

CITY TREASURER CERTIFICATE

I, COREY LADICK, CITY OF STEVENS POINT TREASURER, DO HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF

THIS _____ DAY OF _____, 2026, AFFECTING THE PLAT OF "SISTERS MEADOW SUBDIVISION."

SIGNED _____
COREY LADICK, CITY COMPTROLLER/TREASURER

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SISTERS MEADOW PRELIMINARY SUBDIVISION PLAT

A PRELIMINARY SUBDIVISION PLAT OF SISTERS MEADOW SUBDIVISION, BEING A PART OF LOT 1 AND LOT 3, CSM #3356 VOLUME 12 PAGE 14, DOCUMENT NO. 385755, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 NORTH RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

CITY OF STEVENS POINT, AS OWNER, DOES HEREBY CERTIFY THAT THE CITY OF STEVENS POINT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED, AS REPRESENTED ON THIS PLAT.

THE CITY OF STEVENS POINT, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION
CITY OF STEVENS POINT

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2026.

IN THE PRESENCE OF:

SIGNED _____
MIKE WIZA, MAYOR

STATE OF WISCONSIN)
PORTAGE COUNTY JSS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026.
CITY OF STEVENS POINT,
REPRESENTED BY OWNER, TO ME KNOWN TO BE THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

COMMON COUNCIL APPROVAL CERTIFICATE

THE FOREGOING SUBDIVISION PLAT, SISTERS MEADOW SUBDIVISION, HAS BEEN SUBMITTED TO THE CITY OF STEVENS POINT COMMON COUNCIL, CITY OF STEVENS POINT OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL.

THIS ____ DAY OF _____, 2026

MIKE WIZA, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COMMON COUNCIL.

SUSAN PAGEL, CITY CLERK

UTILITY & STORMWATER EASEMENT PROVISIONS

AN EASEMENT FOR ELECTRIC, NATURAL GAS, COMMUNICATIONS, WATER & SEWER SERVICE AND STORMWATER IS HEREBY GRANTED BY CITY OF STEVENS POINT, GRANTORS, TO

CITY OF STEVENS POINT PUBLIC UTILITIES
TDS TELECOMMUNICATIONS LLC, GRANTEE, AND
AT&T TELECOMMUNICATIONS, GRANTEE, AND
WISCONSIN PUBLIC SERVICE CORPORATION, A WISCONSIN CORPORATION, GRANTEE, AND
CENTRAL WISCONSIN COMMUNICATIONS LLC, GRANTEE, AND
CHARTER COMMUNICATIONS/SPECTRUM TELECOMMUNICATIONS COMPANY, GRANTEE AND
SOLARUS TDS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN, EXCAVATE AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, NATURAL GAS, TELEPHONE, CABLE TV AND STORMWATER FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THEIR PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY & STORMWATER EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS, WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. THE GRANTEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLY POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND AND/OR ABOVE GROUND ELECTRIC FACILITIES, NATURAL GAS FACILITIES, OR TELEPHONE AND CABLE TV FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. STRUCTURES SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY & STORMWATER EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN SIX INCHES WITHOUT WRITTEN CONSENT OF GRANTEES. THIS UTILITY EASEMENT PROVISION DOES NOT PREVENT OR PROHIBIT OTHERS FROM UTILIZING OR CROSSING THE UTILITY EASEMENT AS THE UTILITY EASEMENT(S) ARE NON-EXCLUSIVE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

SURVEYOR

DARREN KRZANOWSKI PLS#2663
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PHONE (715) 341-2633
FAX (715) 341-0431

DEVELOPER

CITY OF STEVENS POINT
1515 STRONGS AVENUE
STEVENS POINT WI 54481

REVISION DATE:

THIS INSTRUMENT WAS DRAWN AND
DRAFTED BY: DARREN KRZANOWSKI

SHEET 2 OF 2 SHEETS

Administrative Staff Report

**Rezone
Conditional Use Permit
2854 Church Street
April 6, 2026**



**Department of Community
Development**

<p>Applicant(s):</p> <ul style="list-style-type: none"> Partnering Together of Portage County <p>Staff:</p> <ul style="list-style-type: none"> Adam Kuhn, Associate Planner akuhn@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 281230805101608 <p>Zone(s):</p> <ul style="list-style-type: none"> Split Zoned "R-2" Single-Family Residential and "B-4" Commercial <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial / Office / Multi-Family <p>Council District:</p> <ul style="list-style-type: none"> District 10 Ald. Buse <p>Lot Information:</p> <ul style="list-style-type: none"> Lot Size: 13,068 sq. ft. (0.30 ac.) <p>Current Use:</p> <ul style="list-style-type: none"> Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.02(1)(f)(3)(f) 	<p>Request</p> <ol style="list-style-type: none"> Public Hearing and action on a request from Partnering Together of Portage County to rezone portions of the property located at 2854 Church Street (Parcel ID 281230805101608) from the "R-2" Single-Family Residence District to the "B-4" Commercial District. Public Hearing and action on a request from Partnering Together of Portage County for a conditional use permit to operate a temporary housing facility on the property located at 2854 Church Street (Parcel ID 281230805101608), consistent with Ch. 23.02(1)(f)(3)(f). <p>Attachment(s)</p> <ol style="list-style-type: none"> Application Plans <p>Findings of Fact</p> <ol style="list-style-type: none"> Partnering Together of Portage County is seeking to operate a temporary housing facility on the subject property. The subject property is split zoned – the east half of the property is zoned "B-4" Commercial, while the west half of the property is zoned "R-2" Single-Family Residential. Temporary housing is prohibited in the "R-2" District and is a conditional use in the "B-4" District. <p>Staff Recommendation</p> <p>Approve the request to rezone portions of the property located at 2854 Church Street (Parcel ID 281230805101608) from the "R-2" Single-Family Residence District to the "B-4" Commercial District.</p> <p>Approve the request for a conditional use permit to operate a temporary housing facility on the property located at 2854 Church Street (Parcel ID 281230805101608), subject to the following conditions:</p> <ol style="list-style-type: none"> Maximum building occupancy shall be 35 persons. Guest rules shall be created and administered as part of this conditional use approval. At least one professionally trained staff member shall provide supervision of the facility at all times when in operation. Staff shall have the ability to approve minor amendments to the submitted plan set.
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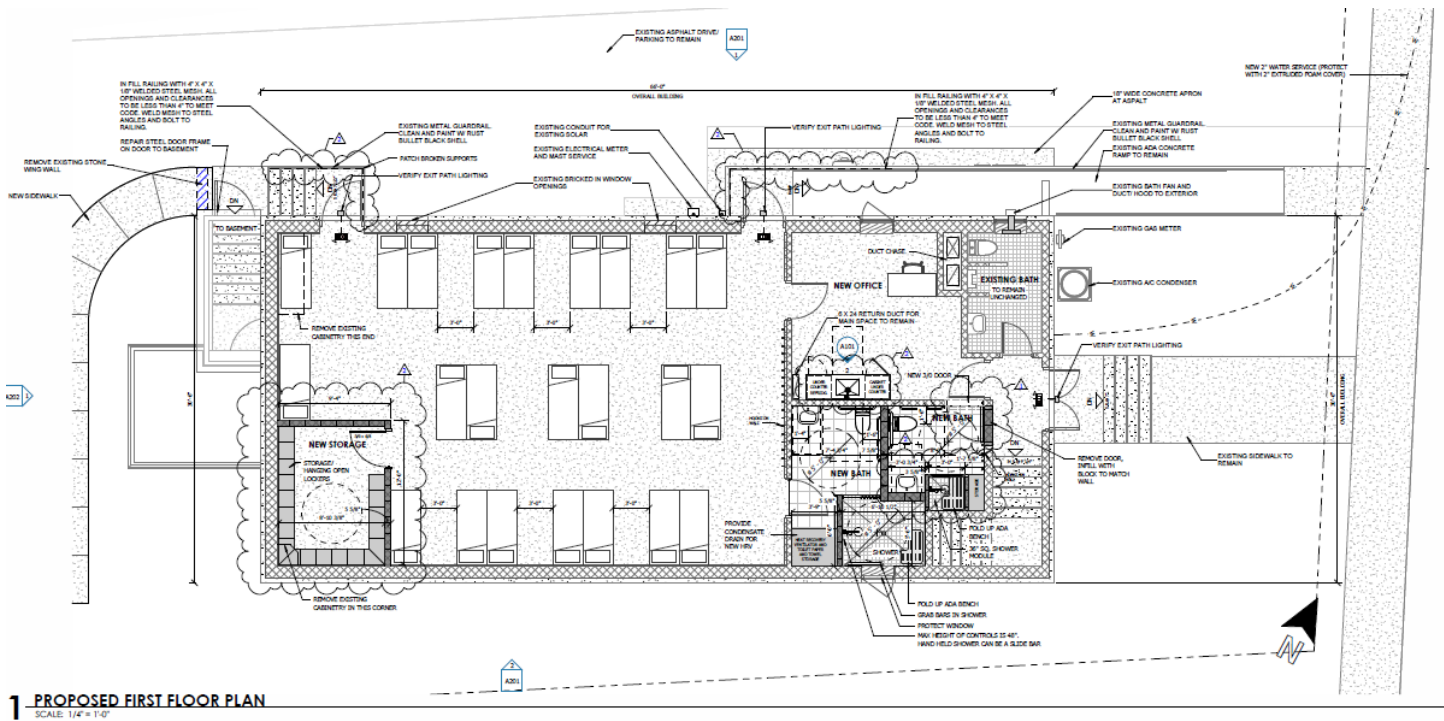
Vicinity Map



Background

Overview: Partnering Together of Portage County is seeking to operate an overnight temporary housing facility at 2854 Church Street. Interior renovations of the existing building are proposed to create sleeping areas for 22 beds, new bathroom facilities, and other renovations to achieve Building Code compliance. Exterior improvements include the creation of 11 parking spaces towards the rear of the property, bicycle parking, new six-foot-tall privacy fencing and additional landscaping.

The subject property is split zoned “R-2” Single-Family Residential and “B-4” District. The east half of the property – where the existing building is located – is zoned “B-4” Commercial, while the west half of the property is zoned “R-2” Single-Family Residential. Temporary housing is a prohibited land use in the “R-2” District; however, it is a conditional use within the “B-4” District. A rezoning of the west half of the property from the “R-2” District to the “B-4” District is needed so that all of the subject property has a “B-4” District zoning designation. With temporary housing being a conditional use in the “B-4” District, a conditional use permit is also being requested as part of this submittal.



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

Proposed First Floor Plan

Standards of Review – Rezone

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

Analysis: Performance standards for the “B-4” Commercial District are identified below:

USE	LOT AREA AND DENSITY	LOT WIDTH	HEIGHT OF STRUCTURE	SIDE YARD	STREET SETBACK	REAR YARD	PARKING	AREA OF STRUCTURE
Permitted Uses	2650 sq.ft. Lot area per ground	60 ft. - 80 ft.	35 ft. - 125 ft. if fire	0	25 ft. In cases where a property	10 ft. Plus	Per 23.01(14)	0
	<p>floor unit plus additional 50 sq.ft. Per bedroom.</p> <p>870 sq.ft. Lot area per above ground floor unit plus an additional 50 sq.ft. Per bedroom</p> <p>770 sq. Ft. lot area per unit above 2nd floor having a balcony plus an additional 50 sq.ft. Per bedroom.</p> <p>Dwellings shall have a minimum lot area of 8,000 sq.ft.</p>	For corner lots	prevention system approved by Fire Dept.	5 ft. If any side yard is provided and 5 ft. if abuts residence district	is abuted by two or more public rights-of-ways, one frontage shall be permitted to be reduced to 15 feet, or 10 feet via a conditional use permit.	additional 3 ft. For each story or fraction above 2 stories		
All other permitted uses	7,000 sq.ft. Lot area							
Conditional Uses	As set by the Plan Commission and City Council							

Findings: The subject property is over 13,000 sq ft in size and meets minimum density restrictions for temporary housing. Peak building height is 21 feet and meets maximum building height requirements. The principal structure on the subject property meets minimum side and rear yard setback requirements. The minimum 25' street setback requirement is not met; however, the building is grandfathered due to the current zoning designation of "B-4" Commercial.

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

Analysis: The subject property is designated on the City's Future Land Use Map for commercial, office, and multi-family residential uses.

Findings: Staff believes that this standard is met. Temporary housing closely aligns with multi-family housing given the multiple unrelated persons who would reside in the building at any given time.

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

Analysis: The subject property exists near single-family residential uses to the north, south and west. A scattering of commercial uses exists north and south of the subject property along Church Street.

"R-2" Single-Family Residence District

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

"B-4" Commercial District

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

Findings: The segment of Church Street from the underpass to Heffron Street has historically had a scattering of commercial and single-family residential development. The City's Zoning Map and Future Land Use Map identifies the desire for commercial and multi-family housing on properties directly abutting Church Street. The proposal to have temporary housing on the subject property, in my opinion, would better meet the City's long-range land use plan for this segment of Church Street.

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

Analysis: 11 parking spaces are proposed with access off of Henrietta Street and Church Street. The parking area is designed to accommodate for one-way traffic that enters the property off of Church Street and exits onto

Henrietta Street. While residents are not expected to have vehicles, 11 parking spaces are required per the City's Zoning Code based on the size of the building and proposed land use.

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

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

Analysis: On-site drainage is planned to be located along the side lot lines and within landscaped areas towards the west property line. With the proposed parking lot, staff believes that adequate green space exists for stormwater to be contained on the property.

Findings: This standard is met.

- 6. Population density changes.**

Analysis: Social and protective services in the area can support the proposed use, even when at full capacity.

Findings: This standard is met.

- 7. School population changes.**

Analysis: N/A

Findings: N/A

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

Analysis: Utility infrastructure currently exists to support the planned use.

Findings: This standard is met.

- 9. Adequacy of recreational facilities serving the proposed area.**

Analysis: The subject property is located within 1/3-mile of Veteran's Memorial Park. Social gathering spaces are planned within the building for residents to utilize.

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

Standards of Review – Conditional Use Permit

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

Analysis: The building currently exists and can support a maximum occupancy of 35 persons (including staff). Sleeping areas will be located on the first floor, with access into the building off of Church Street.

Findings: A mix of land uses are located near the subject property, including single-family, commercial and institutional uses. The proposed location is better suited to handle the requested land use given the site layout and the ability to minimize activity for the land use within the public right-of-way. Businesses that are located near the property typically operate only during business hours, typically when the shelter is not in use. While the proposed use abuts single-family uses, safeguards have been built into the site design (e.g., landscaping and privacy fencing) and operations to address potential dangers.

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

Analysis: The proposed use can accommodate a maximum occupancy of 35 people, which includes support staff.

Findings: Temporary housing is identified as a conditional use within the “B-4” Commercial District, the zoning designation of the subject property (contingent on rezoning approval). Based on the application and plan submittal, staff believes that the use will not be injurious to the property or surrounding neighborhood.

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

Analysis: The respective area is in an established and developed area of the city.

Findings: See standards one and two above.

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

Analysis: The use will occupy an existing building. Minimal exterior renovations are proposed (e.g., light fixtures).

Findings: The current building matches the surrounding area in terms of architectural appeal and general function.

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

Analysis: The parking area is designed to accommodate for one-way traffic that enters the property off of Church Street and exits onto Henrietta Street. On-site drainage is planned to be located along the side lot lines and within landscaped areas towards the west property line. With the proposed parking lot, staff believes that adequate green space exists for stormwater to be contained on the property.

Findings: This standard is met.

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

Analysis: See standard #5 above.

Findings: Staff believes that safe access into and out of the subject property is provided with the proposed land use.

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

Analysis: The subject property is zoned “B-4” Commercial (contingent on the rezoning request listed earlier) and has a future land use designation of ‘Commercial/Office/Multi-Family.’ The “B-4” District is established to

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

Findings: Staff believes that the proposed residential use aligns with the zoning and future land use designation of the subject property.



Future Land Use



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

Analysis: The property and use meets minimum performance standards in the “B-4” District. Several Building Code requirements exist with the proposed land use. The applicant has been working with the selected architect and City Commercial Building Inspector on identifying all regulations that need to be met. Applicable Building Code standards would need to be fulfilled prior to being granted occupancy.

Findings: This standard is met provided that the above conditions of approval are applied.

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

Analysis: The proposal is to operate a temporary housing facility accommodating 22 beds.

Findings: The proposal should not result in an over-concentration of high-density living facilities as the property is located along a commercial corridor designated as an arterial street.

10. **Principal: Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

Analysis: The use will occupy an existing building. Minimal exterior renovations are proposed (e.g., light fixtures).

Findings: The current building matches the surrounding area in terms of architectural appeal and general function.

11. **Principal: Access to the site shall be safe.**

- a) **All developments shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: Access is proposed to be off of Church Street and Henrietta Street

Finding: This standard is met.

- b) **The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: The proposed access points maintains minimum spacing requirements as outlined in the City's Zoning Code.

Findings: This standard is met.

- c) **The driveway shall not be too close to neighboring intersections.**

Analysis: Driveways serving multi-family residential and other non-residential land uses must be separated at least 100 feet from a street intersection consisting of an arterial street. The proposed driveways greatly exceed this 100' separation requirement.

Findings: This standard is met.

- d) Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

Analysis: Based on the amount of street frontage provided, the City's Zoning Code permits a maximum of four driveways. Two driveways are proposed and are proportionally located on the two street frontages that would permit the creation of access points.

Findings: Staff believes that the proposed driveways are aligned appropriately to avoid conflict and confusion.

- e) Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

Analysis: The applicant is requesting to use two driveways. The Public Works Director has recommended the quantity and location of these driveways.

Findings: This standard is met.

- f) The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

Analysis: The traffic flow on the site to the street is anticipated to flow smoothly. Traffic will enter the site from Church Street and exit onto Henrietta Street.

Findings: This standard is met.

- g) Intersections are visible and not visually screened.**

Analysis: The intersections are not screened from view.

Findings: Vision obstructions should not be a concern.

- h) Adequate drainage and snow storage is provided.**

Analysis: Adequate drainage exists on the property, and snow storage is expected to be located towards the west end of the property.

Findings: This standard is met.

- i) Minimum size requirements are maintained for safe vehicle circulation.**

Analysis: The lot provides for adequate traffic aisles, as required by the City's Zoning Code.

Findings: This standard is met.

- j) **Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick, or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.**

Analysis: Additional lighting is planned to be located on the exterior of the building to meet minimum Building Code requirements. Existing landscaping should reduce light pollution generated from these fixtures onto adjacent properties.

Findings: This standard is met.

- k) **Driveways shall be located to minimize the impact to adjacent properties.**

Analysis: Please see above. The driveways should not cause a negative impact on the adjacent properties.

Findings: This standard is met.

11. There shall be adequate utilities to serve the site.

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

Analysis: Please see above. The property has the needed utilities and access to support the proposed land use.

Findings: This standard is met.

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

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

Analysis: Refuse storage is not proposed as part of this request.

Findings: This standard is met.

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



APPLICATION FOR A ZONING MAP AMENDMENT - REZONING

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	03-09-26	Fee Required	\$300	Fee Paid	03/11/2016
Associated Applications if Any	Application for Conditional Use			Assigned Case Manager			
Pre-Application Conference Date	02-26-2026						

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>)	
Applicant Name	Partnering Together of Portage County	Contact Name	Gregg Hansel, Chair
Address	1600 Briggs St.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	
Telephone	715-341-2437	Telephone	715-347-2116
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>)		PROPERTY OWNER 2 INFORMATION (If Needed)	
Owner's Name	Elodin Holdings, LLC	Owner's Name	Patrick Rothfuss
Address	1200 3rd. St.	Address	
City, State, Zip	Stevens Point, WI 54481	City, State, Zip	Stevens Point, WI 54481
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

Subject Property Location [Please Include Address and Assessor's Identification Number(s)]		
Parcel 1	Parcel 2	Parcel 3
281-230805101608		
Legal Description of Subject Property		
LOT 1 CSM #9107-38-37 & ABNG PRT LOT 14 & ALL LOT 17 BLK 2 DWINNELL'S ADDITION S5 T23 R8 780495		
Area of Subject Property (Acres/Sq Ft)		Area of Requested Rezoning (Acres/Sq Ft)
0.3 ACRES		0.15 ACRES (the front 1/2 is already zoned B-4)
Designated Future Land Use Category	Current Use of Property	Proposed Use of Property
Commercial - Office - Multi-family	Commercial	Temporary housing
Current Zone District		Proposed Zone District
Split B-4/R-2		B-4

Reason for the zone change request

The reason for re-zoning is to unify the current split zoning of the parcel into one zoning district.

The zoning code of the City allows multi-family as a conditional use within the B-4 district but not in the R-2 district. Therefore the parcel shall be 100% within the B-4 zoning prior to applying for the conditional use.

Land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)

Partnering Together of Portage County proposes to operate a 365 day overnight shelter for unhoused individuals in our community and is in the process of purchasing the property thanks to a grant provided by the City of Stevens Point.

In anticipation to the property exchange, the current Owner of the property Elodin Holdings LLC in conjunction with the future owner Partnering Together of Portage County are hereby initiating the zoning map amendment and rezoning of the parcel.

The shelter is planned to start operations the fall of 2026 with construction to convert the current Odd Fellows building into a multi-family housing for 30 unrelated individuals as soon as possible.

Current Zoning Surrounding Subject Property

North:	B-4 & R-2	South:	B-4 & R-2
East:	B-4	West:	R-2

Current Land Use Surrounding Subject Property

North:	Single family residence	South:	Single family residence
East:	Single family residence	West:	Single family residence

Is the proposed zoning map amendment consistent with the Comprehensive Plan? If so how?

The nature of the temporary housing development proposed is considered multi-family as it provides temporary residence for 30 unrelated individuals. Therefore, it is in alignment with the "Commercial Office/Multi-family" use as described in the current Comprehensive Plan of the City.

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
Letter to District Alderperson	<input checked="" type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	3/14/24		3/11/26



APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted	03-09-2026	Fee Required	\$300	Fee Paid	03/11/2026
Associated Applications if Any	Zoning map ammendment/Re-zoning		Assigned Case Manager				
Pre-Application Conference Date	02-26-2026		Conditional Use Permit Request	Use	<input checked="" type="checkbox"/>	Amend	<input type="checkbox"/>

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Applicant Name	Partnering Together of Portage County	Contact Name	Gregg Hansel, Chair
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LOT 1 CSM #9107-38-37 & ABNG PRT LOT 14 & ALL LOT 17 BLK 2 DWINNELL'S ADDITION S5 T23 R8 780495		
Designated Future Land Use Category		Current Use of Property
Commercial - Office - Multi-family		Commercial
Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)		
<p>Partnering Together of Portage County proposes to operate a 365-day overnight shelter for unhoused individuals in our community and is in the process of purchasing the property thanks to a grant provided by the City of Stevens Point. In anticipation to the property exchange, the current Owner of the property Elodin Holdings LLC in conjunction with the future owner Partnering Together of Portage County are hereby initiating the conditional use after approval of application for zoning map amendment and rezoning of the parcel.</p> <p>The shelter is planned to start operations the Fall of 2026 with construction to convert the current Odd Fellows building into a multi-family housing for 30 unrelated individuals as soon as possible.</p>		
How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)		

<p>Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)</p>
--

The proposed 365 days overnight shelter is considered residential in nature compatible with the surrounding single-family housing and allowed in the zoning district. However, the temporary shelter will house 30 unrelated individuals and there will be a parking lot as part of the development.

Partnering Together and City Officials, conducted a public informational meeting to listen to any concerns of adjacent property owners.

At the meeting, neighbors expressed the need for a privacy fence to screen the shelter's parking which is not typical of a single family home. Partnering Together will incorporate a 6 ft. privacy fence on the North and South lot lines to screen the building and the parking lot from neighboring properties as well as update the landscaping facing Church St and Henrietta St as shown on the site plan presented.

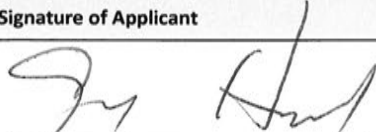
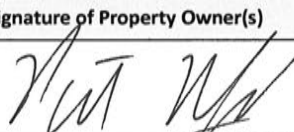
Current Zoning Surrounding Subject Property			
North:	B-4 & R-2	South:	B-4 & R-2
East:	B-4	West:	R-2
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North:	Single family residence	South:	Single family residence
East:	Single family residence	West:	Single family residence

EXHIBITS

Owner Information Sheet	<input type="checkbox"/>	Additional Exhibits If Any:
Letter to District Alderperson	<input type="checkbox"/>	
Maps (vicinity, zoning, floodplains, wetlands others as requested by staff)	<input type="checkbox"/>	
Site Plan (designating primary, side, and service street frontages)	<input type="checkbox"/>	
Building Elevations	<input type="checkbox"/>	
Parking Plan (Location, number of spaces, reductions, and design and landscaping)	<input type="checkbox"/>	
Street Plan with Cross-sections	<input type="checkbox"/>	
Utility Plan	<input type="checkbox"/>	
Landscape Plan (including any equivalent alternative landscaping requests)	<input type="checkbox"/>	
Stormwater Plan	<input type="checkbox"/>	
Outdoor Lighting Plan (location of fixtures, illumination levels)	<input type="checkbox"/>	

CERTIFICATION AND SIGNATURE

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

Signature of Applicant	Date	Signature of Property Owner(s)	Date
	3/10/22		3/10

PARTNERING TOGETHER OF PORTAGE COUNTY

March 10, 2026

Aldersperson Dustin Buse
District #10

**RE: CONVERTING THE FORMER ODD FELLOWS INTO AN OVERNIGHT SHELTER
2854 Church St**

Dear Alder Buse,

After much time and effort, Partnering Together of Portage County has reached the point where we are requesting re-zoning and conditional use of the property located at 2854 Church St.

With the support and collaboration of the City Government and many partners, we will be purchasing this property and completing renovations illustrated in the accompanying plans and documents.

Upon completion of the renovations, the building will be a valuable asset to our community addressing the housing needs of unsheltered neighbors.

If you should have any questions, I am available at 715-247-2116.

Sincerely,

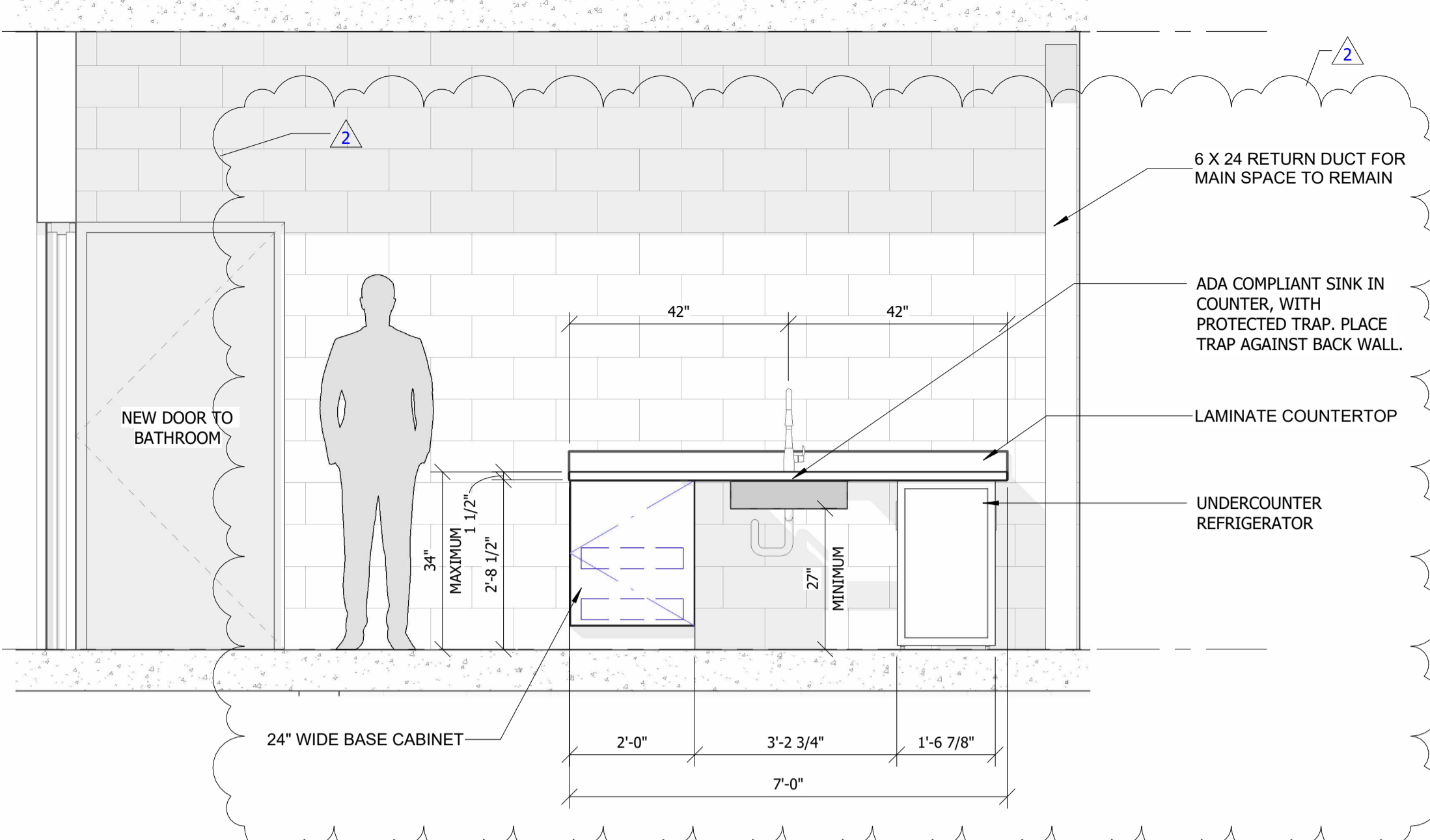
Gregg Hansel

Partnering Together of Portage County
Chairperson

FF CEILING
109' - 10 1/2"

FIRST FLOOR
100' - 0"

2 NEW KITCHENETTE
SCALE: 1/2" = 1'-0"



FRESH AIR REQUIREMENTS

FRESH AIR REQUIREMENTS:
30 PEOPLE @ 7.5 CFM PER PERSON = 225 CFM REQUIRED
25 PEOPLE @ 7.5 CFM PER PERSON = 187.5 CFM REQUIRED

BATHROOM FIXTURES

BATHROOM AREAS ARE TO SUPPLY THE FOLLOWING:

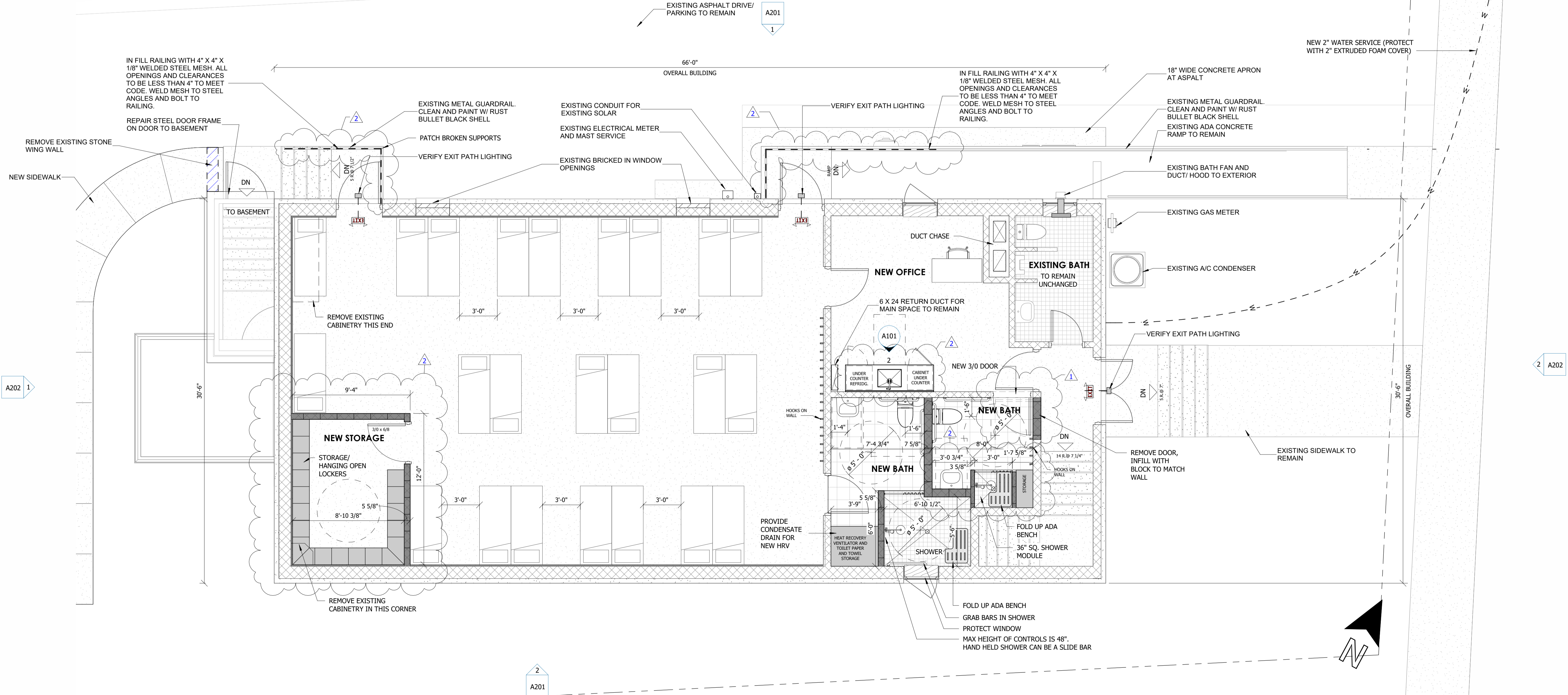
- MIRROR
- SOAP DISPENSER
- HOOKS
- TOILET PAPER HOLDER
- PAPER TOWEL HOLDER
- WASTE PAPER CONTROL
- GRAB BARS AT TOILETS, AND SHOWERS

INSTALL AS PER ADA HEIGHTS/ LOCATIONS AND CODES

FAUCETS AND PIPES TO MEET ADA STANDARDS

SPRINKLER SYSTEM NOTES

SPRINKLER BOTH FLOORS OF THE BUILDING USING THE 13R NFPA CODE REQUIREMENTS.

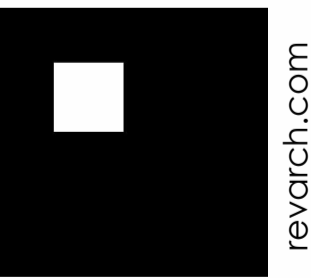


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ODD FELLOWS

HOMELESS CONVERSION OF THE ODD FELLOWS BLDG.
2854 Church Street
Stevens Point, WI 54481

Revelations
Architects/ Builders Corporation
1309 DuBay Avenue
Stevens Point, WI 54482

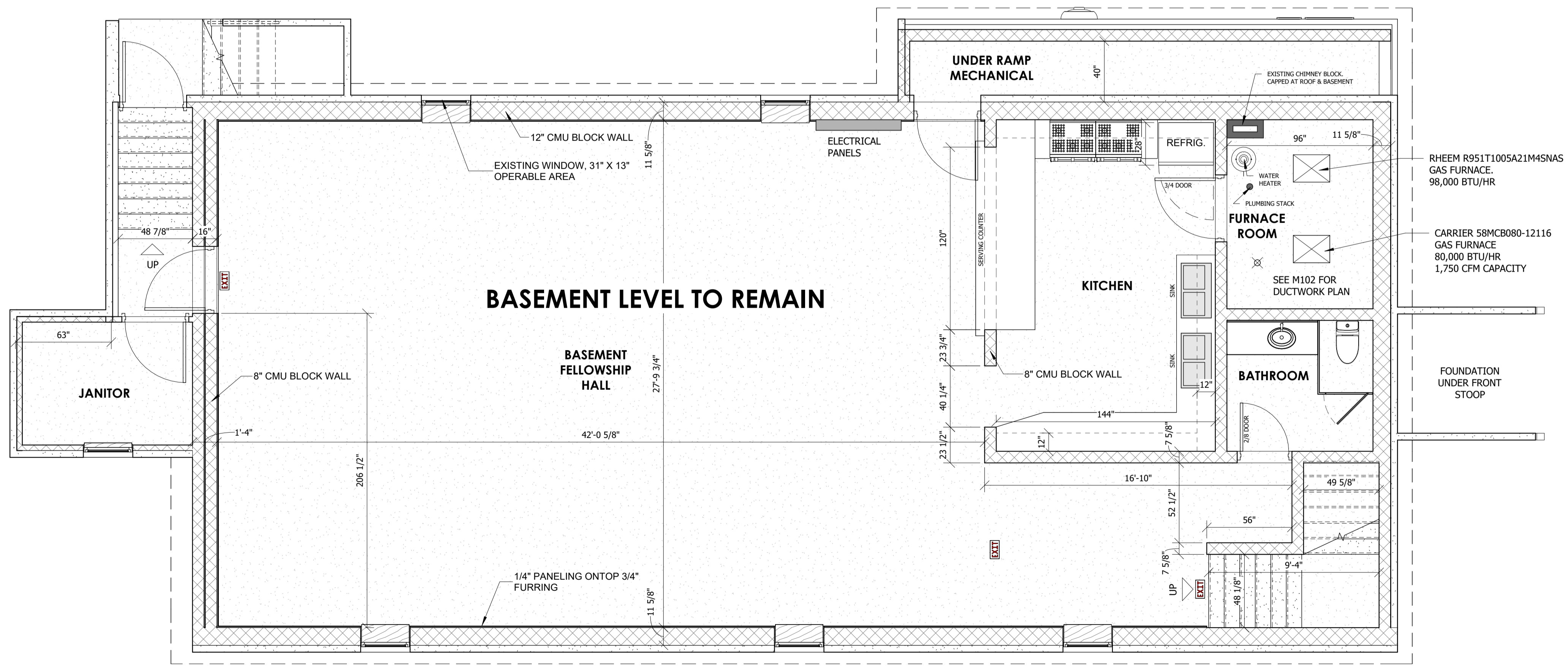


FIRST FLOOR
PROPOSED

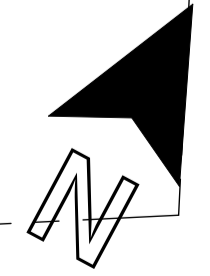
SHEET
A101

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ISSUE DATE: 03.09.26



30'-6"



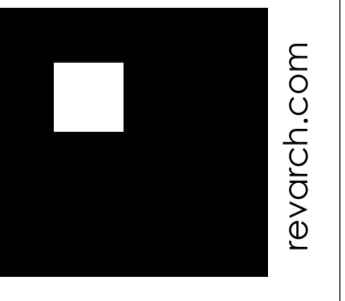
1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"

ODD FELLOWS

HOMELESS CONVERSION OF THE ODD FELLOWS BLDG.
2854 Church Street
Stevens Point, WI 54481

Revelations

Architects/ Builders Corporation
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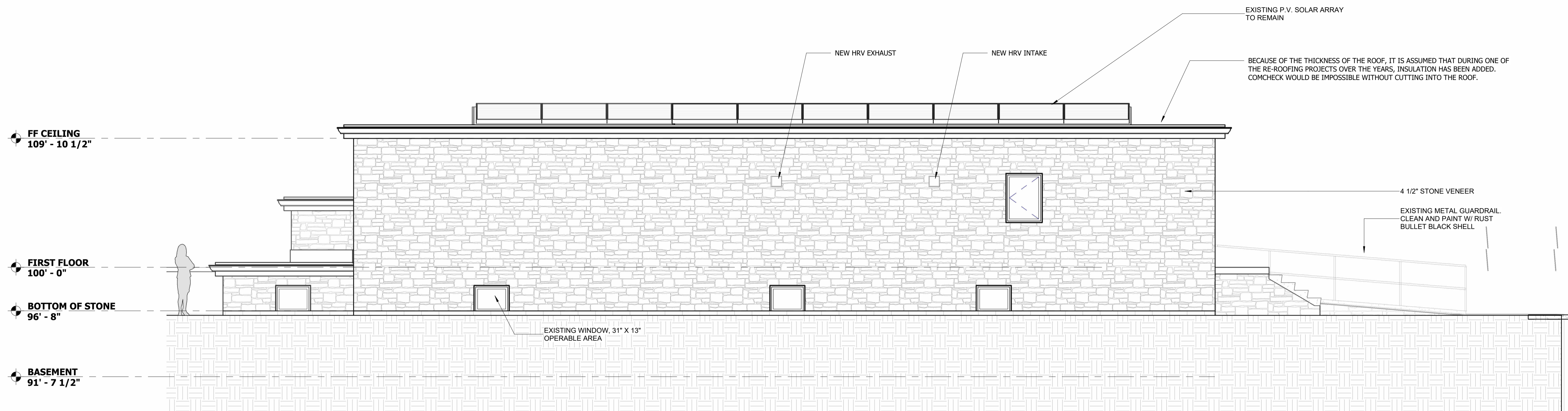
revarch.com

BASEMENT
EXISTING

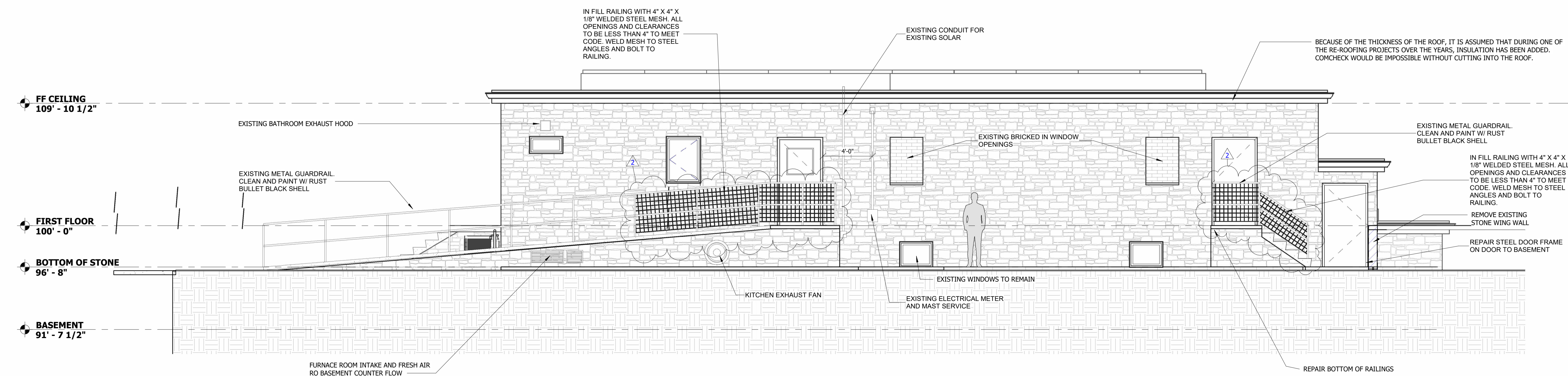
SHEET
A102

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ISSUE DATE: 03.09.26



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ODD FELLOWS

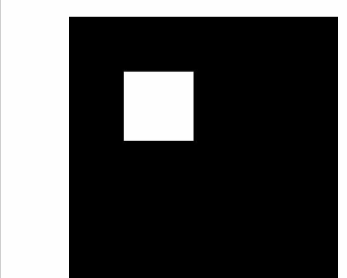
HOMELESS CONVERSION OF THE ODD FELLOWS BLDG.
2854 Church Street
Stevens Point, WI 54481

Revelations

Architects/ Builders Corporation
1309 DuBay Avenue
Stevens Point, WI 54482

O: 715.341.5888

revarch.com

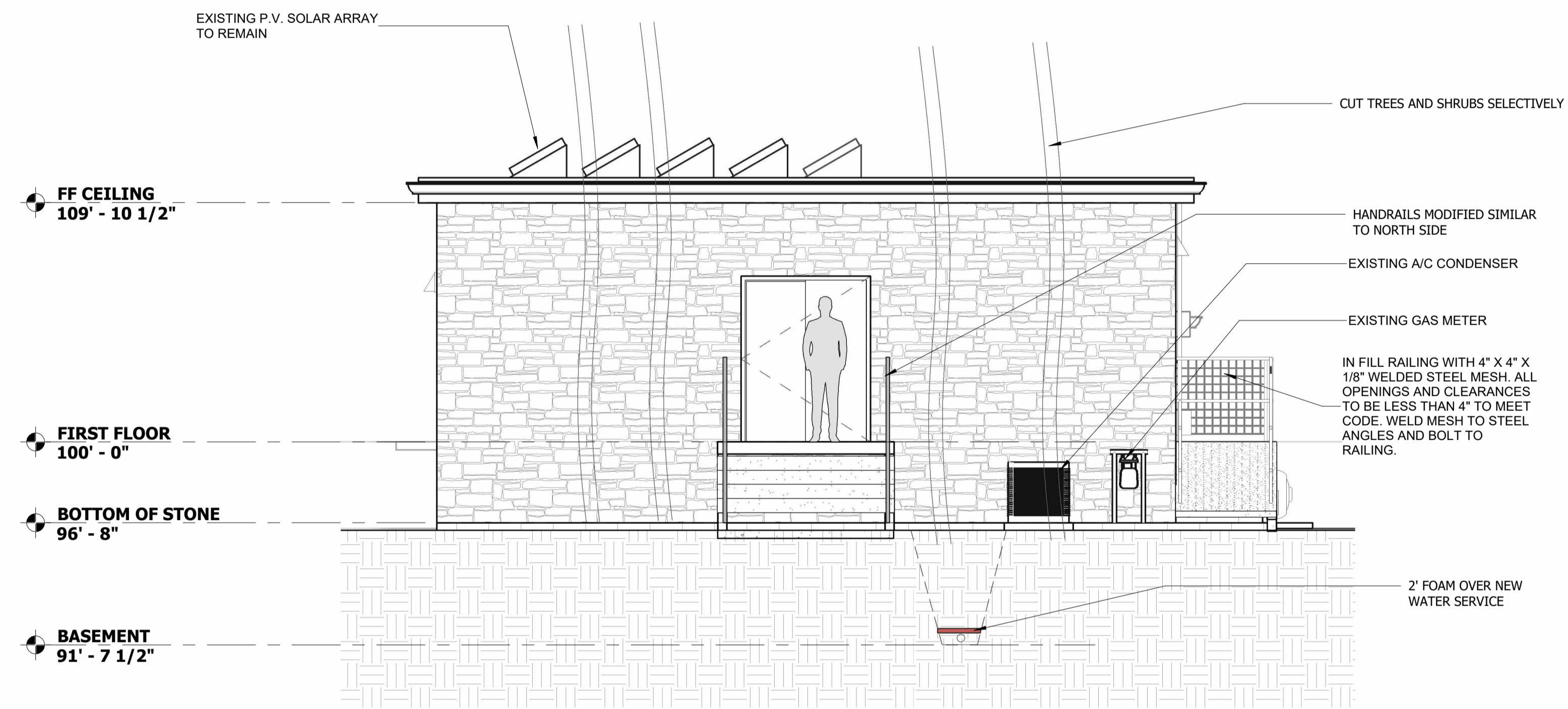


ELEVATIONS

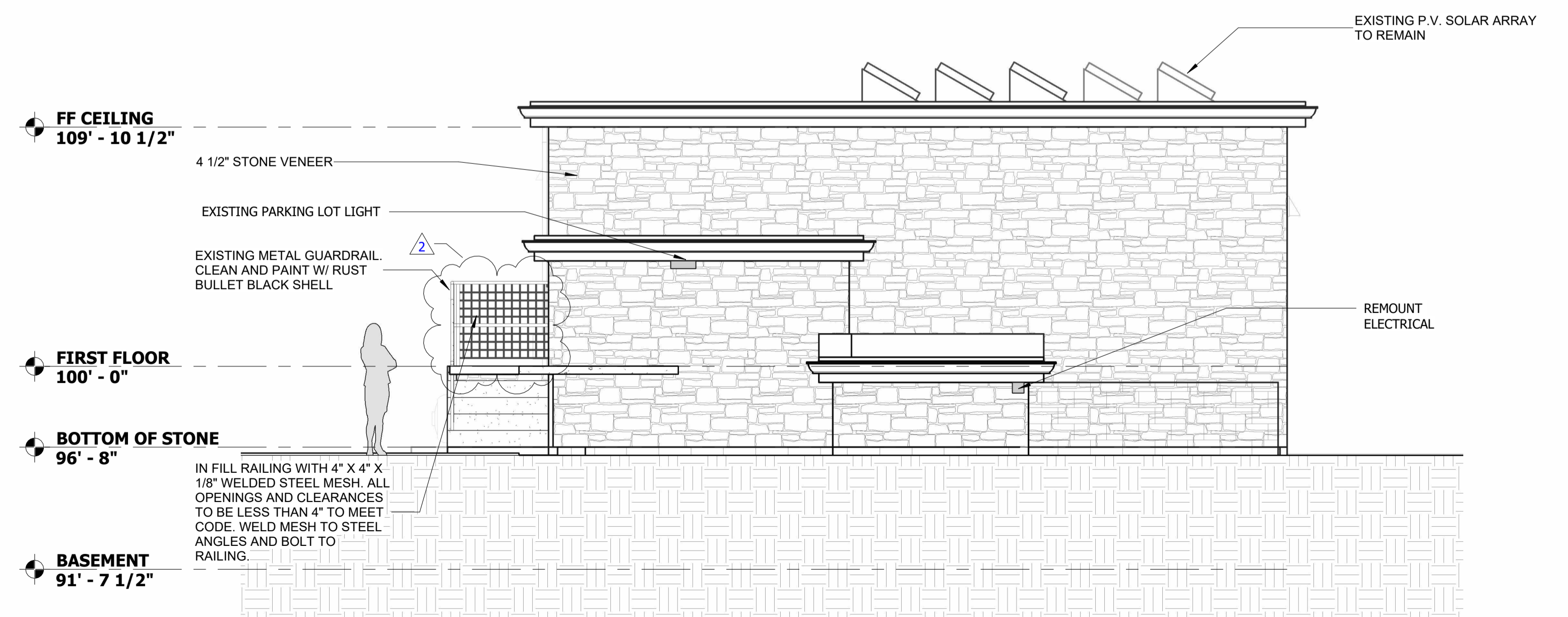
SHEET

A201

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2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

ODD FELLOWS

HOMELESS CONVERSION OF THE ODD FELLOWS BLDG.
2854 Church Street
Stevens Point, WI 54481

Revelations
Architects/ Builders Corporation
1309 DuBay Avenue
Stevens Point, WI 54482
O: 715.341.5888
rev.arch.com

ELEVATIONS

SHEET
A202

BATHROOM FIXTURES

BATHROOM AREAS ARE TO SUPPLY THE FOLLOWING:

- MIRROR
- SOAP DISPENSER
- HOOKS
- TOILET PAPER HOLDER
- PAPER TOWEL HOLDER
- WASTE PAPER CONTROL
- GRAB BARS AT TOILETS, AND SHOWERS

INSTALL AS PER ADA HEIGHTS/ LOCATIONS AND CODES

FAUCETS AND PIPES TO MEET ADA STANDARDS

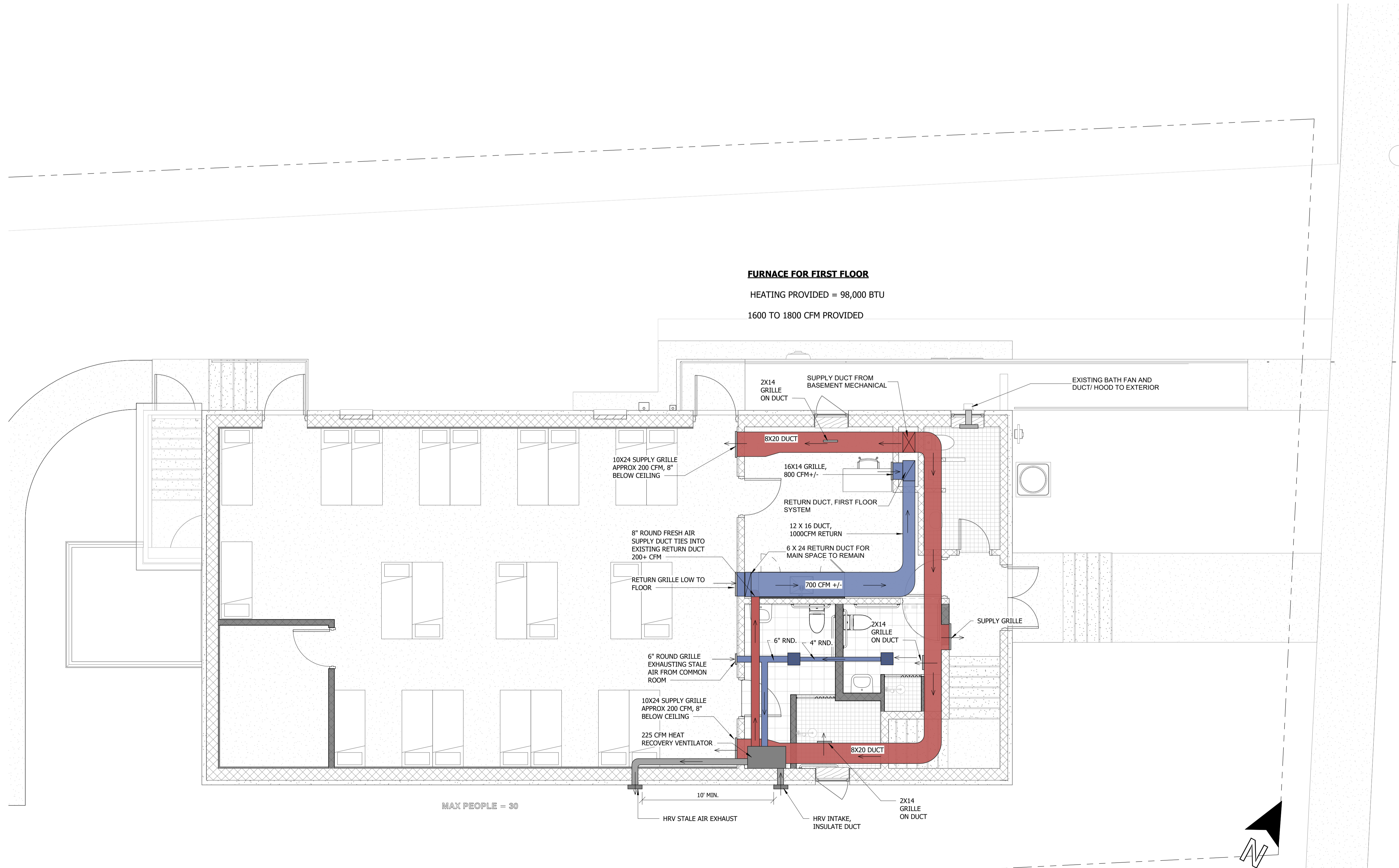
FRESH AIR REQUIREMENTS

FRESH AIR REQUIREMENTS:

- 30 PEOPLE @ 7.5 CFM PER PERSON = 225 CFM REQUIRED
- 25 PEOPLE @ 7.5 CFM PER PERSON = 187.5 CFM REQUIRED

SPRINKLER SYSTEM NOTES

SPRINKLER BOTH FLOORS OF THE BUILDING USING THE 13R NFPA CODE REQUIREMENTS.



1 PROPOSED FIRST FLOOR HVAC PLAN

SCALE: 1/4" = 1'-0"

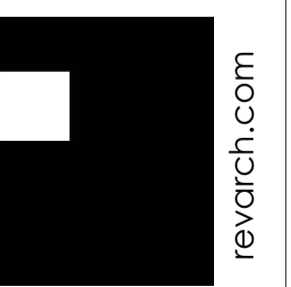
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2854 Church Street
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Revelations

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Stevens Point, WI 54482

O: 715.341.5588



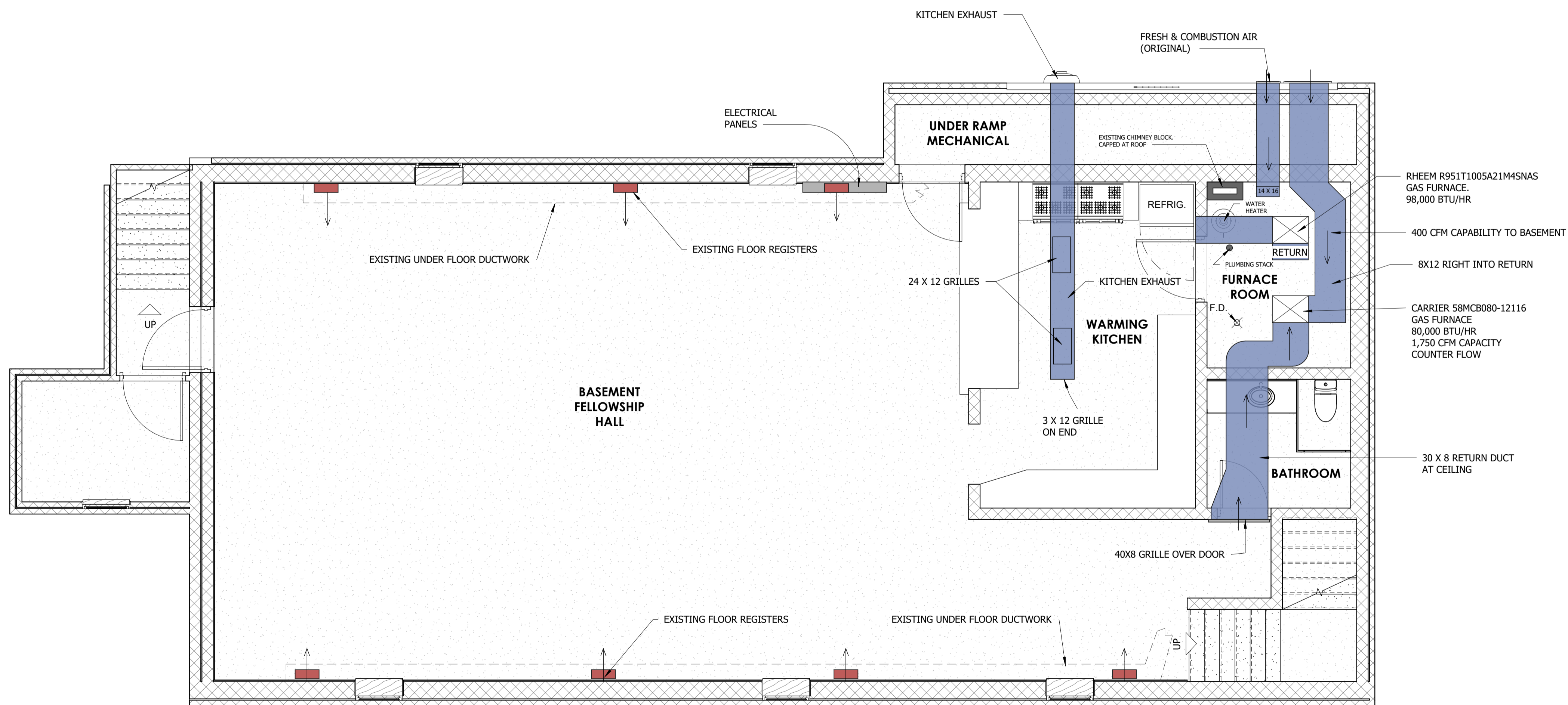
revelations.com

FIRST FLOOR
HVAC PLAN

SHEET

M101

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FLOOR AREA PER PERSON 1004.1.1
IS 200 S.F. FOR RESIDENTIAL.
1772 S.F. / 200 = 8.86 PEOPLE
WE HAVE 24/28 PEOPLE

1 PROPOSED BASEMENT FLOOR HVAC PLAN

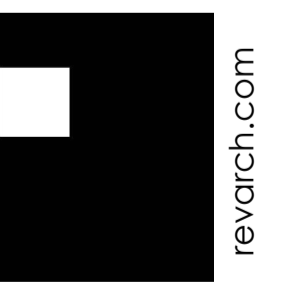
SCALE: 1/4" = 1'-0"

ODD FELLOWS

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2854 Church Street
Stevens Point, WI 54481

Revelations

Architects / Builders Corporation
1309 DuBay Avenue
Stevens Point, WI 54482



revelarch.com

BASEMENT
HVAC PLAN

SHEET

M102

© COPYRIGHT 2026

ISSUE DATE: 03.09.26



March 23, 2026

William Yudchitz
Revelations Architects
1309 Dubai Dr.
Stevens Point, WI 54481
Bill@revarch.com

TYPE OF CONSTRUCTION IB – Sprinklered
Occupancy – R1 – Change of Use
Sprinkler System – 13R – Monitored By Fire Alarm System
Alteration Level 2 – IEBC Ch. 7 & 8
Area being altered 4,276 sq.ft.
Total building area 4,276 sq.ft.
Total number of occupants: 35 Includes Staff
Number of Occupants: 30 Plus 5 Staff

Conditional Approval

RE: **Homeless Shelter – 2854 Church St.**
Change of Use A3 to R1 Boarding House Transient
Building & HVAC Review
Plan review # 20251432

SITE REQUIREMENTS and CONDITIONS:

- A full size of the approved plans, specifications and this letter shall be on site during construction.
- This approval will expire 12 months after the date of initial approval.
- A building permit is required prior to starting construction

KEY ITEMS:

- 1) IEBC 702.6 Materials and methods. All new work shall comply with the materials and methods requirements in the International Building Code, International Energy Conservation Code, International Mechanical Code, and International Plumbing Code, as applicable, that specify material standards, detail of installation and connection, joints, penetrations, and continuity of any element, component, or system in the building.
- 2) New interior walls are required to be designed for minimum lateral loads to meet the requirements of IBC 1607.14 Interior walls and partitions. Interior walls and partitions that exceed 6 feet (1829 mm) in height, including their finish materials, shall have adequate strength and stiffness to resist the loads to which they are subjected but not less than a horizontal load of 5 psf (0.240 kN/m²).
- 3) 907.2.8 Group R-1. Fire alarm systems and smoke alarms shall be installed in Group R-1 occupancies as required in Sections 907.2.8.1 through 907.2.8.3.
- 4) IEBC 702.2 Interior floor finish. New interior floor finish, including new carpeting used as interior floor finish material, shall comply with Section 804 of the International Building Code.
- 5) IEBC 705.1 A facility that is altered shall comply with the provisions in this chapter and Chapter 11 of the IBC unless it is technically infeasible.
- 6) IEBC 805.7.1 Artificial lighting required. Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the International Building Code.
- 7) IEBC 805.8.1 Work areas. Means of egress in all work areas shall be provided with exit signs in accordance



- 8) IEBC 805.8.1 Work areas. Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the International Building Code.
- 9) IEBC 808.1 New installations. All newly installed electrical equipment and wiring relating to work done in any work area shall comply with all applicable requirements of NFPA 70.
- 10) IEBC 809.1 Reconfigured or converted spaces. All reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the International Mechanical Code.
- 10) IEBC 1004.1 General. Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a change of occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the International Building.
- 11) IEBC 1008.4 Number of electrical outlets. Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with NFPA 70 for the new occupancy.
- 12) Code.SPS 364.0403(5) Ventilation rate. (a) A ventilation system shall be designed to have the capacity to supply a minimum outdoor air flow rate of 7.5 cfm per person as determined in accordance with Table 364.0403 based on the occupancy of the space and the occupant load.
- 13) IMC/SPS 364.0313(1) Every HVAC system shall be balanced upon installation. The air balancing test shall be made available to the Department upon request.
- 14) IBC 906.1 Portable fire extinguishers shall be installed in all of the following locations:
 1. In group A, B, F, F, H, I, M, R-1, R-2, R-4 and S occupancies and per table 906.3(1).

REMINDERS:

- In granting this approval, the City of Stevens Point as a Delegated Review Agency of the State of Wisconsin Division of Industry Services reserves the right to require changes or additions, should conditions arise making them necessary for code compliance. As per State Stats 101.12(2), nothing in this review shall relieve the designer of the responsibility for designing a safe building, structure, or component. The Division and the City do not take responsibility for the design or construction of the reviewed items.
- Per s. SPS 361.40(4) projects for buildings over 50,000 cubic feet total volume shall have a supervising professional who file a compliance statement with the local code official prior to occupancy of the project.

Inquiries concerning this correspondence may be made to me at the telephone number or at the e-mail noted below.

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594



Department of Community Development
Ph: (715) 346-1567
Fax: (715) 346-1498

Sincerely,

A handwritten signature in black ink that reads 'Cody Hoffman'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Cody Hoffman
Building Inspector
Phone: 715-346-1566
choffman@stevenspoint.com

From: [Sherry Hughart](#)
To: [Adam Kuhn](#)
Cc: dean.shudad8@gmail.com
Subject: Conditional Use Permit for Shelter
Date: Sunday, March 22, 2026 1:59:40 PM

Hello Adam

My name is Sherry Hughart and I am a resident of Stevens Point. I am writing to express my concern related to the conditional use permit for the homeless shelter.

I have been very vocal about concerns related to the safety of this shelter not only for the residents in the neighborhood but also the unhoused guests the shelter serves. The shelter is being operated by Michelle Strasser-Goman under SPCO and not Partnering Together as it has been communicated to the residents. Michelle worked at the shelter last year and started running the shelter this season. She is not qualified to run a shelter such as this. This has been proven with staffing concerns and safety issues that came up this year. A serious safety concern was addressed with Partnering Together as well as the City with absolutely no accountability or action.

The residents of the neighborhood directly impacted by this shelter showed up and voiced concerns related to safety, impact on property values, and the damage the unhoused population leaves in the areas they congregate. Despite this, the City has chosen to move forward.

Many residents have expressed frustration with the City not listening to their concerns and have indicated they will take matters into their own hands. Some have stated they intend to call the police at every infraction. This has the potential to overwhelm the police force and/or create a violent situation. I am personally concerned that if one of my dogs happen to get loose and I am searching for them, I could be shot or assaulted by being mistaken as an unhoused person. These statements make me afraid for the community and the unhoused guests.

I was contacted by a family who rented an apartment downtown. They were forced to move due to concerns regarding their safety due to the unhoused. For those of us who own our homes, this may not be possible if the value of our homes decrease because of this shelter. I'm concerned about the safety of my family and the value of my property.

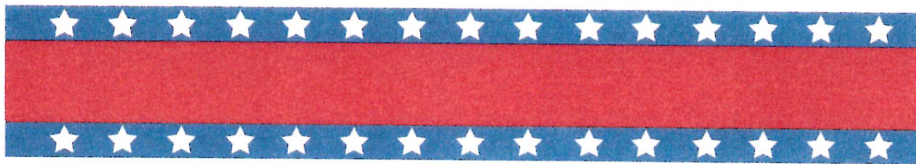
In the meeting in which the grant was approved the Mayor made a comment that Partnering Together plans to make a nice outdoor area for the unhoused to hang out and spend time. If the shelter closes at 6am, who is going to supervise this area?? We have seen first hand what they do at the public parks and now these activities will take place in our neighborhood.

Despite talking to many neighbors, I'm concerned most won't reach out as they feel their voices do not matter.

In the event something catastrophic happens, the City has been placed on notice regarding the concerns related to safety and the inexperienced staff who is running the shelter. Unfortunately, I can see this turning into a legal matter and I hope the City as well as the Shelter is prepared to respond. Please consider this a preservation of evidence request to preserve all evidence including but not limited to all emails, telephonic communications, videos of all meetings including the community discussion as it relates to the shelter and concerns brought forth by the community that the City and Mayor has received regarding this shelter.

Please feel free to reach out if you have any questions or need any additional information from me.

Sherry Hughart
Cell Phone 309.826.7253
Sent from my iPhone



To: STEWENS POINT PLAN COMMISSION
I HAVE NO PROBLEM HELPING THE
"HOMELESS" BUT I DON'T THINK IT
SHOULD BE ON A "MAIN ROAD" ISN'T
THERE A STREET WHERE THEY ARE
NOT "SHOWCASED"

I THINK ITS A SHAME TO GO DOWN
"MAIN STREET & "FAMOUS MARKET SQUARE
AND SEE ALL OF THE "HOMELESS"
I DON'T LIKE TO TAKE ANY
VISITOR THERE,

"CONCERNED CITIZEN"



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
Date: March 31, 2026
Subject: Request from the City of Stevens Point to sell the property located at 281 Washington Avenue (Parcel ID 281240830401306)

Commissioners,

Parcel 281240830401306 is a 0.14-acre parcel that is currently zoned R-3 Single and Two Family Residence District, and designated as Residential in the City's Future Land Use Map. The City had acquired Parcel 281240830401306 in 2019 to address blight and abate an unneeded storm water main which had been completed during the reconstruction of Washington Avenue in 2025. The parcel is no longer needed for City purposes.

Staff recommend selling Parcel 281240830401306 for an amount yet to be determined. Since the Redevelopment Authority had published the Residential Infill program to encourage the reuse of parcels such as Parcel 281240830401306, interest from local builders has increased and staff are currently negotiating the sale of the parcel with one local builder. Attached to this memo is an aerial of the subject property and Staff opinion of parcel value.

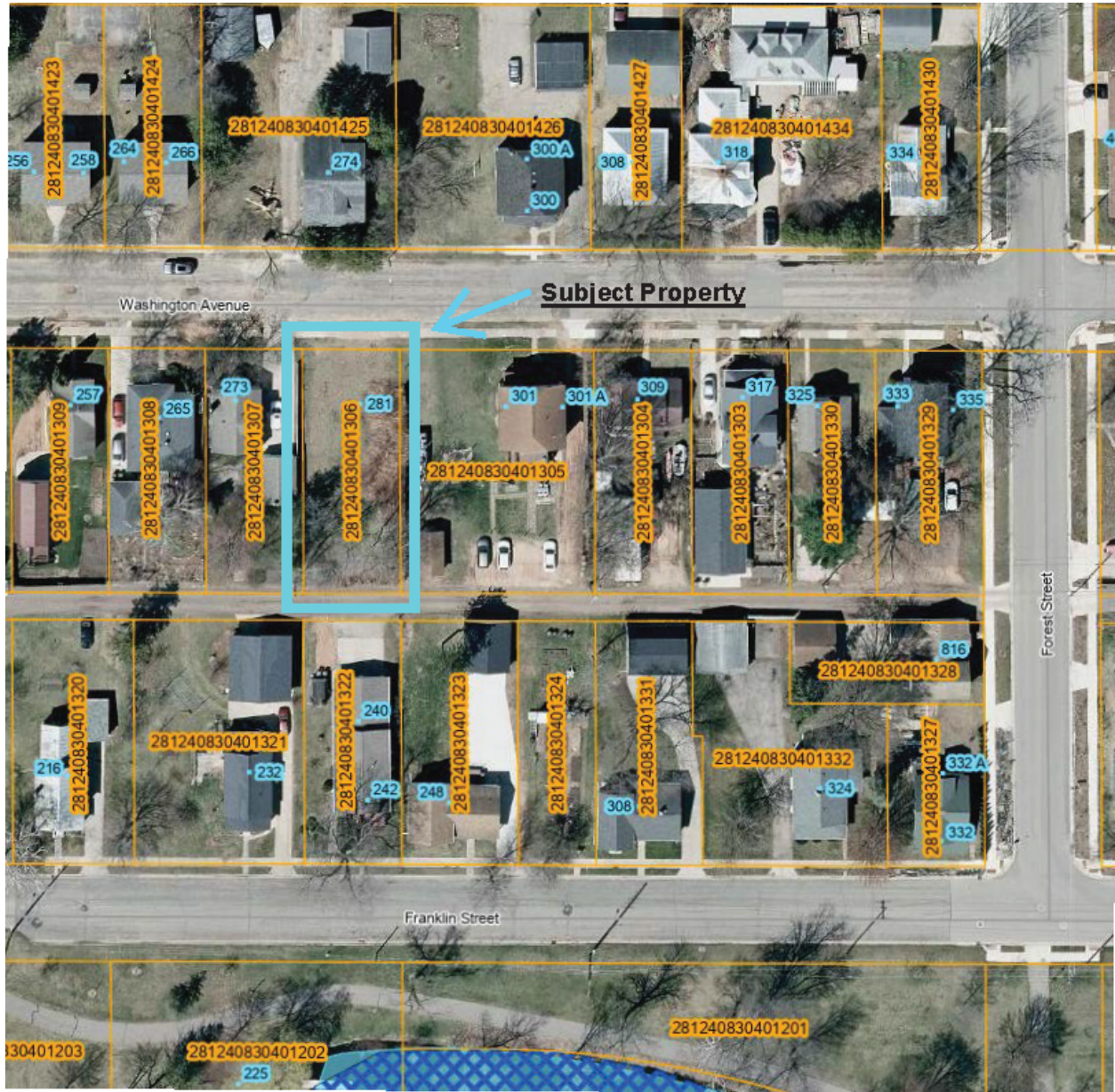
Recommendation to Plan Commission: Recommend the sale of Parcel 281240830401306 (281 Washington Avenue) for residential development.

Cheers,

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

Figure 1.

Subject Property





Friday, March 6, 2026

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

RE: 281 Washington Ave

Planner Klesmith,

Estimated fair market value for this vacant parcel is \$25,000-\$28,000. This figure is based on sales and market data, as well as information provided.

Subject Parcel #1	Site Address	Owner(s)	Acres	Type
281240830401306	281 Washington Ave	City of Stevens Point	.143 (6,250 sq.ft.)	RES
Legal: LOT 1 BLK 5 VETTER 1ST ADD .14A 187365;837347;851066				
Zoning: R3 Two Family		Note: Alley access.		



Thank you,
 Steven J Shepro
 City of Stevens Point

STEVENS POINT
1701 FRANKLIN STREET
715-344-1833



FIRE DEPARTMENT
STEVENS POINT, WI 54481
FAX: 715-346-1599

Jb D. Moody
FIRE CHIEF

March 27, 2026

To: City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

From: Jb D. Moody
Fire Chief
Stevens Point Fire Department

Subject: Acquisition of Property

I am writing to formally recommend the city's acquisition of the subject property adjacent to our current facilities located at 1701 Franklin Street. This site represents a rare, high-utility opportunity to resolve immediate operational hurdles for Fire & Emergency Services in Stevens Point while simultaneously securing a long-term financial asset for the city. This is a proactive move to address infrastructure gaps and generate non-tax revenue.

Immediate Operational Benefits

The Fire Department is currently facing significant spatial constraints that impact our day-to-day efficiency. This acquisition would provide:

Emergency Deployment Safety (Business 51 Impact): Due to the new Business 51 construction we face, our standard deployment routes are heavily restricted. We are currently forced to exit the station through the back, which is a personal parking lot, a process that is not standard and creates significant safety risks for both the public and our personnel. This property would provide a dedicated, controlled corridor for safer emergent apparatus deployment during this construction phase.

Rapid Deployment Parking: Dedicated stalls for Command Staff, ensuring vehicles are positioned for immediate response without obstructing heavy apparatus movement.

Station Expansion (2042 Horizon): As community demand scales, our current footprint is insufficient. This land provides the necessary "elbow room" for future bay expansions and facility upgrades required over the next two decades.

STEVENS POINT
1701 FRANKLIN STREET
715-344-1833



FIRE DEPARTMENT
STEVENS POINT, WI 54481
FAX: 715-346-1599

Jb D. Moody
FIRE CHIEF

Long-Term Strategic Value

Beyond emergency operations, this property serves as a versatile asset for the city's broader municipal goals:

Non-Tax Revenue Generation: Given our proximity to the University, a portion of the site can be developed into permit-based parking stalls for students and faculty. This creates a consistent, long-term return on investment (ROI) that offsets the initial purchase cost.

Centralized High-Density Storage: We can utilize the north side of the property for high-density storage facilities. This would house specialized emergency equipment and other city department assets, reducing our reliance on third-party vendors or distant off-site locations.

Market Futureproofing: Real estate in this high-utility corridor is becoming increasingly scarce. Securing this land now protects the city from escalating market prices and prevents the loss of strategic space to private development that may not align with municipal needs.

In conclusion this property is more than just a lot; it is a strategic investment in the city's safety and fiscal health. By acting now, we ensure that our emergency services remain agile and that the city gains a revenue-producing asset for years to come.

I look forward to discussing this proposal further at the next Council session.

Professionally,

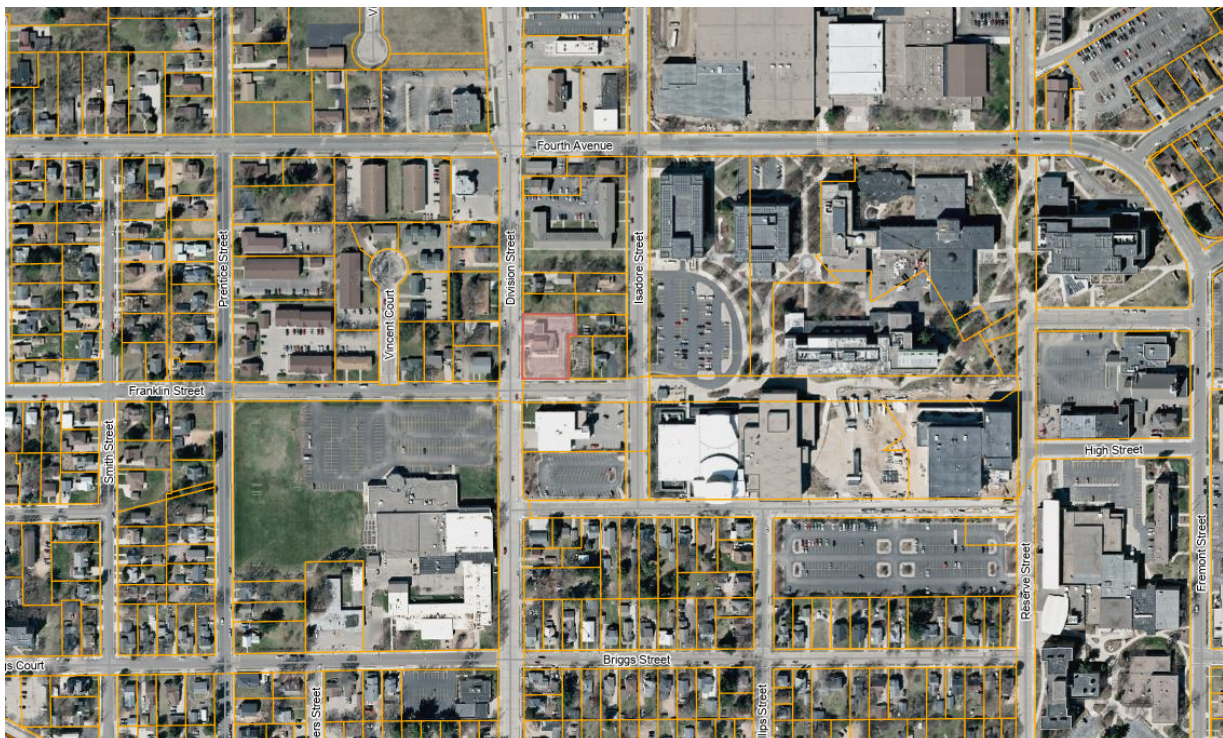
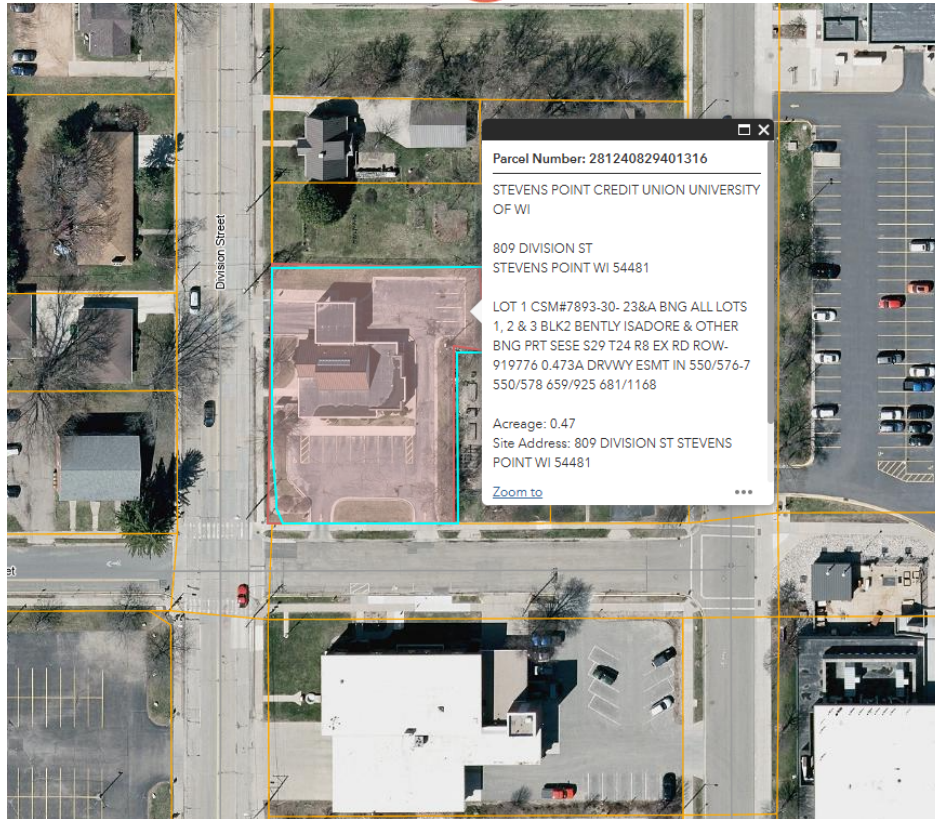
A handwritten signature in black ink, appearing to read "Jb D. Moody".

Jb D. Moody
Fire Chief - Stevens Point Fire Department
1701 Franklin Street
Stevens Point, WI 54481
Office: 715-346-1441
Station #1: 715-344-1833
moodyjb@stevenspoint.com

STEVENS POINT
1701 FRANKLIN STREET
715-344-1833



FIRE DEPARTMENT
STEVENS POINT, WI 54481
FAX: 715-346-1599





MEMORANDUM

To: Plan Commission

From: Adam Kuhn, AICP
 Associate Planner / Zoning Administrator

Date: April 6, 2026

RE: Zoning Code Rewrite – April 2026

Background: Last month, the Commission reviewed the performance standards for the proposed Light Industrial and Heavy Industrial zoning districts. This month, the Commission will be tasked to review the performance standards for all proposed performance standards and supplemental regulations for the accessory land use table.

Performance Standards – Base Zoning Districts: As discussed last month, the performance standards up for discussion include the following: minimum lot size, minimum lot width, building setbacks from the street, side and rear lot lines, and maximum building height. As shown within the agenda packet, the proposed performance standards for each district will be presented in a table as outlined below.

Table XXX: Zoning District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	X
Minimum Lot Width (ft)	X
Building Standards	
Minimum Street Setback (ft)	X
Minimum Side Setback (ft)	X
Minimum Rear Setback (ft)	X
Maximum Height (ft)	X
Notes	
¹ Supplemental Regulations Listed As Necessary	

www.stevenspoint.com

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

When reviewing the proposed performance standards, please be sure to reference the draft [zoning map](#).

Supplemental Regulations for the Accessory Land Use Table: As discussed last month, certain land uses within the principal and accessory land use table will contain additional regulations unique to that land use. Enclosed in the agenda packet is the proposed list of supplemental regulations for identified accessory uses. Please review the proposed ordinance language and be prepared to provide comments.

Section XX.XX: Zoning Districts

1.0 GENERAL PROVISIONS

- 1) **Purpose.** The purpose of this Section is to create base and overlay zoning districts of the City including their purpose, lot standards and building standards.
- 2) **Applicability.** The zoning districts established in this Section shall apply to all parcels within the City of Stevens Point’s corporate boundary as outlined on the City of Stevens Point Zoning Map.

1.1 CREATION OF DISTRICTS

- 1) **Base Zoning Districts.** Base zoning districts as outlined below are created to identify uniform development regulations for a defined geographic area.

Table XXX: Base Zoning Districts
A – Agriculture District
C – Conservancy District
P – Park District
NSR – Non-Sewered Residential District
SR-1 – Suburban Residential-1 District
SR-2 – Suburban Residential-2 District
TR-1 – Traditional Residential-1 District
TR-2 – Traditional Residential-2 District
UR – Urban Residential District
MH – Mobile Home District
MFR-L – Multi-Family Residential-Low Density District
MFR-H – Multi-Family Residential-High Density District
NC – Neighborhood Commercial District
GC – General Commercial District
CB – Central Business District
CC – Corridor Commercial District
HC – Highway Commercial District
LI – Light Industrial District
HI – Heavy Industrial District
I – Institutional District

- 2) **Overlay Zoning Districts.** An overlay district establishes unique performance standards on properties in a defined geographical area with one or more underlying base zoning districts. Standards identified in an overlay district shall supersede the standards of all other applicable districts for a property.

Table XXX: Overlay Zoning Districts	
PD – Planned Development Overlay District	
FP – Floodplain Overlay District	
SW – Shoreland Wetlands Overlay District	
AH – Airport Height Overlay District	
DS – Division Street Overlay District	
SS – Stanley Street Overlay District	
CS – Church Street Overlay District	
GP-A – Groundwater Protection Overlay District Zone A	
GP-B – Groundwater Protection Overlay District Zone B	
GP-C – Groundwater Protection Overlay District Zone C	

2.0 BASE ZONING DISTRICTS

1) A – Agriculture District

- a) **Purpose.** The Agriculture District is established to preserve agricultural and urban forest lands, promote existing farm operations, and protect agricultural uses from the encroachment of incompatible land uses. This district is also intended to allow non-sewered single-family residential development used in conjunction with agricultural operations.
- b) **Performance Standards.** The performance standards for the Agriculture District is established in Table XX.XX.

Table XXX: Agriculture District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	0
Minimum Lot Width (ft)	0
Building Standards	
Minimum Street Setback (ft)	50
Minimum Side Setback (ft)	50
Minimum Rear Setback (ft)	50
Maximum Height (ft)	35

2) **C – Conservancy District**

- a) **Purpose.** The Conservancy District is established to provide protection to environmentally-sensitive lands such as floodplains, wetlands, shorelands, airport fringe lands and fringe lands remote from City services and access.
- b) **Performance Standards.** The performance standards for the Conservancy District is established in Table XX.XX.

Table XXX: Conservancy District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	0
Minimum Lot Width (ft)	0
Building Standards	
Minimum Street Setback (ft)	50
Minimum Side Setback (ft)	30
Minimum Rear Setback (ft)	50
Maximum Height (ft)	40

Commented [AK1]: Comparable performance standards under current code:
 Lot size: min 8,000 sq ft
 Lot width: 0'
 Street setback: 50'
 Side setback: 30'
 Rear setback: 40'

3) **P – Park District**

- a) **Purpose.** The Park District is established on land owned by the City of Stevens Point containing activities administered by the Stevens Point Parks, Recreation & Forestry Department.
- b) **Performance Standards.** The performance standards for the Park District is established in Table XX.XX.

Table XXX: Park District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	0
Minimum Lot Width (ft)	0
Building Standards	
Minimum Street Setback (ft)	25
Minimum Side Setback (ft)	20
Minimum Rear Setback (ft)	20
Maximum Height (ft)	30

4) **NSR – Non-Sewered Residential District**

- a) **Purpose.** The Non-Sewered Residential District is established to accommodate single-family residential development that is not connected to public utilities and is located in fringe areas of the City. This district is not intended to be applied to new residential development beyond what exists at the effective date of this Ordinance.
- b) **Performance Standards.** The performance standards for the Non-Sewered Residential District is established in Table XX.XX.

Table XXX: Non-Sewered Residential District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (acres)	2
Minimum Lot Width (ft)	130
Building Standards	
Minimum Street Setback (ft)	40
Minimum Side Setback (ft)	30
Minimum Rear Setback (ft)	40
Maximum Height (ft)	35

Commented [AK2]: Comparable performance standards under current code:
 Lot size: two acres
 Lot width: 130'
 Street setback: 50'
 Side setback: 30'
 Rear setback: 50'

5) **SR-1 – Suburban Residential-1 District**

- a) **Purpose.** The Suburban Residential-1 District is established to accommodate existing single-family residential uses located north of Interstate 39 and east of McDill Pond. This district is further intended to accommodate new single-family residential development that is sensitive to and intended to match or be compatible with an adjacent, established residential neighborhood and development pattern.
- b) **Performance Standards.** The performance standards for the Suburban Residential-1 District is established in Table XX.XX.

Table XXX: Suburban Residential-1 District Performance Standard	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	13,000
Minimum Lot Width (ft)	95
Building Standards	
Minimum Street Setback (ft)	25
Minimum Side Setback (ft)	12
Minimum Rear Setback (ft)	30
Maximum Height (ft)	35

Commented [AK3]: Comparable performance standards under current code:
 Lot size: min 16,500 sq ft
 Lot width: 105'
 Street setback: 30'
 Side setback: total 25; (one side not less than 12')
 Rear setback: 30'

Commented [AK4]: Makes 107 lots conforming compared to current lot size requirement.

6) **SR-2 – Suburban Residential-2 District**

- a) **Purpose.** The Suburban Residential-2 District is established to accommodate existing single- and two-family residential uses located north of Interstate 39 and east of McDill Pond. This district is further intended to accommodate new single-family and duplex development that allows for an increase in density that is sensitive and compatible with an adjacent, established residential neighborhood and development pattern. Land in this district is intended to be located adjacent to high-density residential neighborhoods, serve as a transition between single-family and nonresidential development, and be located along residential and collector streets.
- b) **Performance Standards.** The performance standards for the Suburban Residential-2 District is established in Table XX.XX.

Table XXX: Suburban Residential-2 District Performance Standard	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	8,000
Minimum Lot Width (ft)	55' for a zero-lot-line dwelling 100' for a single-family dwelling
Building Standards	
Minimum Street Setback (ft)	25
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	20
Maximum Height (ft)	35

Commented [AK5]: No directly comparable current zoning districts - includes lots currently zoned R-1, R-2 & R-3.

7) **TR-1 – Traditional Residential-1 District**

- a) **Purpose.** The Traditional Residential-1 District is established to provide for single-family and zero-lot-line duplex development intended to serve as a transition district between lower intensity uses permitted in the Suburban Residential-1 District and higher intensity land uses found in the Traditional Residential-2 District. This district is intended to accommodate existing single-family neighborhoods, and allow for slight density increases in new neighborhoods that is compact, pedestrian focused, and offers a range of housing types.
- b) **Performance Standards.** The performance standards for the Traditional Residential-1 District is established in Table XX.XX.

Table XXX: Traditional Residential-1 District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	6,000
Minimum Lot Width (ft)	50
Building Standards	
Minimum Street Setback (ft)	20
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	20
Maximum Height (ft)	35

Commented [AK6]: Comparable performance standards under current code:
 Lot size: min 8,000 sq ft
 Lot width: 60' (80' for corner lots)
 Street setback: 25'
 Side setback: Total 20' (one side not less than 8')
 Rear setback: 20% of lot depth (min 15', max 30')

Commented [AK7]: Makes 379 lots conforming compared to current lot size requirement.

8) **TR-2 – Traditional Residential-2 District**

- a) **Purpose.** The Traditional Residential-2 District is established to accommodate existing residential neighborhoods that are compact, pedestrian focused, and consistent with design principles of traditional neighborhoods. A traditional neighborhood is compact, designed for the human scale, and characterized by larger homes on smaller lots with smaller setbacks from the property lines. This district is further established to accommodate mid-density infill development that prioritizes single-family buildings and house-scale multi-unit residential buildings that are compatible in scale with single-family homes that addresses the established neighborhood character.
- b) **Performance Standards.** The performance standards for the Traditional Residential-2 District is established in Table XX.XX.

Table XXX: Traditional Residential-2 District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	4,000
Minimum Lot Width (ft)	45
Building Standards	
Minimum Street Setback (ft)	15
Minimum Side Setback (ft)	5
Minimum Rear Setback (ft)	15
Maximum Height (ft)	35

Commented [AK8]: Comparable performance standards under current code:
 Lot size: min 4,000 sq ft
 Lot width: 45'
 Street setback: 25'
 Side setback: 7' 6"
 Rear setback: 20% of lot depth (min 15', max 30')

9) **UR – Urban Residential District**

- a) **Purpose.** The Urban Residential District is established to accommodate existing residential neighborhoods and infill development that is higher density, pedestrian focused, and serves as a transition zone between the Downtown Central Business District and mid-density traditional neighborhoods. A range of housing types is intended in this district, including single-family homes, duplexes, cottage courts, and other house-scale multi-unit residential buildings that are compatible in scale with single-family homes.
- b) **Performance Standards.** The performance standards for the Urban Residential District is established in Table XX.XX.

Table XXX: Urban Residential District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	3,500
Minimum Lot Width (ft)	45
Building Standards	
Minimum Street Setback (ft)	10
Minimum Side Setback (ft)	5
Minimum Rear Setback (ft)	15
Maximum Height (ft)	35

Commented [AK9]: Comparable performance standards under current code:
 Lot size: min 4,000 sq ft
 Lot width: 45'
 Street setback: 25'
 Side setback: 7' 6"
 Rear setback: 20% of lot depth (min 15', max 30')

10) **MH – Mobile Home District**

- a) **Purpose.** The Mobile Home District is established to create and preserve neighborhoods solely for manufactured and mobile home developments.
- b) **Performance Standards.** The performance standards for the Mobile Home District is established in Table XX.XX.

Table XXX: Mobile Home District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (acre)	4
Minimum Lot Width (ft)	90
Building Standards	
Minimum Street Setback (ft)	20
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	20
Maximum Height (ft)	20

11) **MFR-L – Multi-Family Residential-Low Density District**

- a) **Purpose.** The Multi-Family Residential-Low Density District is established to support apartments, townhomes, and other multi-family residential developments with a gross density of 20 dwelling units per acre or less. This district is intended to serve as a buffer between lower density residential uses and commercial/industrial uses, and in areas capable of handling higher traffic volumes.
- b) **Performance Standards.** The performance standards for the Multi-Family Residential-Low Density District is established in Table XX.XX.

Table XXX: Multi-Family Residential-Low Density District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	5,000 sq ft + 2,000 sq ft per unit
Minimum Lot Width (ft)	60
Building Standards	
Minimum Street Setback (ft)	20
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	25
Maximum Height (ft)	45

Commented [AK10]: Comparable performance standards under current code:
 Lot size: One Unit Dwelling: 8,000 s.f. Min. Two Unit Dwelling: 8,000 s.f. Min. 3-4 Unit Dwelling: 15,000 s.f. Min. 2,000 s.f. of lot area per person not a member of resident family in development with 1-4 units. 5-9 Units: Ground floor - 3,500 s.f. /1st fl. +100 s.f./bdm. Above gr. fl. - 2,600 sq. Ft. + 100s.f./bdm. 10-23 Units: Ground floor - 3,700 s.f. + 100s.f./bdm. Above gr. fl. - 2,900 s.f. + 100 s.f./bdm. 24+ Units: Ground floor - 4,100 s.f. + 100 s.f./bdm. Above gr. fl. - 3,300 s.f. + 100 s.f./bdm. Lot width: 60' (80' for corner lots)
 Street setback: 25'
 Side setback: 10'
 Rear setback: 20% of lot depth (min 15', max 30')

12) **MFR-H – Multi-Family Residential-High Density District**

- a) **Purpose.** The Multi-Family Residential-High Density District is established to support apartments, townhomes, and other multi-family residential developments with a gross density exceeding 20 dwelling units per acre. This district is intended to serve as a buffer between lower density residential uses and commercial/industrial uses, and in areas capable of handling higher traffic volumes.
- b) **Performance Standards.** The performance standards for the Multi-Family Residential-High Density District is established in Table XX.XX.

Table XXX: Multi-Family Residential-High Density District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	5,000 sq ft + 1,000 sq ft per unit
Minimum Lot Width (ft)	60
Building Standards	
Minimum Street Setback (ft)	20
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	20
Maximum Height (ft)	45 without a fire prevention system 85 with a fire prevention system

Commented [AK11]: Same comparables to current code as shown in the preceding subsection.

13) NC – Neighborhood Commercial District

- a) **Purpose.** The Neighborhood Commercial District is established to support commercial and office uses, small in operation and of building footprint, that serves nearby residents with products and services. New construction in this district should be small in mass, including a mixture of standalone commercial and mixed-use developments that provide pedestrian, bicycle, or public transportation accommodations.
- b) **Performance Standards.** The performance standards for the Neighborhood Commercial District is established in Table XX.XX.

Table XXX: Neighborhood Commercial District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	6,000 for commercial uses 5,000 per ground floor commercial use + 3,000 per housing unit
Minimum Lot Width (ft)	50
Building Standards	
Minimum Street Setback (ft)	10
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	20
Maximum Height (ft)	35

Commented [AK12]: Comparable performance standards under current code:
 Lot size: 2650 sq.ft. Lot area per ground floor unit plus an additional 50 sq.ft. Per bedroom; 770 sq. Ft. lot area/unit above 2nd floor having balcony plus an additional 50 sq.ft. Per bedroom; 8,000 sq ft for all other permitted uses
 Lot width: 60' (80' for corner lots)
 Street setback: 20'
 Side setback: 10'
 Rear setback: 20'

14) GC – General Commercial District

- a) **Purpose.** The General Commercial District is established to support commercial, office and multi-family residential uses, large in operation and of building footprint, serving the community at large, in areas that can accommodate both vehicular and pedestrian access. This district is intended to serve as a transition between large-scale commercial and industrial uses, with adjacent residential uses. Development in this district should be located along collector and arterial streets, and be capable of handling higher traffic volumes.
- b) **Performance Standards.** The performance standards for the General Commercial District is established in Table XX.XX.

Table XXX: General Commercial District Performance Standard

Lot Dimensional Standards	
Minimum Lot Size (sq ft)	7,000 for commercial uses 5,000 per ground floor commercial use + 2,000 per housing unit
Minimum Lot Width (ft)	60
Building Standards	
Minimum Street Setback (ft)	20
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	20
Maximum Height (ft)	35 without a fire prevention system 85 with a fire prevention system

Commented [AK13]: No direct comparable to current code - mixture of residential and commercial zoning.

15) **CB – Central Business District**

- a) **Purpose.** The Central Business District is established to provide a single contiguous district encompassing the central business district or downtown area which will encourage primarily retail uses and a variety of supporting uses. This district is intended to help implement the Downtown Targeted Area Master Plan, particularly the development and maintenance of the Downtown area as a specialized pedestrian-oriented shopping and community center.
- b) **Performance Standards.** The performance standards for the Central Business District is established in Table XX.XX.

Table XX: Central Business District Performance Standard:

Lot Dimensional Standards	
Minimum Lot Size (sq ft)	0 for commercial uses 2,500 per ground floor commercial use + 600 per housing unit
Minimum Lot Width (ft)	0
Building Standards	
Minimum Street Setback (ft)	0
Minimum Side Setback (ft)	0
Minimum Rear Setback (ft)	0
Maximum Height (ft)	35 without a fire prevention system 85 with a fire prevention system

Commented [AK14]: Comparable performance standards under current code:
 Lot size: 2650 sq.ft. Lot area per ground floor unit plus an additional 50 sq.ft. Per bedroom; 770 sq. Ft. lot area/unit above 2nd floor having balcony plus an additional 50 sq.ft. Per bedroom; 0 sq ft for all other permitted uses
 Lot width: 60' (80' for corner lots)
 Street setback: 0'
 Side setback: 0'
 Rear setback: 0'

16) CC – Corridor Commercial District

- a) **Purpose.** The Corridor Commercial District is established to support high-intensity commercial, office and multi-family residential uses, large in operation and of building footprint, serving the community at large, that can accommodate high vehicular traffic volumes. Development in this district is intended to be located along arterial streets for safe access and reduced traffic congestion, be highly visible along arterial roadways, and can support pedestrian, bicycle and public transportation surrounding the property.
- b) **Performance Standards.** The performance standards for the Corridor Commercial District is established in Table XX.XX.

Table XXX: Corridor Commercial District Performance Standards

Lot Dimensional Standards	
Minimum Lot Size (sq ft)	0 for commercial uses 2,500 per ground floor commercial use + 500 per housing unit
Minimum Lot Width (ft)	70
Building Standards	
Minimum Street Setback (ft)	20
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	20
Maximum Height (ft)	35 without a fire prevention system 125 with a fire prevention system

Commented [AK15]: Comparable performance standards under current code:
 Lot size: 2650 sq.ft. Lot area per ground floor unit plus an additional 50 sq.ft. Per bedroom; 770 sq. Ft. lot area/unit above 2nd floor having balcony plus an additional 50 sq.ft. Per bedroom; 0 sq ft for all other permitted uses
 Lot width: 60' (80' for corner lots)
 Street setback: 25'
 Side setback: 0' (5' abutting residential uses)
 Rear setback: 10'

17) **HC – Highway Commercial District**

- a) **Purpose.** The Highway Commercial District is established to provide for larger retail, commercial, office, service, and multi-family residential uses which depend upon access to U.S. Highway 10 East. It is the intent of this district to prevent traffic congestion, provide safe access along U.S. Highway 10 East, and to create a convenient and safe commercial area.
- b) **Performance Standards.** The performance standards for the Highway Commercial District is established in Table XX.XX.

Table XXX: Highway Commercial District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	35,000 for commercial uses 2,500 per ground floor commercial use + 1,000 per housing unit
Minimum Lot Width (ft)	150
Building Standards	
Minimum Street Setback (ft)	40 off of U.S. Highway 10 East 25 off of other streets
Minimum Side Setback (ft)	15
Minimum Rear Setback (ft)	40
Maximum Height (ft)	35 without a fire prevention system 125 with a fire prevention system

Commented [AK16]: Comparable performance standards under current code:
 Lot size: 35,000 sq ft
 Lot width: 125'
 Street setback: 40' off of Highway 10; 25' off of other streets
 Side setback: 10'
 Rear setback: 20'

18) LI – Light Industrial District

- a) **Purpose.** The Light Industrial District is established to provide for those manufacturing or other industrial uses having the least obnoxious or nuisance impacts and having a lower scale of activity as compared with permitted uses of the Heavy Industrial District. It is intended that this district be located as a buffer between heavy manufacturing uses and commercial or multi-family residential uses. New development in this district should be concentrated in campus-style parks located along collector and arterial streets.
- b) **Performance Standards.** The performance standards for the Light Industrial District is established in Table XX.XX.

Table XXX: Light Industrial District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	7,000
Minimum Lot Width (ft)	60
Building Standards	
Minimum Street Setback (ft)	20
Minimum Side Setback (ft)	10 15 if adjacent to a residential use
Minimum Rear Setback (ft)	25
Maximum Height (ft)	50 without a fire prevention system 125 with a fire prevention system

Commented [AK17]: Comparable performance standards under current code:
 Lot size: 8,000 sq ft
 Lot width: 80'
 Street setback: 30' (reduction available via CUP)
 Side setback: 10' (20' if adjacent to residential use)
 Rear setback: 20'

19) **HI – Heavy Industrial District**

- a) **Purpose.** The Heavy Industrial District is established to provide for those manufacturing or other industrial uses having more obnoxious or nuisance impacts, such as light, noise, traffic or vibration concerns. It is intended that this district be located as a buffer between heavy manufacturing uses and commercial or multi-family residential uses. New development in this district should be concentrated in campus-style parks located along collector and arterial streets.
- b) **Performance Standards.** The performance standards for the Heavy Industrial District is established in Table XX.XX.

Table XX: Heavy Industrial District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	20,000
Minimum Lot Width (ft)	100
Building Standards	
Minimum Street Setback (ft)	30
Minimum Side Setback (ft)	20 30 if adjacent to a residential use
Minimum Rear Setback (ft)	25
Maximum Height (ft)	50 without a fire prevention system 125 with a fire prevention system

Commented [AK18]: Comparable performance standards under current code:
 Lot size: 21,780 sq ft
 Lot width: 100'
 Street setback: 40' (reduction available via CUP)
 Side setback: 20' (30' if adjacent to residential use)
 Rear setback: 20'

20) I – Institutional District

- a) **Purpose.** The Institutional District is established to support higher-intensity institutional and civic uses, educational facilities, religious institutions, and other noncommercial places of assembly. This district is further established to support facilities operated by the City of Stevens Point, Portage County, State of Wisconsin, United States of America, and other government agencies. Institutional land should be prioritized near residential uses with a road network that can handle expected traffic volume, support safe access and limit traffic congestion.
- b) **Performance Standards.** The performance standards for the Institutional District is established in Table XX.XX.

Table XXX: Institutional District Performance Standards	
Lot Dimensional Standards	
Minimum Lot Size (sq ft)	0
Minimum Lot Width (ft)	0
Building Standards	
Minimum Street Setback (ft)	20
Minimum Side Setback (ft)	10
Minimum Rear Setback (ft)	30
Maximum Height (ft)	35 without a fire prevention system 85 with a fire prevention system

Section XX.XX: Land Use Standards

1.0 GENERAL PROVISIONS

- 1) The purpose of this Section is to outline principal and accessory land uses that are allowed within each zoning district, how each land use is regulated (i.e., permitted, conditional and prohibited), and supplemental regulations unique to a particular land use. The land uses and land use regulations identified in this Section shall apply to all lots within the City of Stevens Point as outlined in the City of Stevens Point Zoning Map.
- 2) The following shall be used in administering Table XXX: Principal Land Uses and Table XXX: Accessory Land Uses
 - a) The following abbreviations in this Ordinance are intended to have the following meanings:

Abbreviation	Meaning
P	Permitted Land Use
C	Conditional Land Use
Blank Cell	Prohibited Land Use
*	Supplemental Regulations for the Corresponding Land Use

1.1 PRINCIPAL LAND USES

1) Supplemental Regulations – Principal Land Uses

The following outlines supplemental regulations for the corresponding land use. These supplemental regulations shall apply regardless of the land use being listed as permitted or conditional within a respective zoning district.

Commented [AK1]: This section will be completed at a later date.

Table XX.XX: 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				
Accessory 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				
Dwelling, 9-12 Unit									C		C	C		C	P	P	P				
Dwelling, 13+ Unit											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
COMMERICAL	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	

Vehicle Services, Maintenance & Repair																	P		P	P			
Wholesale																			P	P			
PUBLIC & INSTITUTIONAL	<i>A</i>	<i>C</i>	<i>P</i>	<i>NSR</i>	<i>SR-1</i>	<i>SR-2</i>	<i>TR-1</i>	<i>TR-2</i>	<i>UR</i>	<i>MH</i>	<i>MFR-L</i>	<i>MFR-H</i>	<i>NC</i>	<i>GC</i>	<i>CB</i>	<i>CC</i>	<i>HC</i>	<i>LI</i>	<i>HI</i>	<i>I</i>			
Campground																							
Cemetery																							P
Club/Lodge														P	P	P							P
College/University																							P
Community Center													P	P	P	P	P	P					P
Government Building																							P
Hospital													P	P	P	P	P						P
Library															P								P
Parks and Recreation		P	P																				P
Post Office																P							P
Religious & Non-Secular Assembly				P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Safety Service													P	P	P	P	P	P	P	P	P		
School, K-12																							C
School, Vocational or Technical																							P
AGRICULTURE & RESOURCE-BASED USES	<i>A</i>	<i>C</i>	<i>P</i>	<i>NSR</i>	<i>SR-1</i>	<i>SR-2</i>	<i>TR-1</i>	<i>TR-2</i>	<i>UR</i>	<i>MH</i>	<i>MFR-L</i>	<i>MFR-H</i>	<i>NC</i>	<i>GC</i>	<i>CB</i>	<i>CC</i>	<i>HC</i>	<i>LI</i>	<i>HI</i>	<i>I</i>			
Agriculture, Animal																							
Agriculture, Crop	P																						
Agritourism Related Uses	P															P	P						

Community Garden			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Nursery or Garden Center														P	P	P	P	P		
PARKS & RECREATION	<i>A</i>	<i>C</i>	<i>P</i>	<i>NSR</i>	<i>SR-1</i>	<i>SR-2</i>	<i>TR-1</i>	<i>TR-2</i>	<i>UR</i>	<i>MH</i>	<i>MFR-L</i>	<i>MFR-H</i>	<i>NC</i>	<i>GC</i>	<i>CB</i>	<i>CC</i>	<i>HC</i>	<i>LI</i>	<i>HI</i>	<i>I</i>
Driving Range					C															C
Golf Course					C															C
Indoor Entertainment/Recreation																C	C	C	C	C
Outdoor Entertainment/Recreation																		C	C	C
Park			P	P																
Recreation Trail			P	P																P
UTILITY & INFRASTRUCTURE	<i>A</i>	<i>C</i>	<i>P</i>	<i>NSR</i>	<i>SR-1</i>	<i>SR-2</i>	<i>TR-1</i>	<i>TR-2</i>	<i>UR</i>	<i>MH</i>	<i>MFR-L</i>	<i>MFR-H</i>	<i>NC</i>	<i>GC</i>	<i>CB</i>	<i>CC</i>	<i>HC</i>	<i>LI</i>	<i>HI</i>	<i>I</i>
Airport or Heliport																				P
Solar Energy Farm	C																	C	C	C
Wireless Telecommunications Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wind Energy Farm	C																	C	C	C

1.2 ACCESSORY LAND USES

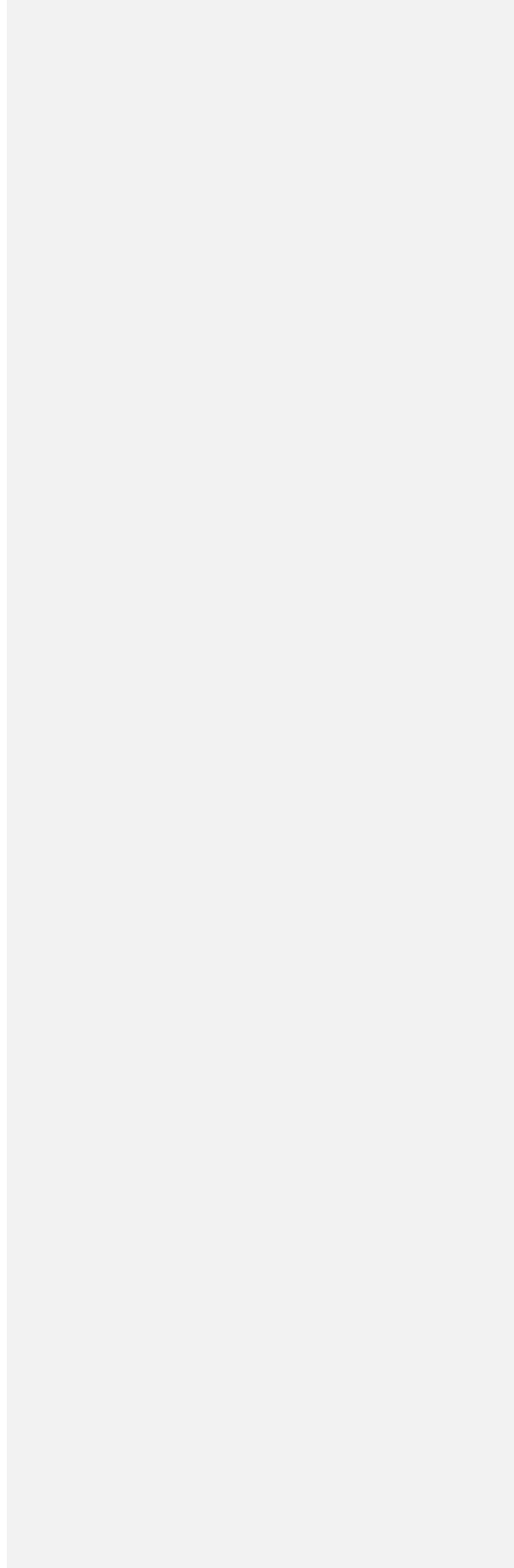


Table ###: Accessory Uses	Districts																			Supplemental Regulations	
	A	C	P	NSR	SR-1	SR-2	TR-1	TR-2	UR	MH	MFR-L	MFR-H	NC	GC	CB	CC	HC	LI	HI		I
Accessory Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
Accessory Dwelling Unit (ADU)				P	P	P	P	P	P												*
Accessory Commercial Unit				P	P	P	P	P	P												*
Accessory Retail/Restaurant																					
ATM													P	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	*
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	
Home Occupation				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	
Retaining Wall	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	
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	*
Shipping Container																					

Swimming Pools, Hot Tubs, Saunas, and similar installations				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	*
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	*

1) **Supplemental Regulations – Accessory Land Uses**

The following outlines supplemental regulations for the corresponding land use. These supplemental regulations shall apply regardless of the land use being listed as permitted or conditional within a respective zoning district.

a) **Accessory Structure**

- 1) **Maximum Size.** The maximum cumulative size of all accessory structures on a parcel shall not exceed 1,050 square feet.
- 2) **Number.** An unlimited number of accessory structures may be located on one parcel, provided that it does not exceed the maximum cumulative size referenced in this Section.
- 3) **Exemptions.** Gazebos and pergolas shall not be counts towards maximum size requirements for accessory structures, but must meet all other applicable provisions of this Ordinance.
- 4) **Height.** Accessory structures shall not exceed 15 feet in height, measured from grade to halfway up the structure’s truss.
- 5) **Location.** Accessory structures shall meet the setback requirements of a parcel’s base zoning designation, unless the following are met:
 - a) Accessory structures that maintain ten feet of separation from the principal structure on the same parcel shall have a side yard and rear yard setback of three feet. Building street setback shall remain the same as the base zoning designation of the parcel.
- 6) **Use.** Recreational vehicles, campers, travel trailers and other similar apparatuses are prohibited to be used as an accessory structure.
- 7) **Principal structure required.** An accessory structure shall be located on the same parcel or immediately across the street from the principal structure that it is serving.

Commented [AK2]: Current = 900 sq ft

Commented [AK3]: Currently counts towards the 900 sq ft max.

b) **Accessory Dwelling Unit**

- 1) **Allowed Uses.** An accessory dwelling unit shall be accessory only to single-family and two-family residential uses.
- 2) **Maximum Number Allowed.** A maximum of one accessory dwelling unit is permitted per parcel.

- 3) **Minimum Lot Size.** Accessory dwelling units are permitted on parcels that meet the minimum lot size requirement for one-unit dwellings for its base zoning designation.
- 4) **Tourist Rooming House Prohibited.** An accessory dwelling unit is prohibited from being used as a tourist rooming house.
- 5) **Owner Occupancy.** The owner of the property in which the accessory dwelling unit is created must continue to occupy the principal residential use on the site as their primary residence for a period of at least ten months in a calendar year. A restrictive agreement between the property owner and the City shall be recorded prior to occupancy being granted.
- 6) **Internal and Attached Accessory Dwelling Units.** Accessory dwelling units that are within or attached to a principal structure shall be permitted only on parcels where two-unit dwellings are permitted, provided that the following are met:
 - a) No more than 40% of the principal structure's floor area is being used.
 - b) The entirety of a basement is being used.
- 7) **Detached Accessory Dwelling Units.**
 - a) Detached accessory units shall adhere to the building size and building location requirements for accessory structures as outlined in this Ordinance.
 - b) Detached accessory units shall not exceed 20 feet in height, measured from grade to halfway up the structure's truss.
- c) **Accessory Commercial Unit**
 - 1) **Allowed Uses.** An accessory commercial unit shall be accessory only to single-family and two-family residential uses.
 - 2) **Maximum Number Allowed.** A maximum of one accessory commercial unit is permitted per parcel.
 - 3) **Minimum Lot Size.** Accessory commercial units are permitted on parcels that meet the minimum lot size requirement for one-unit dwellings for its base zoning designation.
 - 4) **Home Occupation.** An accessory dwelling unit shall adhere to all requirements to operate a home occupation, as outlined in this Ordinance.
- d) **ATM**

- 1) **Location.** ATM's are permitted to be located within a drive-thru facility, integrated within a principal structure's façade, and when located within a principal structure.

e) **Electric Vehicle Charging**

- 1) Charging station equipment shall be separated in a parking lot by bollards, wheel stops, curbing or other protective devices as approved by the Administrator.
- 2) All electrical connections shall be located underground.
- 3) Charging equipment must be decommissioned within 90 days from no longer being considered functional.

f) **Family Day Care Home**

- 1) Family day care homes shall operate in accordance with applicable regulations from the Wisconsin Department of Children and Families.

g) **Home Occupation**

- 1) Prohibited home occupations. The following uses are prohibited as part of a home occupation:
 - a) Any occupation involving the purchase and resale, exchange, production, refinement, packaging or handling of explosives, or hazardous materials or substances, as defined pursuant to the Comprehensive Environmental Response Compensation and Liability Act.
 - b) Adult stores
 - c) Dance or night clubs
 - d) The service, repair, or painting of any motorized vehicle including, but not limited to, motor vehicles, trailers, boats, personal watercraft, recreation vehicles and snowmobiles
 - e) Automobile sales, excluding the sale of the residents' personal vehicle(s)
 - f) Pet boarding exceeding three animals on the premises at any one time
 - g) Automotive towing and wrecking services

Commented [AK4]: Identical to existing ordinance adopted a couple of years ago.

- h) For dwellings located within the Groundwater Protection Zones A, B and C, no use listed as 'prohibited' within their respective groundwater protection zone is allowed as a home occupation.
- 2) The owner or proprietor of a home occupation shall reside in the dwelling from which the home occupation is being conducted.
- 3) No more than two employees who do not permanently reside in the dwelling from which the home occupation is being conducted may be employed in said home occupation. For the purpose of this Section, 'employee' shall refer to a person for whom the property where the home occupation is taking place is their place of work.
- 4) Signage is permitted on the property in accordance with Chapter 25, Sign Ordinance of the City of Stevens Point.
- 5) The residential dwelling shall remain in character and appearance that is typical and customary for dwellings located in the zoning district within which the home occupation is located. Alterations that make the dwelling, building and/or site appear or function similar to a commercial operation are prohibited.
- 6) Exterior entryways that are created solely for conducting a home occupation are permitted along the interior side and rear elevation of the residence. This provision shall not apply for the construction of an accessory commercial unit.
- 7) There shall be no exterior storage of materials to operate a home occupation that is visible from a public right-of-way. Machinery and trailers permitted for lawful operation upon a public road, as defined within Section 21.03, shall be exempt from this provision.
- 8) The home occupation shall not result in a public nuisance as defined in Chapter 21.15(1) of the City of Stevens Point Revised Municipal Code. Examples of a public nuisance include, but are not limited to, noise, smoke, dust, odor, heat, glare or electronic disturbance.
- 9) There shall be no commodities sold or services rendered that require regular receipt and delivery of merchandise, goods or equipment by other than passenger motor vehicle, the United States Mail Service, UPS, FedEx and similar delivery services. Deliveries by hydraulic lift gate vehicles shall be limited to twice monthly. The use of a semi-trailer for a home occupation is prohibited.
- 10) The home occupation shall not involve the storage of more than two commercial vehicles on the property for the delivery of materials to or from

the premises. For the purpose of this Section, a commercial vehicle shall be defined as a vehicle not exceeding 2.5 tons in capacity.

- 11) No more than four visitors on the premises for the sole purpose of the home occupation shall be permitted. This provision shall not apply for in-home day care uses.

h) **Outdoor Seating**

- 1) When outdoor seating areas are adjacent to a public sidewalk, it must be located at least five feet away from fire hydrants, crosswalks and alleys.
- 2) When outdoor seating areas are located within a parking lot, it shall:
 - a) Not use more than 15% of required off-street parking stalls as required in this Ordinance.
 - b) Be surrounded by a barrier, or other protective device as approved by the Administrator, that is at least two feet in height.

i) **Solar Energy System, Ground Mounted.**

- 1) **Location.** Ground-mounted solar energy systems shall meet the same setback requirements for accessory structures, as outlined in this Ordinance.
- 2) **Height.** Peak height of a ground-mounted solar energy system shall be 20 feet.
- 3) **Impervious Surfacing Exemption.** Where parcels have maximum impervious surface limits, ground-mounted solar energy systems shall be exempt provided that the ground underneath the panel is comprised of previous surfacing.
- 4) **Lot Size.** When ground-mounted solar energy systems are installed on lots ranging from 1-5 acres in size, the following shall be met:
 - a) **Decommissioning.** When a ground-mounted solar energy system is not operational for a period exceeding 12 consecutive months, the system operator shall have nine months to decommission the energy system. Decommissioning shall include the removal of all panels, structures, poles and other accessory equipment related to the function of said system.

A decommissioning plan shall be required prior to receiving a building permit to begin construction. Said plan shall identify the following, subject to the review and approval of the Administrator:

- 1) Decommissioning of the system must occur in the event the project is not in use for 12 consecutive months.
- 2) The plan shall include provisions for removal of all structures and foundations, restoration of soil and vegetation and assurances that financial resources will be available to fully decommission the site.

j) **Swimming Pools, Hot Tubs, Saunas and Similar Installations**

- 1) **Location.** Swimming pools, hot tubs, saunas and similar installations on residential lots shall be located behind the rear elevation of the principal structure. Said installations shall meet the side yard setback requirements for principal structures and be exempt from meeting the rear yard setback requirement for principal structures.

Commented [AK5]: Identical to existing ordinance.

k) **Wind Energy Systems, Building and Ground Mounted**

- 1) **Maximum Height.** The height of a wind energy system, including the peak height of a rotor, shall not exceed the maximum height for principal structures as allowed on a parcel's base zoning designation.
- 2) **Setbacks.** The base of a wind energy system shall meet building setback requirements for principal structures as allowed on a parcel's base zoning designation.
- 3) **Agreements Required.** Maintenance and decommissioning agreements shall be executed prior to receiving a building permit to begin construction.
- 4) **Liability Insurance Required.** Prior to receiving a building permit to begin construction, the operator of a wind energy system shall obtain and maintain liability insurance covering system construction and operation. Minimum single limit liability coverage shall be \$300,000.

Community Development Report, January 2026

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	5516 Forest Creek Rd	\$560,548.13	\$1,163.00
	1	5565 Forest Creek Rd	\$318,000.00	\$1,163.00
Two-Family	1	3117 Starling Court	\$380,000.00	\$2,242.50
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	N/A	N/A	N/A	N/A

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	55	\$337,199.53	\$4,767.25
Commercial	25	\$2,213,674.01	\$12,795.28

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
83	\$3,809,421.67	\$22,131.03	83	\$3,809,421.67	\$22,131.03

2025	79	\$7,696,852.34	\$9,963.60
2024	105	\$7,632,094.13	\$50,615.99
2023	87	\$2,531,467.76	\$14,071.83

Violation Report

Abandoned Vehicle on Property	0
Bulk Waste at Curb Early	3
Commercial Building Violation	1
Construction Work Without Permits	1
Debris on Property	1
Exterior Violations on House	2
Illegal Pets or Livestock	0
Infestation	0
Interior Housing Violations	1
Native Lawn Plan	0 ++
Potholes	0 +
Property Encumbrance	0
Public Works Violation	0 +
Snow & Ice Removal - Sidewalk	90
Tall Grass or Noxious Weeds	0
Trash Containers Improperly Stored	0
Vacant Building/Home	0
Vehicle Parked on Grass	1
Vision Obstruction in Roadway or Intersection	0
Zoning Violations	2
Total Violations / Total Service Fees Billed	102 \$3,600
Voluntary Compliance Rate for Tagged/Verbal	0/3 0%

+ Referred to another department

++ Perpetual

Community Development Report, February 2026

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	5596 Forest Creek Rd	\$217,950.00	\$1,163.00
	1	5589 Forest Creek Rd	\$283,700.00	\$1,172.00
	1	5542 Golla Rd	\$236,250.00	\$1,163.00
	1	5526 Golla Rd	\$236,250.00	\$1,163.00
	1	223 Evelyn Ct	\$296,850.00	\$1,181.50
	1	5508 Golla Rd	\$218,525.00	\$1,163.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	1	Cross Roads Health - Facility (HVAC) 5609 Carrie Frost Dr	\$206,900.00	\$692.09 *

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	55	\$692,423.87	\$4,671.94
Commercial	18	\$219,490.72	\$1,634.34

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
80	\$2,608,339.59	\$14,003.87	163	\$6,417,761.26	\$36,134.90

2025	154	\$10,767,599.25	\$23,455.70
2024	183	\$10,723,442.93	\$62,087.51
2023	165	\$4,561,358.66	\$29,278.20

*HVAC portion only. BLD portion issued in October 2025.

Violation Report

Abandoned Vehicle on Property	0
Bulk Waste at Curb Early	2
Commercial Building Violation	0
Construction Work Without Permits	2
Debris on Property	7
Exterior Violations on House	0
Illegal Pets or Livestock	0
Infestation	1
Interior Housing Violations	3
Native Lawn Plan	0 ++
Potholes	0 +
Property Encumbrance	0
Public Works Violation	1 +
Snow & Ice Removal - Sidewalk	67
Tall Grass or Noxious Weeds	0
Trash Containers Improperly Stored	9
Vacant Building/Home	0
Vehicle Parked on Grass	0
Vision Obstruction in Roadway or Intersection	1
Zoning Violations	0
Total Violations / Total Service Fees Billed	93 \$2,200
Voluntary Compliance Rate for Tagged/Verbal	2/3 67%

+ Referred to another department

++ Perpetual



DIRECTORS REPORT

To: City Plan Commission
From: Jarod Kivela, Director of Community Development
Date: April 1, 2026
RE: Directors Report

Development Updates

- **Portage County Business Park BID/Downtown BID:**
 - Business Park:
 - Staff and the BID continue to proceed through the review process of the DRPC's via a working group. Recommendations for possible changes, additions, and deletions will be brought forward by the working group to the BID Board for comments before any final decisions are made.
 - Staff and the BID have created a work group and have started brainstorming names and marketing plan for the Park's signage and branding. The BID is using the same consulting company that the City used for its wayfinding branding and signage.
 - Staff and the BID board are approving the maintenance contracts for the landscaping and pond services for the park and are also identifying other maintenance items that may need to be addressing in the future.
 - Staff and the BID are creating a better communication database for members in the park to transmit BID information to the business owners.
 - Downtown:
 - Staff and the BID has secured an MOU with the Farmers Market Assoc. to contract with a UWSP-Pointers Connect Internship Program for a part-time summer intern to assist with marketing and other related tasks to increase usership of the market and

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BID events. The job has been posted and the application period will close on April 27.

- Staff and the BID's Economic Vitality work group are looking into pursuing a grant to assist with a business accelerator project/incubator in a currently vacant downtown commercial space.
- Staff and the BID's Design work group continue to meet with the key stakeholders for the Library Alley Activation Project so they are best prepared to move in the spring. The grant they applying for to assist with the funding of this project has moved to the underwriting stage but they are still waiting for the final approval.
- Staff and the BID's Organization work group has been working with a WEDC appointment consulting firm, Kennari, to create a marketing strategy specifically for funding a non-profit main street organization and are finalizing all the documents and projects requested by the firm. We are also hosting a information session and social at the end of April to highlight the City's grant and loan programs as well as other financial resources and the newly revised Business Resource guide developed by the BID.
- Staff are the BID's Promotions work group are working on their full event schedule for the year and have done some small popup events to stimulate the downtown traffic but will have their first large event at the beginning of May. We are also updating the website to include all the updated documents and events.

NOTE: For additional information and updates, please see the Executive Director Reports on the Business Park and Downtown BID meeting packets or listen to the meetings.

- **Forest Creek Subdivision:** Sales Tracker (below).

Address	Lot Number	Sale Date	Purchase Price	Construction Status (2/26)
0 GOLLA RD STEVENS POINT WI 54482	1	PENDING OFFER	\$60,000.00	
0 GOLLA RD STEVENS POINT WI 54482	2	4/10/2026	\$56,000.00	
0 GOLLA RD STEVENS POINT WI 54482	3	7/22/2026	\$56,000.00	
0 EVELYN CT STEVENS POINT WI 54482	4	7/22/2026	\$60,000.00	
0 EVELYN CT STEVENS POINT WI 54482	5	7/22/2026	\$65,000.00	
0 EVELYN CT STEVENS POINT WI 54482	6	7/22/2026	\$60,000.00	
172 EVELYN CT STEVENS POINT WI 54482	7	11/12/2025	\$55,000.00	Under Construction
0 EVELYN CT STEVENS POINT WI 54482	8	PENDING OFFER	\$55,000.00	

0 EVELYN CT STEVENS POINT WI 54482	9	PENDING OFFER	\$58,000.00	
0 EVELYN CT STEVENS POINT WI 54482	10	7/22/2026	\$52,000.00	
0 FOREST CREEK RD STEVENS POINT WI 54482	11	7/22/2026	\$55,000.00	
5486 FOREST CREEK RD STEVENS POINT WI 54482	12	11/14/2025	\$60,000.00	Under Construction
0 FOREST CREEK RD STEVENS POINT WI 54482	13	4/10/2026	\$55,000.00	
5516 FOREST CREEK RD STEVENS POINT WI 54482	15	5/6/2025	\$65,000.00	Permit Issued
0 JOE ST STEVENS POINT WI 54482	16	PENDING OFFER	\$55,000.00	
5534 FOREST CREEK RD STEVENS POINT WI 54482	17	6/27/2025	\$55,000.00	Completed
5542 FOREST CREEK RD STEVENS POINT WI 54482	18	7/3/2025	\$55,000.00	Completed
0 FOREST CREEK RD STEVENS POINT WI 54482	19	7/22/2026	\$55,000.00	
0 FOREST CREEK RD STEVENS POINT WI 54482	20	7/22/2026	\$55,000.00	
5572 FOREST CREEK RD STEVENS POINT WI 54482	21	10/31/2025	\$55,000.00	Under Construction
5580 FOREST CREEK RD STEVENS POINT WI 54482	22	10/15/2025	\$55,000.00	Under Construction
5588 FOREST CREEK RD STEVENS POINT WI 54482	23	10/31/2025	\$55,000.00	Permit Issued
5596 FOREST CREEK RD STEVENS POINT WI 54482	24	2/10/2026	\$50,000.00	Permit Issued
5589 FOREST CREEK RD STEVENS POINT WI 54482	26	2/10/2026	\$50,000.00	Permit Issued
5581 FOREST CREEK RD STEVENS POINT WI 54482	27	4/9/2025	\$22,000.00	Completed
5573 FOREST CREEK RD STEVENS POINT WI 54482	28	4/9/2025	\$22,000.00	Completed
5565 FOREST CREEK RD STEVENS POINT WI 54482	29	12/5/2025	\$34,000.00	Permit Issued
	30	12/5/2025		
5572 GOLLA RD, STEVENS POINT, WI 54482	34	4/9/2025	\$45,000.00	Completed
5566 GOLLA RD, STEVENS POINT, WI 54482	35	4/9/2025	\$45,000.00	Completed
5542 GOLLA RD STEVENS POINT WI 54482	36	2/10/2026	\$50,000.00	Permit Issued
220 LEONARD ST STEVENS POINT WI 54482	37	5/23/2025	\$50,000.00	Completed
212 LEONARD ST, STEVENS POINT, WI 54482	38	4/9/2025	\$50,000.00	Completed
204 LEONARD ST. STEVENS POINT WI 54482	39	10/10/2025	\$50,000.00	Under Construction

203 JOE ST. STEVENS POINT WI 54482	40	9/11/2025	\$50,000.00	Completed
211 JOE ST, STEVENS POINT, WI 54482	41	4/9/2025	\$50,000.00	Completed
219 JOE ST STEVENS POINT WI 54482	42	5/23/2025	\$50,000.00	Completed
5526 GOLLA RD STEVENS POINT WI 54482	43	2/10/2026	\$50,000.00	Permit Issued
0 GOLLA RD STEVENS POINT WI 54482	44	PENDING OFFER	\$52,000.00	
0 JOE ST STEVENS POINT WI 54482	45	PENDING OFFER	\$56,000.00	
0 JOE ST STEVENS POINT WI 54482	46	PENDING OFFER	\$55,000.00	
0 FOREST CREEK RD STEVENS POINT WI 54482	49	9/11/2025	\$25,000.00	
0 FOREST CREEK RD STEVENS POINT WI 54482	50	9/11/2025	\$25,000.00	
0 FOREST CREEK RD STEVENS POINT WI 54482	51	9/11/2025	\$25,000.00	
0 FOREST CREEK RD STEVENS POINT WI 54482	52	9/11/2025	\$25,000.00	
0 FOREST CREEK RD STEVENS POINT WI 54482	53	9/11/2025	\$25,000.00	
0 FOREST CREEK RD STEVENS POINT WI 54482	54	9/11/2025	\$25,000.00	
5469 FOREST CREEK RD STEVENS POINT WI 54482	55	4/9/2025	\$25,000.00	Completed
223 EVELYN CT STEVENS POINT WI 54482	57	2/10/2026	\$60,000.00	Permit Issued
0 EVELYN CT STEVENS POINT WI 54482	58	2/10/2026	\$65,000.00	
5508 GOLLA RD STEVENS POINT WI 54482	59	2/10/2026	\$52,000.00	Permit Issued
0 GOLLA RD STEVENS POINT WI 54482	60	2/10/2026	\$52,000.00	

52/60

- Staff has begun preliminary design work on Phase 2 of this subdivision. Road layouts have been largely predetermined, as utilities were stubbed into two areas of Phase 2 during Phase 1 construction. Drawing on lot sales performance in Phase 1, the layout will be calibrated to balance density with lot marketability. As currently sketched, Phase 2 could yield approximately 50 lots across 20 acres (compared to 60 lots in 25 acres in Phase 1).

However, rather than continuing to advance an internal plat, Staff is recommending a shift in approach, issuing an RFP to sell the land to a private developer. Phase 1 has demonstrated market viability and generated interest in the area, and Staff believes the time is right to transition development responsibility to the private sector. The goal is to have an RFP prepared and issued in April or May.

- **Neighborhood Housing Programs:** On March 25th, the City hosted a community information session to outline available housing grants and loan programs, as well as a new partnership with Habitat for Humanity. The session, held from 6–7 PM, was designed to connect residents with resources that can support home repair, rehabilitation, and ownership opportunities throughout the city. Staff will continue to promote these programs and work with Habitat for Humanity to identify eligible households and properties. Several grant and loan applications have come in since the meeting.
- **TID 14:** (No changes since last month) Staff continues to pursue leads for new business prospects and respond to Requests for Information (RFIs) received through WEDC. City staff are actively evaluating strategies to increase the competitiveness of the district and position it for long-term success. However, the City's new industrial park site in TID 14 (Badger Avenue area) continues to be passed over by prospective users due to the lack of high-pressure gas service and rail access—two features that many industrial prospects expect to be in place or have a guaranteed installation timeline.

In partnership with Burlington Junction Railway, staff have begun identifying local and regional businesses that could benefit from rail access within the park. These discussions are in the early stages, but they represent an important step in building the foundation needed to justify and pursue rail installation. By combining potential local interest with continued business recruitment efforts, staff remain confident that a viable path forward can be established to support rail installation and demonstrate a strong financial rationale for the investment.

- **Shopko Site:** The Common Council and RDA have formally approved a Development Agreement with Commonwealth Development for a 50-unit Low Income Housing Tax Credit (LIHTC) project on a portion of the Shopko site. The project will address the community's need for affordable housing while also providing a new home for the UWSP Childcare facility, which must relocate due to space constraints associated with upcoming university construction.

With the Development Agreement in place, Commonwealth submitted its full WHEDA tax credit application on March 20, 2026. Award announcements are expected in May. If tax credits are awarded, the project will still require additional grant funding before construction can begin. Assuming all financing is secured, construction could begin as early as Q3 2026.

- **City Hall:** The design phase is now coming to a close. Staff and the architects completed a final review of the plans on March 31st, and the full submittal documents will be going out to department heads and the City around April 6th. The architectural plans will be shared with alders, included in the Council packet, and posted on the City website for the public to view. Internal systems plans covering electrical, plumbing, and HVAC will not be made publicly available at this time. A presentation to the Council is scheduled for April 20th, with bids going out the following day. Contractors will be required to attend a bid walkthrough, with options on April 27th and 28th. The public bid opening is set for May 19th, followed by a special Finance and Council meeting anticipated the week of May 25th or June 1st. Construction is expected to begin shortly after that.

A webpage has been created if you would like to follow along with the progress or review the history of the process: <https://stevenspoint.com/1499/New-City-Hall-Project>

- **Lot 8/Eagle Plumbing (Third and Portage):** The Redevelopment Authority, City, and Arc Central, LLC have entered into a Development Agreement for the Eagle Plumbing parcel (Lot 8) on Third Street.

The developer is proposing a 6-unit, 3-story condominium building as a first phase, with the potential for three additional 6-unit buildings on an adjacent parcel in a second phase, totaling up to 24 owner-occupied units. To bridge the gap between construction costs and market value, the City's support package includes a nominal land sale of \$1,000, a \$200,000 upfront incentive, and up to \$18,500 in environmental investigation work. The project is anticipated to generate a positive TID balance of approximately \$89,000 over the life of the district, even accounting for the incentives provided.

- **Comprehensive Plan:** The City has contracted with the North Central Wisconsin Regional Planning Commission to assist with the Comprehensive Plan rewrite. After a period of slower progress due to competing priorities, including active development proposals on the Shopko site, Edgewater, and Lot 8, staff have been able to redirect additional time and attention to this effort. Updated chapters and revisions to the Goals, Objectives, and Policies are expected to be brought forward in the coming months. We appreciate your continued patience as staff works to advance this and the other significant planning initiatives currently underway.
- **Doors 2 Dreams and Sisters Meadow Subdivision:** Staff have been working closely with the Doors 2 Dreams development team and Rettler Corp on right-of-way infrastructure design for this area, including a planned extension of Academy Avenue, Meadow Street, and potentially Third Street. Rettler Corp is wrapping up the ROW design and expects to take it to bid this spring, as road base installation will need to be completed prior to construction of the gathering lodge beginning. Doors 2 Dreams is hoping to break ground on the lodge in late summer, followed by a series of small homes and townhomes.

In the meantime, Doors 2 Dreams representatives have been proactively engaging the surrounding neighborhood, including door-to-door outreach to nearby residents and a public viewing session held at CREATE where the team shared project visuals and answered questions from the community.

Since the street infrastructure is being constructed to serve this development, staff is taking the opportunity to plan the broader area so that additional single-family and multi-family builders can be recruited to fill out the neighborhood. Once that planning is in place and a builder is committed, the focus will shift to a trail system connecting the natural area to the north and the high school. There are already interested parties exploring partnerships for a community garden, community orchard, and outdoor classroom within that conservation area.