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

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

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING

Community Room
933 Michigan Avenue, Stevens Point, WI

April 20, 2026
7:00 PM

OR

Zoom Teleconferencing

Meeting ID: 841 6117 4026 | Passcode: 091986
By Computer: Zoom Link
By Phone: +1-312-626-6799 (US Chicago)

Agenda

1. Roll Call.
2. Salute to the Flag and Mayor's opening remarks.
3. Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.
5. Presentation to the Mayor and Council:
   a. Dave Barbier, UWSP Sustainability Director and Michelle Gullikson - UWSP Climate Action and Resilience Plan.
   b. Jane Johnson and Danny Mercer, Partnering Together of Portage County - Operations of a Temporary Housing Facility.

Consideration and Possible Action on the Following:

6. Consent Agenda:
   a. Minutes of the Common Council Meeting of March 23, 2026.
   b. Actions of the Police and Fire Commission meeting of March 5, 2026:
      3. Approval of Minutes.
      4. Confirmation of Bills.
      6. Discussion, with possible action, to approve a conditional offer of employment from the Stevens Point Police Department to Dylan Messacar, Cameron McCarrier, and Hanna Stremkowski.
      7. Discussion, with possible action, to approve an eligibility list for a police officer, to expire June 1, 2026.

9. Discussion, with possible action, to move forward with the employment of new Probationary Firefighter/Paramedic candidate Kyle Krause.
10. Discussion, with possible action, to accept a $2,500 donation from Midwest Restoration for equipment on Engine #3.
11. Discussion, with possible action, to extend Probationary Firefighter/Paramedic Channing Parkman's probation by six months.

Actions of the Police and Fire Commission meeting of April 7, 2026:
3. Approval of Minutes.
4. Confirmation of Bills.
6. Discussion, with possible action, to approve Officer Malerie Gaylord from probation status to permanent status with completion of the 18-month probationary period, effective April 14, 2026.
11. Discussion, with possible action, to accept a $123.58 donation from Taco Johns in Stevens Point for mass casualty equipment.
12. Discussion, with possible action, to accept a $425.00 donation from Feltz Lumber for a training prop.
13. Discussion, with possible action, to approve Probationary Assistant Chief of EMS Anthony Luchini to the position of Assistant Chief of EMS, effective May 3, 2026.
14. Discussion, with possible action, to move forward with the acquisition of property located at 809 Division Street (the former UW Credit Union branch) for the Stevens Point Fire Department.

c. Minutes and Actions of the Plan Commission meeting of April 6, 2026:
2. Report of the March 2, 2026 meeting of the City Plan Commission.
10. January-February 2026 Monthly Reports.
11. Director's Report.

d. Actions of the Board of Water and Sewerage Commissioners meeting of April 13, 2026:
2. Approval of minutes.
3. Approval of department claims.
5. Approval to purchase "Mr. Manhole" equipment.
8. MS4 Report.

e. Actions of the Airport Commission meeting of April 13, 2026:
2. Approval of minutes.
3. Approval of department claims.
4. Updated rates memo.

f. Minutes and Actions of the Personnel Committee meeting of April 13, 2026:
2. Amendment to Administrative Policy 2.08 — Compensatory Time and Overtime Pay.
3. Amendment to Administrative Policy 3.01 - Standard Benefits.
4. Request for overlap - Fleet Maintenance Mechanic.

g. Minutes and Actions of the Board of Public Works meeting of April 13, 2026:
2. Consideration of the request for a one-day ATV/UTV use on portions of North Reserve Street, DuBay Drive, and Second Street North for a special event.
10. To enter into a State/Municipal Financial Agreement with WisDOT for pavement resurfacing of a portion of Connecting Highway 66.

11. Consideration of a proposal from Canadian National for safety improvements regarding the 2007 alteration of the Patch Street Railroad Crossing.

h. Minutes and Actions of the Public Policy and General Government meeting of April 13, 2026:
2. License List.
3. Request to Hold Event/Street Closing.

i. Minutes and Actions of the Finance Committee meeting of April 13, 2026:
2. Approval of a request from the Stevens Point Area Public School District to add an informational insert into the annual property tax bill mailing.
3. Approval of a contract for engineering services related to the McDill Dam.
4. Approval of funding for doors at the Portage County library downtown location.
5. Approval of a lease extension with the Boys and Girls Club for a portion of the building at 933 Michigan Ave.
6. Approval of a contract and funding for 10% Rail Engineering Services with Via Rail – East Park Commerce Center.
7. Approval of a Farming and Harvesting Agreement with Blue Top Farms Inc, Peter Zakrezewski.
8. Approval of an amendment to a Master Services Agreement with Stantec Consulting Services to include a Task Order relating to 1039 Ellis Street Site Investigation.
11. Approval of Claims Paid.

j. Statutory Monthly Financial Report by Comptroller/Treasurer.

k. Mayoral Appointments:
- Board of Review - Reappoint Larry Sipiorski for a 5-year term expiring April 30, 2031.

7. Presentation by Somerville Architects and Action to Authorize Issuance of a Request for Proposals for a New City Hall Facility at 1039 Ellis Street

8. Public Hearing - 2025 Street Improvement Project #25-101 - Special Assessments for the installation of storm sewer laterals, water service, and sanitary laterals.

9. Final Resolution - 2025 Street Improvement Project #25-101 - Special Assessments for the installation of storm sewer laterals, water services, and sanitary laterals,

10. Approval to sell the property located at 281 Washington Avenue (Parcel ID 281240830401306) for the purpose of constructing a residential dwelling.

11. Approval to purchase the property located at 809 Division Street (Parcel ID 281240829401316).

12. Revised right of way plat and relocation order for the north segment of Business 51/Division Street from Franklin Street to North Point.

13. Ordinance Amendment - 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.

14. Resolution - 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).

15. Resolution - 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.
16. Resolution - 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).
17. Ordinance Amendment - Chapter 9, Section 9.19 to create ATV/UTV Routes.
18. Ordinance Amendment - Chapter 16, Section 16.15 to create a Right-of-Way, Boulevards, and Swales Section to accommodate the increasing number of plantings within the right-of-way. 16.15(2)(a)(1) Ordinance language reflects post Board of Public Works revisions regarding planting height.
19. Ordinance Amendment - Chapter 7, Section 7.06 regarding the Collection of Garbage and Recyclables to comply with recent revisions to State rules.
20. To award the 2026 Street Improvements - Michigan Underpass Project #26-101 to Switlick & Sons, Inc. for an amount not to exceed $2,647,627.18.
21. To award the 2026 Resurfacing - Hoover Road Project #26-103 to American Asphalt of Wisconsin for an amount not to exceed $792,706.50.
22. To award the 2026 Pavement Maintenance Project #26-104 to Fahrner Asphalt Sealers, Inc. for an amount not to exceed $169,030.01
23. To award the construction-related services for the North Segment of the Business 51 Project to MSA for $1,007,319.00.
24. Approval of amendments to the Fee Schedule for the Community Development Department.
25. Disallowance of Claim-Brittney Thiel-Flooding due to construction activities.
26. Recognition and parting comments from outgoing Alderpersons Broderick, Steinmetz, and Buse.
27. Adjournment.

RMC – Revised Municipal Code

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

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

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

Climate Action and Resilience Plan: Appendices

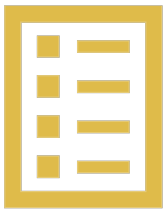


Spring 2026



Appendices Overview









- Four Appendices
  1. Communicating Sustainability Values
  2. Climate Action – Mitigation
  3. Climate Action – Resilience
  4. A Thriving Campus Community
  5. Carbon Neutrality Plan
- Each appendix includes stakeholder-identified projects and initiatives.
- Each project includes background information, a plan, project owners, and a timeline.

What to expect from the appendices

What the appendices are

- Representative of over 100 people's input and perspectives
- Written for a specialized audience
- A detailed technical document

What the appendices are not

- ☒ Projects identified by the Office of Sustainability alone
- ☒ Written for a diverse audience
- ☒ A digestible overview



Projects Related to the Community

Communicating Sustainability Values

- Communicate Current Sustainability Initiatives

Climate Action – Mitigation

- Update Bike & Pedestrian Plan
- Implement Traffic Calming Measures
- Improve Bus Route Options
- Provide Paid Bussing for Staff
- Develop Better Parking Solutions

Climate Action – Resilience

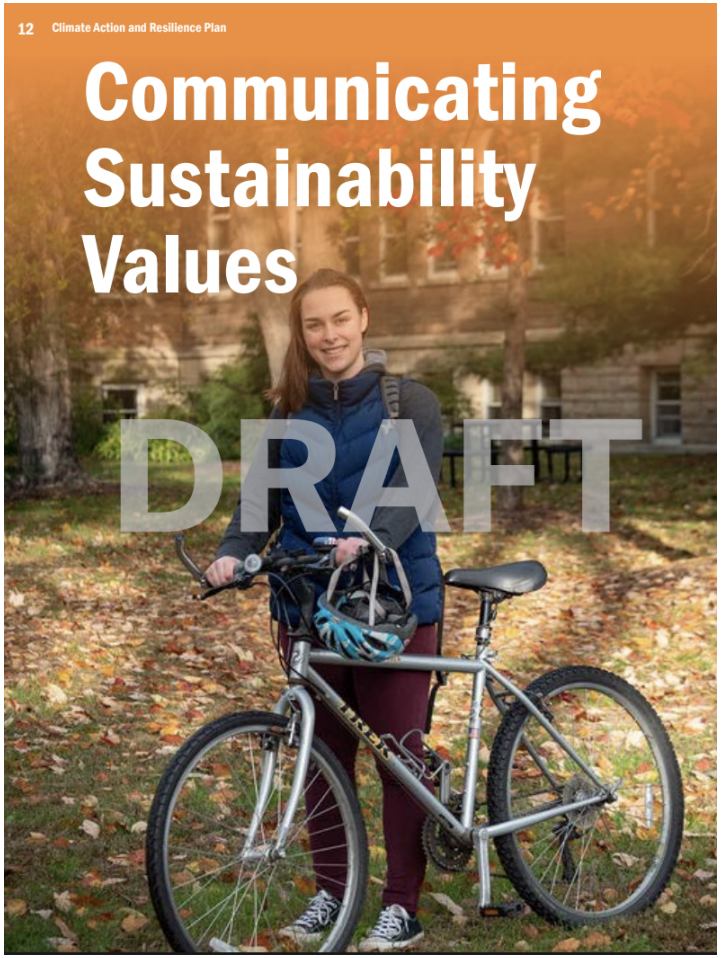
- Improve Emergency Preparedness
- Extreme Weather Events Hazard Plans

A Thriving Campus Community

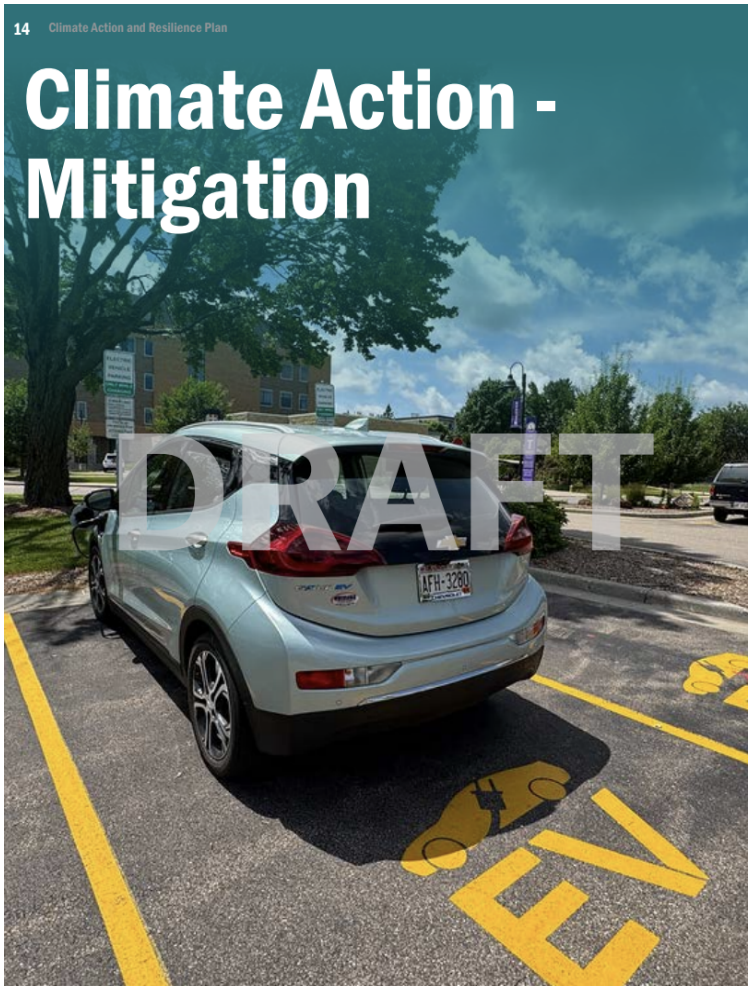
- Community and Campus Partnerships
- More Multigenerational and Multicultural Collaboration
- Engagement with Tribes
- Strengthen City, Regional, and Community Partnerships
- Protect Water Quality and Aquatic Life

Appendix A: Communicating Sustainability Values

- 12 Projects
- Projects related to sustainability...
  - Funding
  - Training
  - Projects/Initiatives & Awareness
- Projects in the Top 10
  - Integrate sustainability tasks in all UWSP position descriptions
  - Increase sustainability training for faculty, staff and students



Appendix B: Climate Action - Mitigation



- 14 Projects
- Projects related to...
  - Electrification
  - Energy efficiency
  - Bicycle & Pedestrian Plan
  - Bussing & Parking Solutions
  - Parking Solutions
  - State Contracts
- Projects in the Top 10
  - Update the Carbon Neutrality Plan

Appendix C: Climate Action - Resilience

- 16 Projects
- Projects related to...
  - Emergency Preparedness
  - Hazard Plans for extreme weather events
  - Sustainability Courses
- Projects in the Top 10
  - Integrate climate-related hazards into communication tactics around emergency preparedness and safety, including the Safepoint app and the “Do One Thing” campaign
  - More interdepartmental collaboration, especially in the context of academics and curriculum



Appendix D: A Thriving Campus Community



- 12 Projects
- Projects relate to...
  - Environmental Protection
  - Campus Wellness
  - Campus & Community Partnerships
  - Zero Waste Plan
  - Accessibility Solutions
- Projects in the Top 10
  - Continuous improvement of mental health resources and access
  - Strengthen city, regional, and tribal partnerships
  - Increase biodiversity
  - Protect and improve water quality and aquatic life
  - Create a UWSP Zero Waste Plan

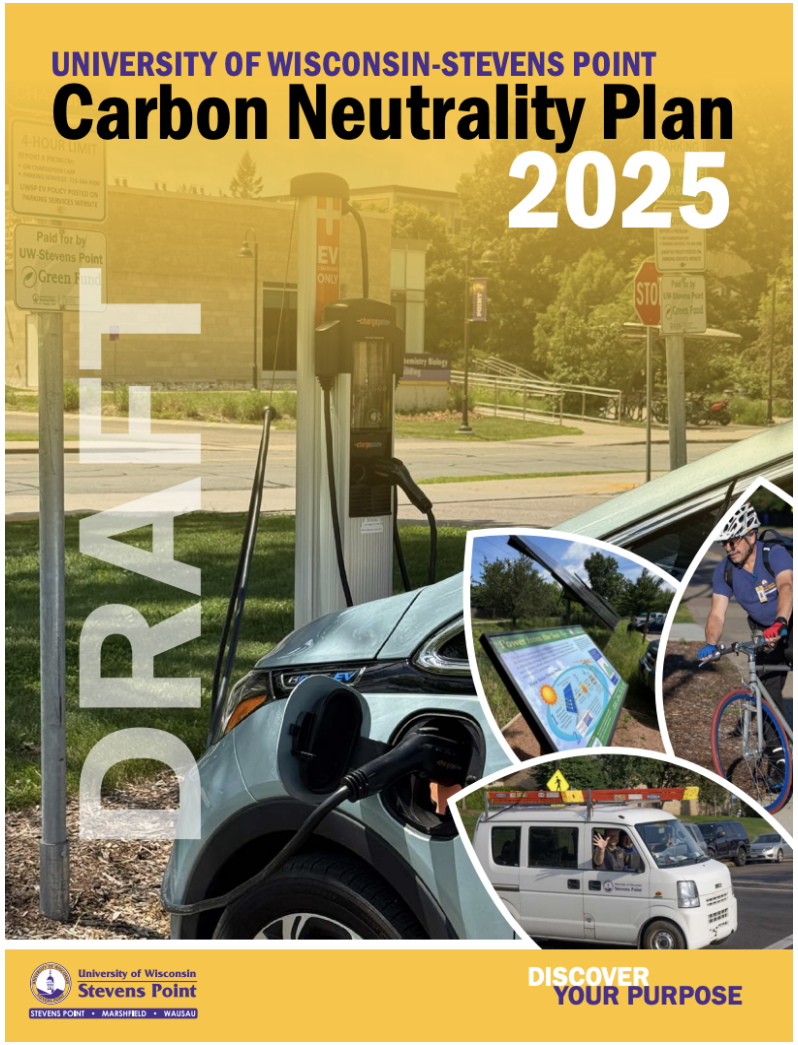
Carbon Neutrality Plan

10 Carbon Neutrality Strategies

1. Electrification
2. Energy efficiency and retrofits
3. Alternative transportation
4. Renewable energy adoption
5. Sustainable supply chains
6. Sustainable waste management
7. Water conservation
8. Equitable land usage
9. Responsible computing
10. Onsite energy storage

Carbon Neutrality Goals

- GHGe 25% reduction by FY2020
- GHGe 50% reduction by FY2030
- GHGe 75% reduction by FY2040
- GHGe 100% reduction by FY2050



Where to Find the Appendices Drafts

APPENDICES FOR FEEDBACK

RESILIENCE PLANNING

The university will be using a pair of established resilience planning methods to help integrate all stakeholders' ideas into a consistent Climate Action and Resilience Plan. The two main methods we will focus on are from the Nature Conservancy and their Community Resilience Building (CRB) model, and Second Nature's framework for resilience planning.

Second Nature's framework encourages schools to not only assess and reduce *vulnerability*, but also to assess and enhance overall *resilience* and *adaptive capacity*. Campuses should go beyond managing extreme and potentially catastrophic events; they should proactively plan for preferable futures. Resilience building is an iterative process. While these steps appear to be linear, in reality campuses may be working on multiple steps simultaneously.

CARBON NEUTRALITY PLAN

COMMUNICATING SUSTAINABILITY VALUES

CLIMATE ACTION – MITIGATION

CLIMATE ACTION – RESILIENCE

A THRIVING CAMPUS COMMUNITY

CAMPUS AND COMMUNITY FEEDBACK FORM →



https://www.uwsp.edu/campus-life/sustainability/climate-commitment

Providing Feedback and Deadlines

Deadline: May 1st



Feedback Requested

Feedback We Want

- Questions, Comments, or Concerns
- Considerations not discussed

Feedback We Don't Want

- Design/Layout
- Grammar Police



***Not all feedback is guaranteed to be incorporated*

Partnering Together of Portage County

A collaborative nonprofit for addressing homelessness and poverty

Executive Summary

Mission Statement
Partnering Together of Portage County (PTPC) is a nonprofit organization dedicated to supporting the unhoused and working poor in the Portage County area, by connecting individuals with housing, employment, mental health care, addiction recovery, and educational opportunities. Through collaboration with established community partners, PTPC provides immediate support for the unhoused in our community, as well as providing a coordinated pathway for people to transition from homelessness to independence.

Vision Statement
A community where every individual has access to safe housing, meaningful work, and supportive services that empower them to thrive.
Core Values:

- Dignity and respect for all individuals
- Collaboration and accountability
- Sustainable, community-based solutions
- Empowerment through education and opportunity

Legal Structure: 501(c)(3) nonprofit organization based in Stevens Point, Wisconsin.
Legal Start Date: November 14, 2025
Projected First-Year Budget: $350,000

Problem Statement

Homelessness in Portage County has grown steadily, affecting individuals and families due to rising housing costs, limited affordable units, and mental health and addiction challenges. Local shelters and charities provide critical relief but often operate independently, making it difficult for individuals to navigate available services. Additionally, there is a lack of shelter space, both in capacity and due to the time of the year shelter is offered. Finally, the lack of coordination results in duplication of efforts and missed opportunities for long-term recovery.

Community Need:
According to local data from the Wisconsin Balance of State Continuum of Care (BOSCOC), Portage County has seen an estimated 15% increase in homelessness since 2022, particularly among single adults and families with children. The most recent BOSCOC data indicates approximately 142 individuals and an additional 59 families unhoused in Portage County.

One of the key drivers of homelessness both here and nationwide is the gap between the increase in housing cost and the increase in wages. In Wisconsin, between 2017 and 2022, median home prices increased by 53% while median household income only increased by 19.7%. (Sources: Wisconsin Realtors Association and US Census Bureau.)

Existing gaps in services:

- Limited transitional housing
- Lack of centralized referral coordination
- Lack of affordable housing
- Short-term funding for case management

Target Demographic

- Individuals and families currently unhoused or at risk of homelessness
- Residents of Portage County
- Veterans, unemployed adults, people exiting the justice system, and youth aging out of foster care.

Solution and Services

Partnering Together seeks to change the status quo through two strategies:

1. Coordination:
   PTPC will act as a coordinated hub connecting individuals to partner services, ensuring no one “falls through the cracks.”

2. Expansion of services:
   We will expand not only support services, notably through the addition of a full-time case manager, but also available emergency and transitional housing.

Key Service Areas

In the first year of service:

1. Increase availability of year-round shelter
   - Continue residential shelter at Salvation Army (30 beds)
   - Expand the current winter emergency shelter to operate year-round (and increase the number of beds)
2. Provide housing navigation
   - Emergency shelter referrals
   - Transitional housing support
3. Increase case management
   - Each participant is assigned a caseworker who builds a personalized “Pathway Plan” from homelessness to self-sufficiency.
4. Provide assistance:
   - Short-term emergency assistance with food, transportation, clothing
   - Access to showers and laundry services
   - Hospitality and accompaniment

Planned expansion of services:

5. Employment & job training
   - Resume building, skills workshops, and employer connections
6. Mental health & addiction support
   - Counseling and recovery referrals
   - On-site case management and peer mentoring
7. Health & wellness
   - Assist in access to medical care, nutrition, and other health services

Partnerships
PTPC collaborates with many established Portage County organizations, leveraging their strengths to provide comprehensive wraparound support.

Those providing services on site include:

- Salvation Army – Residential shelter
- One Big Tent - Accompaniment, resource support and guidance
- Catholic Charities - Individual Case Management
- Stevens Point Community Outreach - Emergency overnight shelter
- Lunch Partners - Provide noon meal at Day Center (Monday-Friday)

Additional partners include:

- Numerous churches - Provide volunteer and financial support
- Stevens Point Police Department - Ensure increased coordination and communication
- Noble Clinic - Health care guidance and services

Operations Plan

Facilities:

- Purchase the former Oddfellows Temple building on Church Street to serve as the year-round emergency shelter.
- Create a centrally located resource day center near the downtown Stevens Point area with office space, a community room, and small-group meeting areas.

Staffing (Year 1):

- Executive Director
- Case Manager

Volunteers:
Trained volunteers assist with tutoring, mentoring, and events.

Technology:
A shared data system (like HMIS – Homeless Management Information System) tracks participant progress and ensures accountability across partner agencies.

Funding Strategy

Start-up Funding Sources:

- Local grants
- City and county funding
- Faith-based contributions
- Private donations and fundraising events

Our goal is to raise a minimum of 2.5 years of expenses during initial fundraising. That will allow time for the development of annual funding. Stevens Point Community Outreach (SPCO), the non-profit that will operate the overnight shelter, will raise funds for their operating costs. Partnering Together will assist as needed.

Year 1 Budget (Summary):

Category	Amount
Staff Salaries & Benefits	$150,000
Facility Lease & Utilities	$90,000
Program Costs	$20,000
Insurance, other	$25,000
Emergency Shelter Repairs	$150,000
Emergency Outreach	$20,000
Administrative/Legal	$10,000
TOTAL	**$465,000**

Year 2
Costs will be similar without the repair expenses.

Year 3
Catholic Charities will pay for 100% of case management costs, reducing annual cost to $235,000.

Evaluation and Impact

Success Metrics:

- Number of individuals transitioned into stable housing
- Number of individuals served at overnight shelter
- Number of individuals served at day center
- Number of participants securing employment or training
- Reduction in repeat homelessness cases
- Partner satisfaction and collaborative outcomes

Annual Reporting:
PTPC will produce an annual Community Impact Report shared with donors, partners, and the public to ensure transparency and continuous improvement.

Long-Term Goals (3-5 years)

PTPC will look to access state, federal, and community grants to maintain services, with the hope of meeting new needs as they arise, particularly the support of unhoused families in our community.

CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES

Community Room
933 Michigan Avenue, Stevens Point, WI

March 23, 2026
6:00 PM

OR

Zoom Teleconferencing

Agenda

1. **Roll Call.**

Present:

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

Ald. Buse arrived at 6:03 p.m.
Ald. Christianson arrived at 6:53 p.m.

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

Andrea Olson, 410 Franklin Street, spoke about their candidacy running for Alderperson District 4.

Bruce Woboril, 710 Fourth Street, Plover, spoke about ATV/UTV routes. Mr. Woboril handed out a document, and it is to be placed within minutes.

Matt Moldenhaur, 3101 Whiting Avenue D, spoke about their candidacy running for Alderperson District 10.

Ray Reser, 1501 County Road ZZ, Amherst Junction, spoke about their candidacy running for Portage County Executive.

Sal Cuomo, 5657 LaSalle Avenue, spoke about their candidacy running for Alderperson District 6.

David Crueger, 440 Walker Street, spoke about their candidacy running for Alderperson District 4.

5. **Presentation to the Mayor and Council: Jerry Gargulak-Wisconsin Challenge Academy overview.**

Consideration and Possible Action on the Following:

6. **Consent Agenda:**

a. **Minutes of the Common Council Meeting of February 16, 2026.**

b. **Minutes and Actions of the Plan Commission meeting of March 2, 2026:**
2. Report of the January 26 and February 2, 2026 meeting of the

City Plan Commission.
7. Director's Report.

c. Actions of the Transportation Commission of March 9, 2025:
2. Approval of the January 12, 2026 Minutes.
3. Approval of the January and February 2026 Financial/Claims Reports.

d. Minutes and Actions of the Public Policy and General Government meeting of March 9, 2026:
2. License List.
3. Request to Hold Event/Street Closing.
4. Beekeeper Permits.

e. Minutes and Actions of the Finance Committee meeting of March 9, 2026:
3. Approval of lease of City-owned land (Old Hwy 18) for farming purposes.
4. Approval of funding for a wetland impact fee for the Door 2 Dreams/Sisters Meadow Subdivision project in TIF District 11.
6. Approval of Claims Paid.
7. Presentation from Victor Baeten, representing Source Commercial Real Estate, LLC, on the development proposal for the former Edgewater Site.
9.B. Negotiating the acquisition of real estate and easements related to the Business 51 project.

f. Statutory Monthly Financial Report by Comptroller/Treasurer.

C/T Ladick spoke on a point of clarification on item 6e regarding the revenue on the lease which will go into a city property fund.

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

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

7. Discussion and possible action on a Grant to Partnering Together Portage County for the purchase of 2854 Church Street for the purpose of operating a Homeless Shelter/Resource Center.

Attorney Beveridge requested the body to approve with the ability to continue to make minor alterations to the agreement to maximize the amount of charitable donations.

Mayor Wiza clarified that if the building is not operated as a shelter, the building would revert to the city and the shelter standard of operations would be contingent on a conditional use permit.

Ald. Lang moved, Ald. Buse seconded, to approve the grant contingent upon the offer to purchase being executed.

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

8. Ordinance Amendment - Section 10.20: Bukolt Skatepark.

Director Kremer gave a brief overview of the ordinance amendment.

Ald. Kneebone spoke about a typo and requested the "in like" be changed to "in-line".

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

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

9. Ordinance Amendment - Section 10.21: Zenoff Park Infield Turf Regulation.

Director Kremer gave a brief overview of the ordinance amendment.

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

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

10. 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).

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

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

11. A request from the City of Stevens Point to enter into a temporary limited easement agreement 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).

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

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

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

Elizabeth Trzebiatowski, 3262 Sunflower Road, spoke against the request.

Andrea Olson, 410 Franklin Street, spoke against the request.

Victor Baeten spoke in favor of the request.

Director Kivela spoke about the request, timeline of the project, why this proposal was chosen, and recommendation of the sale of the property.

Attorney Beveridge spoke about the request as a means for the city to commit to keeping this parcel from being developed and to allow time for the developer to present a more developed concept. Attorney Beveridge also clarified that the request does not commit the city to the agreement and that the city can still back out.

Mayor Wiza clarified that the city will retain the waterfront portion of the parcel.

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

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

13. Approval of development agreement with Arc Central for a development in Tax Incremental Financing (TIF) District 10.

Andrea Olson, 410 Franklin St, spoke in favor with concerns.

Director Kivela gave a brief overview.

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

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

14. Approval of a development agreement with Source Commercial Real Estate, LLC for a development in Tax Incremental Financing (TIF) District 10 (former Edgewater Site).

Elizabeth Trzebiatowski, 3262 Sunflower Road, spoke against.

Andrea Olson, 410 Franklin Street, spoke against.

Victor Baeten spoke in favor.

Ald. Steinmetz moved, Ald. Lang seconded, to approve the development agreement with Source Commercial Real Estate, LLC with the amendment that any language within the agreement shall not compel the city to sell the property and, if there is any language that would compel the city, it shall be null and void.

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

15. Adjournment.

Meeting adjourned at 7:39 p.m.

City of Stevens Point
Transportation Commission Meeting
March 9, 2026 - 5:00 PM

2700 Week Street, Stevens Point, Wisconsin
or via Zoom Teleconferencing

Minutes

1. Roll Call
Present: Karalyn Peterson
Present via Zoom: Nichole Lysne, Tom Bertram, Ald. Jacqui Guthrie, Heidi Oberstadt, Neil Prendergast
Not Present: Ald. Allison Birr
Others Present: Talin Scheuermann, Tom Carroll

2. Approval of the January 12, 2026 Minutes
Motion made by Ald. Jacqui Guthrie seconded by Tom Bertram to approve the January 12, 2026 minutes. All in favor; none opposed. Motion carried.

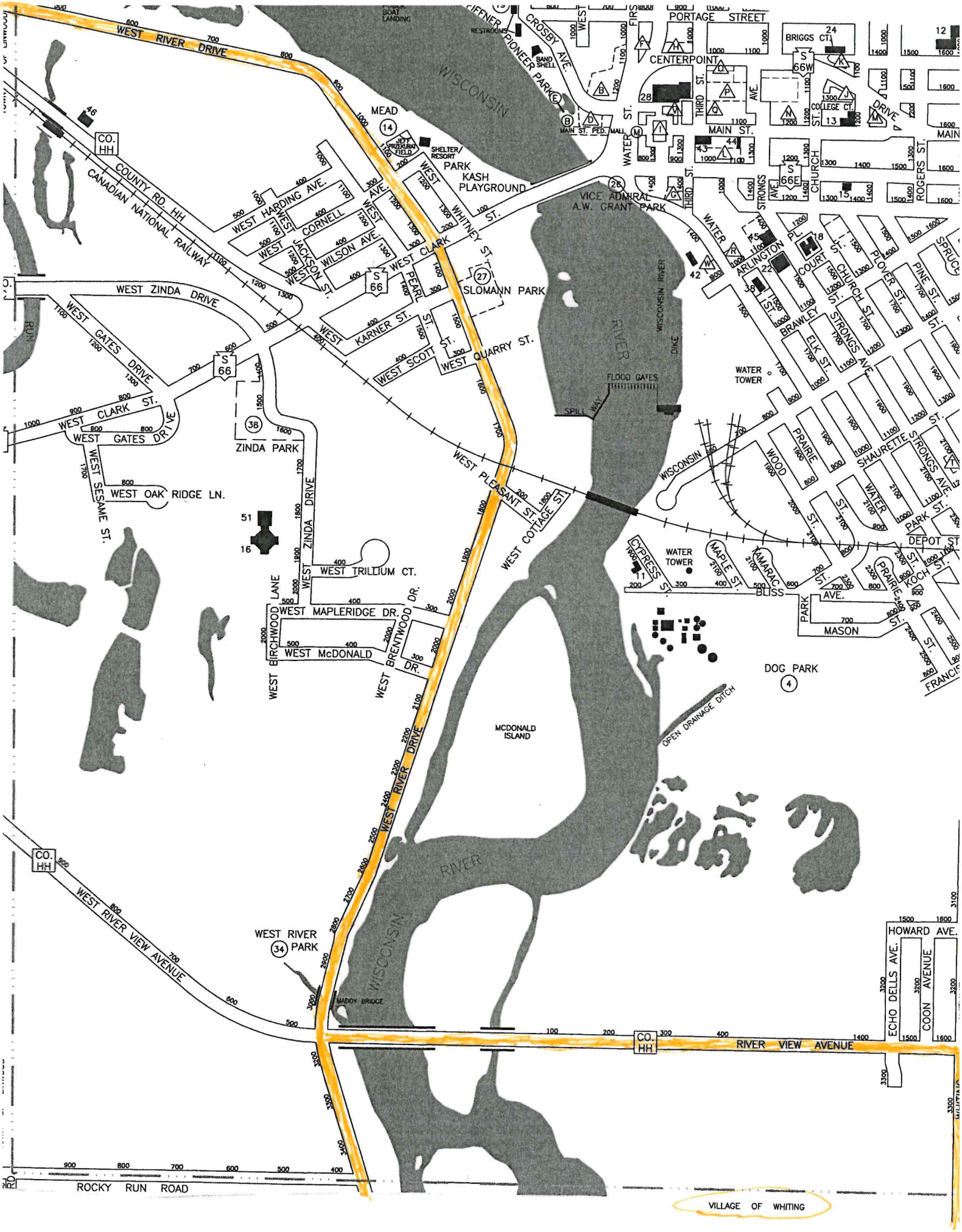
3. Approval of the January and February 2026 Financial/Claims Reports
Motion made by Karalyn Peterson, seconded by Neil Prendergast to approve the January and February 2026 Financial/Claims Reports. All in favor; none opposed. Motion carried.

4. Central Transportation Update/Report
Talin Scheuermann provided an overview of current ridership trends, staffing, project planning, and overall system status.

5. Future Route Planning Discussion
Discussion on potential minor route adjustments, UWSP partnership opportunities, and ideas for special event service.

6. Next Meeting Date
May 11, 2026 – 5:00 PM

7. Adjournment
Meeting adjourned at 5:15 PM.


WEST RIVER DRIVE
CROSBY AVE.
PIONEER PARK
BAND SHELL
MAIN ST. PED. MALL
PORTAGE STREET
CENTERPOINT
BRIGGS CT.
COLLEGE CT.
MAIN ST.
WATER ST.
THIRD ST.
CHURCH ST.
ROGERS ST.
STRONGS AVE.
MEAD
JETT PRZEKURAT FIELD
SHELTER/ RESORT
PARK
KASH PLAYGROUND
VICE ADMIRAL A.W. GRANT PARK
CO. HH
COUNTY RD. HH
CANADIAN NATIONAL RAILWAY
WEST HARDING AVE.
WEST CORNELL AVE.
WEST JACKSON ST.
WEST WILSON AVE.
WEST CLARK ST.
WEST PEARL ST.
WEST KARNER ST.
WEST SCOTT ST.
WEST WHITNEY ST.
WEST QUARRY ST.
SLOMANN PARK
WEST ZINDA DRIVE
WEST GATES DRIVE
WEST CLARK ST.
WEST GATES DRIVE
ZINDA PARK
WEST SESAME ST.
WEST OAK RIDGE LN.
ZINDA DRIVE
WEST TRILLIUM CT.
WEST MAPLERIDGE DR.
WEST McDONALD
WEST BIRCHWOOD LANE
WEST BRENTWOOD DR.
WEST PLEASANT ST.
WEST COTTAGE ST.
WISCONSIN RIVER
FLOOD GATES
SPILL WAY
DIKE
WATER TOWER
ARLINGTON PL.
COURT ST.
CHURCH ST.
PLOVER ST.
PINE ST.
SPRUCE ST.
BRAWLEY ST.
ELK ST.
STRONGS AVE.
SHAURETTE ST.
PRAIRIE ST.
WOOD ST.
WATER ST.
PARK ST.
DEPOT ST.
CYPRESS ST.
MAPLE ST.
KAMARAC ST.
BLISS AVE.
PARK
MASON ST.
KOCH ST.
FRANCIS ST.
DOG PARK
OPEN DRAINAGE DITCH
MCDONALD ISLAND
WEST RIVER VIEW AVENUE
WEST RIVER PARK
MADDY BRIDGE
RIVER VIEW AVENUE
HOWARD AVE.
ECHO DELLS AVE.
COON AVENUE
ROCKY RUN ROAD
VILLAGE OF WHITING

ADDENDUM C
BARGAIN SALE / CHARITABLE CONTRIBUTION

Property Address: 2854 Church Street, Stevens Point Wisconsin
Offer Dated: March 17, 2026

This Addendum C is made part of the WB-15 Commercial Offer to Purchase between Buyer and Seller regarding the Property (the "Offer"). Capitalized terms used but not defined in this Addendum have the meanings given to them in the Offer.

1. BUYER'S REPRESENTATIONS. Buyer represents and warrants to Seller that:

(a) Buyer is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended ("IRC"), and is exempt from federal income tax under IRC § 501(a);

(b) Buyer is a public charity and is not a private foundation within the meaning of IRC § 509(a);

(c) Buyer's tax-exempt status has not been revoked or, to Buyer's knowledge, threatened to be revoked by the Internal Revenue Service; and

(d) Buyer intends to use the Property in furtherance of Buyer's exempt charitable purposes and not for any unrelated trade or business activity within the meaning of IRC § 513.

Buyer shall promptly deliver written notice to Seller in accordance with lines 647–665 of the Offer if any of the foregoing representations ceases to be accurate prior to Closing.

2. BARGAIN SALE ACKNOWLEDGMENT. The Parties acknowledge that the purchase price stated at lines 9–10 of the Offer is less than the fair market value of the Property, and that the difference between such fair market value and the purchase price is intended to constitute a charitable contribution by Seller to Buyer pursuant to IRC § 170 and the bargain sale rules of Treasury Regulation § 1.1011-2. The Parties agree that the fair market value of the Property is the value produced by the qualified appraisal being prepared for the property which shall be completed prior to Closing.

3. COOPERATION. Each Party shall cooperate reasonably with the other, at no material out-of-pocket expense to the cooperating Party, in connection with any tax filing, audit, examination, or proceeding arising from or relating to this transaction. Without limiting the foregoing, and in addition to Seller's obligations under lines 536–542 of the Offer regarding distribution of information, Buyer shall, upon reasonable written notice from Seller delivered in accordance with lines 647–665 of the Offer:

(a) provide a written contemporaneous acknowledgment of the bargain sale transaction satisfying the requirements of IRC § 170(f)(8);

(b) confirm in writing Buyer's 501(c)(3) and public charity status as of the date of Closing;

(c) provide Seller with a copy of Buyer's current IRS determination letter; and

(d) for a period of three (3) years following Closing, provide reasonable written confirmation that the Property is being used in furtherance of Buyer's charitable purposes.

4. FORM 8283. Buyer's duly authorized representative shall execute IRS Form 8283 (Noncash Charitable Contributions) within ten (10) Business Days of Seller's written request, delivered in accordance with lines 647–665 of the Offer.

5. SURVIVAL. The representations, warranties, and obligations of the Parties set forth in this Addendum shall survive Closing and the conveyance of the Property, consistent with the survival provision at lines 688–689 of the Offer.

GRANT AGREEMENT

This Grant Agreement (the "Agreement") is entered into effective as of the last signature date below (the "Effective Date") by and between the City of Stevens Point, a Municipal corporation with primary offices located at 1515 Strongs Avenue, Stevens Point, WI 54481 (the "City") and the Partnering Together of Portage County, Inc., a Wisconsin non-stock corporation with primary address located at 3524 Regent Street, Stevens Point, WI 54481 ("PTPC")

RECITALS

1. PTPC wishes to acquire the property located at 2854 Church Street, Stevens Point WI 54481 (the "Property") for purposes of converting it into a year-round residential shelter for unhoused individuals (the "Shelter").

2. PTPC will fund and undertake the work needed to modify and remodel the Property to be suitable for use as the Shelter (the "Renovations").

3. Subsequent to completion of the Renovations, PTPC will operate the Shelter indefinitely.

4. PTPC is unable to fund the acquisition of the Property from its current owner, Elodin Holdings LLC ("Elodin").

5. The City is willing to fund PTPC's acquisition of the Property in exchange for PTPC's agreement to operate the Shelter indefinitely.

TERMS

NOW, THEREFORE, for the mutual promises and consideration contained herein, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

I. Offer to purchase: PTPC has or will execute an offer to purchase ("Offer") the Property from Elodin for the sum of $150,000.00 (one hundred and fifty thousand dollars). A copy of the Offer is attached as Exhibit A.

II. City to Provide Purchase Money: At the time, date, and location selected for closing on PTPC's purchase of the Property from Elodin, the City shall provide payment to Elodin in the amount of $150,000.00 to satisfy the purchase price of the Property. PTPC shall be responsible for any closing costs or other fees necessary to acquire the Property which exceed the $150,000.00 threshold.

III. Commitment to Operate as Shelter: In consideration of City's obligation to fund the purchase of the Property under Section II, PTPC agrees to operate the Shelter at the Property indefinitely. The City shall have no obligation to provide assistance or resources of any type to PTPC in furtherance of operating the Shelter, but may elect to do so from time to time as determined by City staff and the Common Council. Subsequent to taking ownership of the Property, PTPC shall undertake renovations of the Property as necessary

to permit its use as the Shelter. PTPC agrees that it expects to commence operation of the Shelter by approximately May 1, 2026.

IV. **Right of City to Take Ownership of the Property**: In the event that PTPC ever ceases operation of the Shelter for a period of time longer than 12 months, the City shall have the right to take ownership of the Property. If the City elects to do so by affirmative vote of the Common Council, it shall notify PTPC by certified mail sent to the registered agent of PTPC or its successor or assign indicating its intent to take ownership of the Property. Upon receipt of such notice, PTPC or its successor or assign shall execute within 30 days a quitclaim deed for the Property transferring its ownership to the City.

V. **Mortgages, Deeds, Transfers, and Other Encumbrances of the Property:** PTPC shall not mortgage, pledge, or otherwise encumber the Property without written permission from the City. PTPC shall not deed, lease, or otherwise transfer ownership or possession of the Property to any other party without written permission from the City.

VI. **Permits, Inspections, and Other Regulatory Approvals:** PTPC shall be responsible for acquiring all permits, inspections, and regulatory approvals necessary for converting the Property to a shelter type use and for operating the Property as the Shelter. Nothing contained herein shall in any way waive, grant, condition, or otherwise affect the procedures established under applicable law or ordinance for the review and granting of such permits and approvals.

VII. **Successors, Assignment, or Delegation.** PTPC may not assign, or otherwise transfer, its rights or delegate any of its obligations under this Agreement without prior written approval from the City, which will not be unreasonably withheld. All obligations of PTPC arising under this Agreement shall transfer to any successor or assign of PTPC in the event that the City agrees to such assignment.

The undersigned representatives certify that they are authorized to make, execute and deliver this Grant Agreement.

CITY OF STEVENS POINT	PARTNERING TOGETHER PORTAGE COUNTY , INC.
By: _____	By: _____
Name: Mike Wiza Title: Mayor Date:	Name: Gregg Hansel Title: Date:
CITY OF STEVENS POINT	PARTNERING TOGETHER PORTAGE COUNTY, INC.

By: _____

Name: Sue Pagel
Title: City Clerk
Date:

By: _____

Name:
Title:
Date:

DRAFT

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

CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF MARCH 5, 2026, at 1:00 PM

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

Also Present: Police Chief Orgon, Fire Chief Moody, Ast. Chief Williams, Ast. Chief Zvara, Ast. Chief Mueller, Ast. Chief Luchini, Alderperson Kneebone, RB Supervisor Tork

2. President's Report

Thank you to Assistant Chief Williams and Lieutenant Johnson for leading the department for the past six weeks. And welcome to Police Chief Orgon.

3. Approval of Minutes

Commissioner Mrozek moved, seconded by Commissioner Jones.

Ayes, all; nays, none. Motion carried.

4. Confirmation of Bills

Commissioner Kirschling moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

5. Discussion to move next month's meeting to Tuesday, April 7th.

Meeting to be held Tuesday, April 7th, at 1:00 p.m.

6. Discussion, with possible action, to approve a conditional offer of employment from the Stevens Point Police Department to Dylan Messacar, Cameron McCarrier, and Hanna Stremkowski.

Commissioner Mrozek moved to approve conditional offers of employment to Dylan Messacar, Cameron McCarrier, and Hanna Stremkowski, pending dates provided and successful completion of medical and psychological evaluations, seconded by Commissioner Kirschling.

Ayes, all; nays, none. Motion carried.

7. Discussion, with possible action, to approve an eligibility list for a police officer, to expire June 1, 2026.

Commissioner Mrozek moved, seconded by Commissioner Pingel.

Ayes, all; nays, none. Motion carried.

8. Police Chief Report.

Commissioner Kirschling moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

9. Discussion, with possible action, to move forward with the employment of new Probationary Firefighter/Paramedic candidate Kyle Krause.

Commissioner Mrozek moved to approve a conditional offer of employment to Kyle Krause pending the successful completion of medical and psychological evaluations, with an expected start date of June 29, seconded by Commissioner Pingel.

Ayes, all; nays, none. Motion carried.

10. Discussion, with possible action, to accept a $2,500 donation from Midwest Restoration for equipment on Engine #3.

Commissioner Mrozek moved, seconded by Commissioner Kirschling.

Ayes, all; nays, none. Motion carried.

11. Discussion, with possible action, to extend Probationary Firefighter/Paramedic Channing Parkman's probation by six months.

Commissioner Pingel moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

12. Fire Chief Report/EMS Report/EM Report

Commissioner Kirschling moved, seconded by Commissioner Pingel.

Ayes, all; nays, none. Motion carried.

13. Adjournment

The meeting adjourned at 1:32 p.m.

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

CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF APRIL 7, 2026, at 1:00 PM

1. Roll Call: Commissioners Behrendt, Jones, Kirschling, Mrozek

Excused: Commissioner Pingel

Also Present: Police Chief Orgon, Fire Chief Moody, Ast. Chief Zvara, Ast. Chief Mueller, Ast. Chief Luchini, DC Hopfensperger, Deputy Fire Marshal Malin, Alderperson Kneebone, RB Supervisor Tork, FF/PM Hionis, CSO Hensel

2. President's Report

An email will go out to commissioners to possibly move next month's meeting

Thank you to Commissioner Mrozek for all her years of service on the PFC.

3. Approval of Minutes

Commissioner Mrozek moved, seconded by Commissioner Kirschling.

Ayes, all; nays, none. Motion carried.

4. Confirmation of Bills

Commissioner Mrozek moved, seconded by Commissioner Jones.

Ayes, all; nays, none. Motion carried.

5. Notification to PFC of side letter between the Stevens Point Police Department and the Stevens Point Police Officers' Organization regarding the work schedule for the Investigation Bureau and the Administrative Staff.

6. Discussion, with possible action, to approve Officer Malerie Gaylord from probation status to permanent status with completion of the 18-month probationary period, effective April 14, 2026.

Commissioner Kirschling moved, seconded by Commissioner Mrozek.

Ayes, all; nays, none. Motion carried.

7. Police Chief Report

Commissioner Mrozek moved, seconded by Commissioner Kirschling.

Ayes, all; nays, none. Motion carried.

8. Discussion, with possible action, to accept the Stevens Point Fire Department 2025 Annual Report as presented.

Commissioner Mrozek moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

9. Discussion, with possible action, to move forward with a new Community Emergency Response Team (CERT) for the city of Stevens Point under the direction of the Stevens Point Fire Department.

Commissioner Kirschling moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

10. Discussion, with possible action, to move forward with a new MOU between the city of Stevens Point Fire Department (FD) and the Stockon Fire Department to have two (2) Stockon FD advisors join the Explorer Post under the direction of the Stevens Point Fire Department.

Commissioner Kirschling moved, seconded by Commissioner Mrozek (changed to up to three (3) advisors.

Ayes, all; nays, none. Motion carried.

11. Discussion, with possible action, to accept a $123.58 donation from Taco Johns in Stevens Point for mass casualty equipment.

Commissioner Mrozek moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

12. Discussion, with possible action, to accept a $425.00 donation from Feltz Lumber for a training prop.

Commissioner Mrozek moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

13. Discussion, with possible action, to approve Probationary Assistant Chief of EMS Anthony Luchini to the position of Assistant Chief of EMS, effective May 3, 2026.

Commissioner Kirschling moved, seconded by Commissioner Jones.

Ayes, all; nays, none. Motion carried.

14. Discussion, with possible action, to move forward with the acquisition of property located at 809 Division Street (the former UW Credit Union branch) for the Stevens Point Fire Department.

Commissioner Mrozek moved, seconded by Commissioner Kirschling.

Ayes, all; nays, none. Motion carried.

15. Fire Chief Report/EMS Report/EM Report

Commissioner Kirschling moved, seconded by Commissioner Behrendt (Behrendt added that he would like to ask the Mayor to reappoint Commissioner Mrozek).

Ayes, all; nays, none. Motion carried.

16. Adjournment

The meeting adjourned at 2:23 p.m.

MINUTES

CITY PLAN COMMISSION

Members

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

Date and Time:	April 6, 2026 6:00 PM	**Location:**	Community Room 933 Michigan Avenue, Stevens Point, WI OR Zoom Teleconferencing

Opening Section:

1. Roll Call

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

Discussion and Possible Action on:

2. Report of the March 2, 2026 meeting of the City Plan Commission.

- Background: Minutes of the March 2, 2026, meeting of the City Plan Commission were included in the agenda packet.
- Motion: Kneebone moves to accept the meeting minutes.
- Second: Arntsen seconds the motion.
- Vote: Unanimous approval.

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.

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and answers questions from the Commission.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Kneebone moves to approve the ordinance amendments as presented.
- Second: Beacom seconds the motion.

- Vote: Unanimous approval.

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).**

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and staff answers questions from the Commission.
- Public Hearing:
    - Chelsea Martin, 1017 Maria Drive, speaks about the wetlands and animals present in that plat and the green space it provides for the neighborhood.
    - Mary Firkus, 233 Second Street North, asks about ownership of the plat, and any deed restrictions as well as location of the provided maps after the meeting.
- Discussion:
    - Staff answers questions from the public and the commission.
- Motion: Schuler moves to approve the preliminary subdivision plat as presented.
- Second: Rice seconds the motion.
- Vote: Unanimous approval.

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.**

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and staff answers questions from the Commission.
- Public Hearing:
    - Sherry Hughart, 3050 Lindbergh Avenue, speaks about the property value and tax affect the rezoning may have on the residential neighborhood.
    - Alyssa Hughart, 3050 Lindbergh Avenue, speaks about her time as a warming shelter volunteer and the lack of respect some of the individuals showed for the building. She shares her concerns regarding the location.
    - Kevin Ruder, 3364 April Lane, shares his concerns regarding the location.
    - Larry Austin, Plover, speaks about the need for a place for unhoused people to go at night and speaks in favor of the location, citing a similar residential area placement of the Salvation Army.
    - Danny Mercer, 299 Bill's Drive, shares that he doesn't think the rezoning will have any impact on the surrounding neighborhood's property values.
    - Deb Knippel, 611 Soo Marie Avenue, speaks in favor of the rezoning.
    - Alicia Ruder, 2849 Henrietta Street, asks about any other options available other than rezoning to commercial.
    - Bill Yudchitz, Revelations Architects, speaks about the plan they submitted for rezoning and some of the offsets present.

    - Laurie Grubba, 1032 Whiting Avenue, shares concerns about where individuals will go if they are turned away from the shelter.
    - Beth Crotteau, 649 Walker Street, shares concerns regarding the potential effects on surrounding properties.

- Discussion:
    - Staff answers questions from the commission.
- Motion: Beacom moves to approve the rezoning with staff recommendations.
- Second: Arntsen seconds the motion.
- Vote: Unanimous approval

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).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request and staff answers questions from the Commission.
- Public Hearing:
    - Kevin Ruder, 3364 April Lane, asks about a business plan, specifically the hours and egress options.
    - Jenny Burton, 5718 Snadpiper Drive, speaks in favor of the project and shares her experience working with the unhoused population through various organizations and the stories each person has.
    - Larry Austin, Plover, speaks about other businesses and locations throughout the city that would present some of the same issues that have been raised regarding a shelter.
    - Jennifer Hull, 2200 Rice Street, asks about the size of the facility and fire ordinances.
    - Sherry Hughart, 3050 Lindbergh Avenue, speaks about safety being a priority and the need for a location that has resources onsite. She shares concerns regarding how past incidents have been handled at the warming center.
    - Alyssa Hughart, 3050 Lindbergh Avenue, talks about the rules in place at the Salvation Army and the resulting effects and speaks about the outreach that she was a part of. She shares concerns regarding the organization responsible for running the shelter.
    - Greg Hansel, 3424 Regent Street with Partnering Together, speaks about the services and support that is planned.

- Discussion:
    - Commission members discuss other conditions to be placed on the request.
- Motion: Kneebone moves to amend proposed condition number three to read "at least two people shall provide supervision of the facility at all times when in operation; at least one must be a professionally trained staff member."
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.
- Discussion: Schuler asks staff to amend proposed condition number four to read

"City Staff."

- Motion: Beacom moves to add condition number five to read: "Operators to provide annual reports to the city."
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.
- Discussion:
    - Greg Hansel answered questions from the Commission.
    - Jacqui Guthrie, Second District Alderperson, speaks about the limitations that could be associated with specific timing restrictions imposed by the City on the conditional use.
    - Alyssa Hughart, 3050 Lindbergh Avenue, asks about the process regarding reporting to police and the intake process at the proposed shelter.
    - Sherry Hughart, 3050 Lindbergh Avenue, requests that if there is no staff present that guests will not be able to be on the premises and suggested that a neighborhood member be placed on the board to ensure reporting information is well-rounded.
    - Alicia Ruder, 2849 Henrietta Street, asks about specific rules in regard to people who are turned away from the shelter and a weapon checking protocol.
    - Officer Solis, Crisis Intervention Officer, addresses concerns regarding warrants, weapons, and ordinances.
    - Jennifer Hull, 2200 Rice Street, asks about protocols when the facility reaches capacity and suggests having a police officer on staff.
    - Danny Mercer, 299 Bill's Drive, speaks about not having a problem with people loitering currently and suggested that no restrictions be placed on how long staff can stay.
    - Lara Broderick, Fourth District Alderperson, speaks about the work that staff has done and the procedures surrounding adding conditions.
    - Ethan Bower, 4755 Hayes Avenue, speaks about the need for a shelter and shares concerns regarding capacity.
- Motion: Schuler moves to add a condition that reads: "the conditional use permit expires twelve months from adoption with renewal being subject to Plan Commission and Common Council approval."
- Second: Wiza seconds the motion.
- Vote: Unanimous approval.
- Motion: Schuler moves to amend condition number two to include "and on file with the City" after conditional use approval.
- Second: Wiza seconds the motion.
- Vote: Unanimous approval.
- Motion: Schuler moves to approve the request as amended.
- Second: Beacom seconds the motion.
- Vote: Unanimous approval (Shade Stroik excused).

7. A request from the City of Stevens Point to sell the property located at 281 Washington Avenue (Parcel ID 281240830401306).

- Background: Neighborhood Planner/Economic Development Specialist Klesmith

provides an overview of the request.
- Motion: Arntsen moves to approve the request.
- Second: Rice seconds the motion.
- Vote: Unanimous approval (Shade-Stroik excused).

8. A request from the City of Stevens Point to acquire the property located at 809 Division Street (Parcel ID 281240829401316).

- Background: Chief Moody provides an overview of the request and answers questions from the commission.
- Motion: Kneebone moves to approve the request from the City of Stevens Point to acquire the property located at 809 Division Street.
- Second: Arntsen seconds the motion.
- Discussion:
    - Marc Christianson, First District Alderperson, speaks in favor of the request.
- Vote: 5 votes in favor and 1 against (Rice).
- Motion carries with 5 votes in favor and 1 against (Shade Stroik excused).

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. Background: Associate Planner & Zoning Administrator Kuhn provides an update on the Zoning Code Rewrite and answers questions from the commission.

10. January - February 2026 Monthly Reports.

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

11. Director's Report.

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

Closing Section:

12. Adjourn

- Meeting adjourned at 9:30 P.M.

City of Stevens Point
Board of Water and Sewerage Commissioners
April 13, 2026 - 12:00 PM

Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI

OR
Zoom Teleconferencing

Meeting ID: 820 26885705
By Computer: https://us02web.zoom.us/j/82026885705
By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Paul Adamski, Carl Rasmussen, Ray Schmidt and Jeff Bushman

EXCUSED ABSENCE: Anna Haines

ALSO PRESENT: Joel Lemke, Jennifer Schmeiser, Shane Kohnen, Eric Southworth, Chris Lefebvre, Jason Draheim, Jaime Zdroik, Guy Stewart-Resident and Michael-Resident

2. Approval of Minutes

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the February 9, 2026, meeting minutes of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Jeff Bushman, seconded by Ray Schmidt to approve the claims for the months of February and March 2026 as audited and read.

Ayes all. Nays none. Motion carried.

4. Water Supply and Distribution Reports - *Eric Southworth*

Eric stated the decrease in pumpage for February and March, is probably due to the paper mill being down for maintenance of their printing machine. Annual City-wide hydrant flushing will occur May 11– 14th. That is also Public Works week and that will be held at the Airport this year.

5. Approval to purchase "Mr. Manhole" equipment - *Joel Lemke*

Joel referenced the memo included in the packet and showed a picture of the equipment to the Commissioners. Joel explained that when we are working with the City on, paving only, projects. Currently, we rebuild the manholes in preparation for

projects, even if the manholes haven't failed or shown signs of failing. This equipment would allow us to cut manholes out through the pavement very efficiently. This will allow us to save money by not having to rebuild manholes whenever they repave roads but only when the manholes actually fail.

The Commission asked what the approximate life of this equipment would be. Staff estimates approximately 20 years. This equipment is designed to work with our existing skid-steer.

Motion made by Carl Rasmussen, seconded by Jeff Bushman to approve the purchase of the Mr. Mahole rehabilitation/maintenance equipment and accessories for an amount not to exceed $62,000.00 from Critex LLC.

Ayes all. Nays none. Motion carried.

6. Sewage Treatment Operations Report - *Chris Lefebvre*

Chris stated all permit limits were met for the months of February and March. We are still working on the removal of ammonia. We should be good through the warm months but still working on a solution for the cold months. During the ice storm, the WWTP and 9 lift stations were out of power. We were short-staffed during this time and Chris thanked Shane and his crew for stepping in and assisting during this time.

7. Construction and Maintenance Report - *Shane Kohnen*

Shane had nothing to add to the reports included in the packet. The Commission questioned if the Park Ridge project was complete. Shane stated it was other than maybe some punch list items.

8. MS4 Report - *Joel Lemke*

Joel stated Eric completed the MS4 report this year. The MS4 was included in the packet for review. There was a first-time audit of the storm water system by the DNR. The MS4 permit just needs to be approved and filed.

Carl questioned whether McDill Pond could be treated as a unique watershed? Joel stated this could be studied in the future with the Stormwater Master Plan.

Motion made by Carl Rasmussen, seconded by Ray Schmidt to approve the MS4 Report.

Ayes all. Nays none. Motion carried.

9. Update on agenda requirements related to commission names and duties of the Chair - *Joel Lemke*

Joel explained there will be a change to all the agendas. The members of the Committee or Commission will be listed in a box at the top of the agenda. This will allow the public to understand who the voting members are at the meetings. Also, there is a request for the Chair to list the minority in a vote where it is not unanimous.

10. Directors Report - *Joel Lemke*

Joel complemented staff on doing a great job during the ice storm.

Joel mentioned we applied for Pre-Disaster Flood & Resilience Program. We applied because the BRIC Grant was canceled. Due to legal action, the courts stated the federal government needs to fund the BRIC Grants that were previously approved. So now we have both grants. These grants have separate scopes. They have scopes that could build on each other. Joel will be talking with Wisconsin Emergency Management that oversees the PDFR Grant. We will talk to the DNR that is overseeing the BRIC grant to see if we can make two discrete projects and leverage both of them.

11. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:35 P.M.

REPORT TO THE MARCH 9, 2026
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of February 1, 2026	$ 8,080,721.95
Bank deposits recorded in February 2026	$ 574,115.96
	$ 8,654,837.91

CHECKS ISSUED FEBRUARY 2026:

60918	ACME Tools	PPE	219.94
60919	Ahlstrom NA Specialty Solutions LLC	Annual Bridge Maintenance Fee	1,000.00
60921	City Of Stevens Point	2025 Wages & Benefits-Schanen/Eron	37,272.79
60923	Fastenal Company	Parts	39.24
60924	Idexx Distribution, Inc.	Lab supplies	1,636.99
60926	Kristopher J Spindler	Jean Allowance	94.95
60927	USA Blue Book	Lab Supplies	207.21
60928	Aspirus Medical Group, Inc.	Wellness Program	34.00
60929	Baker Tilly Virchow Krause LLP	2025 Audit, Rate Study	1,133.03
60930	Baxter & Woodman	Water Supply Service Area Plan	1,853.25
60931	City Of Stevens Point	2025 Salt Usage	826.20
60932	Employee Resource Center Inc	Monthly EAP Fees	50.83
60934	Ferguson Waterworks #1476	Brass nipples	202.25
60936	H&S Protection Systems Inc	Annual Alarm Monitoring Utility Garage	266.88
60937	Lincoln Contractors Supply Inc	Supplies	651.35
60939	Pomp's Tire Service, Inc.	Tires for truck #36	1,256.52
60941	Sioux Valley Environmental	Chemicals	45.00
60943	Vestis	Rugs	46.82
60944	WI State Laboratory of Hygiene	Fluoride testing	62.00
60945	Community Foundation of Central WI	Employee Contribution	10.00
60946	United Way Of Portage County	United Way	93.00
60947	Beaver Of WI Inc	Garage supplies	545.00
60948	CORE & MAIN LP	Retrofit Kit	2,969.43
60949	Dolce Digital Imaging	Window envelopes	290.00
60952	Hawkins Inc	Chemicals	5,143.40
60955	Mastercard	Office supplies, Garage supplies, Training book	496.65
60956	Shippy Shoe Store Inc	2025-26 Boot Allowance R. Kieliszewski	250.00
60957	Central States H & W Fund	Health Insurance buy in-Natalie Rink	1,948.00
60958	City Of Stevens Point	Retirement, insurance, fuel & phone, 2025 IT Invoices & flu shots	12,919.83
60959	Complete Control Inc.	Troubleshoot HVAC System, Troubleshoot heating system	4,276.00
60960	American Welding & Gas Inc	Cutting wheel, Credit-Return chop saw blades	117.60
60962	City Of Stevens Point	Workers Comp Premiums	2,302.78
60963	CORE & MAIN LP	Inventory	1,513.94
60965	H&S Protection Systems Inc	Add N. Rink & A. Baumgardner to alarm panels	79.00
60967	INFOSEND INC	Statement & notice printing	2,620.83
60968	Integrated Printing, Labels & Promotional P	Invoice paper	1,018.84
60969	Metron-Farnier LLC	Meters & shipping	37,884.96
60971	Securian Financial	MN Life Insurance Policy #002832L	219.48
60972	Community Foundation of Central WI	Green Circle-Joel Lemke	10.00
60973	United Way Of Portage County	United Way	93.00
60975	AnSer	After hours answering service	175.00
60977	Batteries Plus LLC	Batteries	11.90
60978	CORE & MAIN LP	Inventory & shipping	718.89
60979	County Materials Corp	Speedcrete	212.95
60981	Fastenal Company	Gloves-PPE, Locate paint	267.35
60982	First Supply LLC -Plover	Job Tools, PPE	2,382.64
60985	Heartland Business Systems, LLC	Monthly Billing	354.63
60986	Idexx Distribution, Inc.	Supplies	3,017.82
60988	Roger Kieliszewski	Jean allowance	126.58
60989	Martha Mueller	Refund Check 042337-000, 1408 River View Ave	72.42

60991	Plaski Disposal	Dumpster Services	75.00	
60992	Rasmussen Plumbing & Heating	Clear plugged fixtures 1925 Madison	297.27	
60993	Ruekert Mielke Inc	Professional Services 11/29 - 12/26/25 Water Supply Service Area	8,933.32	
60994	Spee Dee Delivery Service Inc.	Shipping charges	12.57	
60996	Strand Associates Inc	Professional Services - Well 12	12,378.13	
60997	TeamCare	Health Insurance Buy In-A. Baumgardner	4,776.00	
60999	Mastercard	PPE, Office Supplies, Job tools, AWS charge for GIS server, Shop supplies, New laptop-A.Baumgardner, DNR Cert Renewal-R. Kieliszewski, Meeting Expenses	2,119.37	
61000	USA Blue Book	Lab supplies	156.61	
61001	Vestis	Rugs	46.82	
61002	Wood Street Rental LLC	Propane	60.00	
	Water Bill - 1909 Cypress	Water Bill - 1909 Cypress	107.65	
	Flex Spending Accounts	FSA Fees	14.00	
	Flex Spending Accounts	FSA Reimbursements	1,038.36	
	Colonial Life	Colonial Life Premiums	74.33	
	Bank Fees	Bank Fees	2,490.07	
	WPS	Utility Charges	24,544.15	
	Payroll	Payroll	42,579.12	
	IRS & DOR PR Tax	Payroll Taxes	46,893.71	
	Verizon Cell & iPad Charges	Phone & iPad Charges	663.19	
	DOR Garnishment	Garnishment	9.92	
	HRA Admin Fees	Admin Fees	30.00	
	TOTAL EXPENSES LISTED		$ 276,340.76	$ 276,340.76
	BALANCE ON HAND FEBRUARY 28, 2026			$ 8,378,497.15
		Balance on Hand		$ 8,378,497.15
		Plus uncleared checks		$ 37,551.65
		Less checks previously written clearing this month		$ (89,934.87)
		Ending Cash Balance matching Bank Statements		$ 8,326,113.93

REPORT TO THE APRIL 13, 2026
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

WATER DEPARTMENT

FINANCES:

Bank balance as of March 1, 2026	$ 8,326,113.93
Bank deposits recorded in March 2026	$ 226,599.58
	$ 8,552,713.51

CHECKS ISSUED MARCH 2026:

61003	Batteries Plus LLC	Lights for Well 11	497.50
61004	Central States H & W Fund	Health Insurance Premiums	35,217.25
61005	Dolce Digital Imaging	Meter cards	45.00
61007	Northern Lake Services Inc	2026 Quarterly Drinking Water	61.83
61009	Rasmussen Plumbing & Heating	Troubleshoot furnace after water main break @ 3200 Whiting	121.07
61011	Teamsters Union Local 662	Union dues	1,870.00
61012	Advance Auto Parts	Washer fluid	22.12
61013	Aspirus Medical Group, Inc.	Random Drug Testing, Wellness Program, Pre-employment test-A. Baumgardner, Pre-employment drug test-N. Rink	576.50
61014	Avineon, Inc.	Managed Services 4/1/26-3/31/27	4,000.00
61015	Capital OneTrade Credit	Shop supplies	48.79
61017	Employee Resource Center Inc	Monthly EAP	50.83
61018	First Supply LLC -Plover	PPE	809.91
61020	Plaski Disposal	Dumpster Services	75.00
61021	Point Supply	Foaming soap cartridge	124.46
61022	Springbrook Holding Company LLC	Utility bill template build	250.00
61023	Anthony Sterling	Jean allowance	64.33
61024	Strand Associates Inc	Professional Services 1/1-1/31/26 Michigan Avenue	33,200.00
61025	Vestis	Rugs	46.82
61026	WI State Laboratory of Hygiene	Fluoride testing	31.00
61029	Infosend Inc.	Statement & Notice Printing	2,772.81
61030	Klafka Welding & Repair	Refund Check 041599-000, 1624 W. Pearl St.	10.48
61033	Community Foundation of Central WI	Employee Contribution	10.00
61034	United Way Of Portage County	United Way	93.00
61036	Dolce Digital Imaging	Window envelopes	1,202.19
61037	Michael or Brenda Haessig	Refund Check 041197-000, 1917 Water St.	43.46
61038	Hawkins Inc	Chemicals	3,553.48
61039	Northern Management LLC	Refund-401 Michigan Ave #101C	57.59
61040	Mastercard	Tools & supplies, shipping for meter testing, office supplies, supplies for garage	1,513.36
61041	Service Motor Company	Supplies & parts for Kubota mower	997.80
61043	Wimme Sand & Gravel, Inc.	Yard material	221.10
61044	Complete Office of WI	Office Chairs	1,559.97
61046	Bond Trust Services Corp	Agent Fee 2025 Revenue Bond Ref: 103666-PA	400.00
61047	City Of Stevens Point	Retirement, insurance, fuel & phone	55,752.88
61048	Securian Financial	MN Life Insurance Policy #002832L	305.59
61050	American Welding & Gas Inc	Wire	104.75
61052	Baker Tilly Virchow Krause LLP	Rate Study	2,050.00
61053	Boardman & Clark LLP	Professional Services for Hydro purchase	1,261.25
61054	Bond Trust Services Corp	2025 Water Rev Bonds Principal & Interest Payment	75,453.61
61057	First Supply LLC -Plover	3" nipple- for large meter exchanges	94.76
61059	Martelle Water Treatment	Aquadene Chemicals	8,319.43
61062	Plaski Disposal	Dumpster Services	75.00
61063	Reinders Inc	Salt for sidewalks	39.07
61065	Vestis	Rugs	52.87
61066	Mastercard	Jack, flags for locates, LED Conversion Well 11, Sara Title III Inventory Fee for chemicals, AWS Charge for GIS Server, Ipad supplies, Public Works Day Item, New lock for back door	3,031.82
61067	Community Foundation of Central WI	Employee Contribution	10.00

61068	United Way Of Portage County	United Way	93.00	
61069	American Welding & Gas Inc	Shop supplies	44.84	
61070	AnSer	After hours answering service	175.00	
61071	City Of Stevens Point	Workers Comp Premiums-March	3,340.46	
61072	Dolce Digital Imaging	Door hangers - service	24.10	
61074	Heartland Business Systems, LLC	Monthly Billing	354.63	
61076	Ruekert Mielke Inc	Professional Services 1/24/26-1/20/26 Water Supply Service Area	1,000.00	
61077	Service Motor Company	Parts for Well 11 mower	63.62	
61079	Strand Associates Inc	Professional Services 2/1/26 to 2/28/26 Michigan Avenue Recon	18,133.34	
61080	Teamsters Union Local 662	Union Dues	1,955.00	
61081	Mastercard	Shop tools, tables for office, employee training-lunch	660.45	
61083	Central States H & W Fund	Health Insurance Premiums	36,654.75	
61085	Petty Cash	Postage for water sample, Mileage for meetings, postage for office documents, Jean allowance-N. Smolarek	185.53	
61086	Anthony Sterling	Boot Allowance - Tony Sterling	147.70	
61087	Tri-County Overhead Door Service	Maintenance on Well 11 gate	360.00	
61088	USA Blue Book	Lab supplies	1,359.92	
	Water Bond Payment	Bond Payment	761,044.30	
	Flex Spending Accounts	FSA Fees	14.00	
	Flex Spending Accounts	FSA Reimbursements	2,391.03	
	Colonial Life	Colonial Life Premiums	222.99	
	Bank Fees	Bank Fees	1,391.36	
	WPS	Utility Charges	23,068.76	
	Payroll	Payroll	42,457.05	
	IRS & DOR PR Tax	Payroll Taxes	47,444.72	
	Verizon Cell & iPad Charges	Phone & iPad Charges	648.86	
	HRA Admin Fees	Admin Fees	30.00	
	TOTAL EXPENSES LISTED		$ 1,179,364.09	$ 1,179,364.09
	BALANCE ON HAND MARCH 31, 2026			$ 7,373,349.42
			Balance on Hand	$ 7,373,349.42
			Plus uncleared checks	$ 42,304.06
			Less checks previously written clearing this month	$ (37,331.71)
			Ending Cash Balance matching Bank Statements	$ 7,378,321.77

REPORT TO THE MARCH 9, 2026

MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

SEWAGE DEPARTMENT

FINANCES:

Bank Balance as of February 1, 2026					$ 9,238,845.56
Bank Deposits recorded in February 2026					$ 343,665.49
					$ 9,582,511.05

CHECKS ISSUED IN FEBRUARY 2026:

60920	Brenntag Great Lakes LLC	Ferric Chloride	16,403.41	
60921	City Of Stevens Point	2025 Wages & Benefits-Schanen/Eron	37,272.79	
60922	Dakota Electric Services Inc	Troubleshoot Lift Station Pumps	2,028.61	
60925	ITpipes Opco LLC	Televising software	4,000.00	
60928	Aspirus Medical Group, Inc.	Wellness Program	34.00	
60929	Baker Tilly Virchow Krause LLP	2025 Audit, Rate Study	954.45	
60931	City Of Stevens Point	2025 Salt Usage	826.20	
60932	Employee Resource Center Inc	Monthly EAP Fees	26.91	
60935	Grainger	Heat pump seals	327.61	
60936	H&S Protection Systems Inc	Annual Alarm Monitoring Utility Garage	266.88	
60940	Roto-Rooter Sewer & Drain	Clear blockage at 500 Vincent St.	757.00	
60942	Stevens Point Public Utilities	Quarterly Water Charges	862.92	
60943	Vestis	Rugs & laundry services	219.13	
60950	Michael Federwitz	Jacket	179.34	
60951	Harter's Fox Valley Disposal	Dumpster services	737.60	
60953	Fred or Lori Hebblewhite	Refund Check 011717-000, 1417 Rogers St.-Storm Water	16.83	
60954	MacQueen Equipment	Televising equipment parts	807.38	
60955	Mastercard	Planner, Supplies for Collections	41.94	
60958	City Of Stevens Point	2025 IT Invoices & flu shots, Retirement, insurance, fuel & phone	5,528.19	
60961	AT&T	Phone charges	44.98	
60962	City Of Stevens Point	Workers Comp Premiums	1,561.60	
60963	CORE & MAIN LP	Parts	4,180.00	
60964	Fastenal Company	Supplies	42.78	
60966	Hawkins Inc	Chemicals	536.55	
60970	NCL of Wisconsin Inc	Chemicals	808.14	
60971	Securian Financial	MN Life Insurance Policy #002832L	70.28	
60974	ANDRITZ Separation Inc.	Pressure sensor on dryer	783.41	
60976	Badger Laboratories, Inc.	Nitrate testing	28.00	
60979	County Materials Corp	Speedcrete	212.95	
60981	Fastenal Company	Locate paint	451.30	
60983	Grainger	Lift station truck flashlight	230.18	
60984	Hach Company	Chemicals	1,046.70	
60985	Heartland Business Systems, LLC	Monthly Billing	354.63	
60987	Ingersoll Rand Co	Muffler, supplies	6,452.77	
60989	Martha Mueller	Refund Check 042337-000, 1408 River View Ave	124.74	
60990	Pace Analytical Services Inc	1st Quarter Mercury Samples	467.00	
60995	Stevens Point Airport	US Bank Credit Card Rebate	32.34	
60998	Transit Department	US Bank Credit Card Rebate	103.70	
60999	Mastercard	Nitrogen cartridge, AWS charge for GIS Server, Office supplies, Parts for Truck #12, Supplies, IT Pipes, New laptop-A. Baumgardner, Conference Expenses	2,035.41	
61001	Vestis	Rugs & laundry services	219.13	
	Flexible Spending Accounts	FSA Fees	14.00	
	HRA	HRA Admin Fee	30.00	
	Verizon Charges	Verizon Charges	567.72	
	WPS Utility Charges	Gas & Electric	30,556.29	
	Sewer Payroll	Payroll	68,077.68	
	Payroll Taxes	Payroll Taxes	4,510.51	
	Bank Fees	Bank Fees	2,490.07	
	TOTAL OF EXPENSES LISTED		$ 197,324.05	$ 197,324.05
	BALANCE ON HAND FEBRUARY 28, 2026			$ 9,385,187.00

Balance on Hand		$ 9,385,187.00
Plus uncleared checks		$ 12,509.92
Less checks previously written clearing this month		$ (860,752.74)
Ending Cash Balance matching Bank Statements		$ 8,536,944.18
	Less Restricted Balance	$ 5,703,093.65
		$ 14,240,037.83

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

** Lateral Replacement fund $154,914.37

REPORT TO THE APRIL 13, 2026

MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

SEWAGE DEPARTMENT

FINANCES:

Bank Balance as of March 1, 2026	$ 8,536,944.18
Bank Deposits recorded in March 2026	$ 564,970.21
	$ 9,101,914.39

CHECKS ISSUED IN MARCH 2026:

61004	Central States H & W Fund	Health Insurance Premiums	19,576.05
61006	Donohue & Associates, Inc.	Engineering services - Lift Station Project	3,674.74
61010	Spee Dee Delivery Service Inc.	Shipping charges	11.22
61013	Aspirus Medical Group, Inc.	Wellness Program	139.00
61014	Avineon, Inc.	Managed Services 4/1/26-3/31/27	4,000.00
61016	Cummins Sales & Service	Generator maintenance, Replace block heater	3,227.66
61017	Employee Resource Center Inc	Monthly EAP	26.91
61019	Johnson Controls Fire Protection LP	WWTP Annual Alarm Monitoring	817.63
61022	Springbrook Holding Company LLC	Utility bill template build	250.00
61024	Strand Associates Inc	Professional Services 1/1-1/31/26 Michigan Avenue	8,300.00
61025	Vestis	Rugs & laundry services	219.13
61027	Cummins Sales & Service	Generator Maintenance	2,317.07
61028	Harter's Fox Valley Disposal	Dumpster services	737.60
61030	Klafka Welding & Repair	Refund Check 041599-000, 1624 W Pearl St.	15.43
61031	NCL of Wisconsin Inc	Lab supplies	526.48
61032	WI State Laboratory of Hygiene	PFAS Testing	950.00
61037	Michael or Brenda Haessig	Refund Check 041197-000, 1917 Water St.	48.61
61038	Hawkins Inc	Chemicals	588.00
61039	Northern Management LLC	Refund-401 Michigan Ave #101C	80.76
61040	Mastercard	Batteries, Vinyl tubing, Operations Seminar-A. Clark, B. Edwards	174.40
61042	Spee Dee Delivery Service Inc.	Shipping charges	37.18
61043	Wimme Sand & Gravel, Inc.	Yard material	221.10
61045	3K Custom Apparel	Embroidery on winter jacket-M. Federwitz	9.00
61046	Bond Trust Services Corp	2022 Sewer Revenue Bond principal & interest Ref:341160; Agent Fee 2019 Revenue Bond Ref: 103665-PA	161,981.25
61047	City Of Stevens Point	Retirement, insurance, fuel & phone	58,568.78
61048	Securian Financial	MN Life Insurance Policy #002832L	17.20
61049	Airgas USA, LLC	Nitrogen, Annual inspection of bulk nitrogen tank	3,430.04
61051	AT&T	Phone charges	44.98
61052	Baker Tilly Virchow Krause LLP	Rate Study	2,050.00
61053	Boardman & Clark LLP	Professional Services for Hydro purchase	1,261.25
61055	CT Laboratories	Biosolids Analysis	699.00
61056	Donohue & Associates, Inc.	Engineering Services - Lift Station Project	3,674.74
61058	Grainger	Hose	79.69
61060	McMaster-Carr Supply Co	Supplies	99.06
61061	Municipal Environmental Group-Wastewater Div	2026 Membership Dues	2,250.00
61063	Reinders Inc	Salt for sidewalks	39.07
61064	USA Blue Book	Stainless steal ball valve, check valve	304.72
61065	Vestis	Rugs & laundry services	332.92
61066	Mastercard	Flags for locates, replaced vandalized lock west side lift station, AWS charge for IT pipes, Conference expenses, Refund hotel taxes	3,132.75
61071	City Of Stevens Point	Workers Comp Premiums-Feb & March	2,193.20
61073	Evoqua Water Technologies LLC	Primary Clarifier	2,909.66
61074	Heartland Business Systems, LLC	Monthly Billing	354.63
61075	Midwest Chemical & Equipment	Polymer	11,679.00
61078	Spee Dee Delivery Service Inc.	Shipping charges	12.37
61079	Strand Associates Inc	Professional Services 2/1/26 to 2/28/26 Michigan Avenue Recon	4,533.33
61081	Mastercard	Employee training-lunch	141.90
61082	Wood Street Rental LLC	Boom lift rental	690.15
61083	Central States H & W Fund	Health Insurance Premiums	19,576.05
61084	MacQueen Equipment	Parts for Colleciton Truck #30	885.15
61085	Petty Cash	Screen protector for cell phone	12.11
	Sewer Bond	Payment	1,291,370.03
	Audit Entry	Audit Entry	159,533.88
	Flexible Spending Accounts	FSA Fees	14.00
	HRA	HRA Admin Fee	30.00

Verizon Charges	Verizon Charges	511.13		
WPS Utility Charges	Gas & Electric	27,134.39		
Sewer Payroll	Payroll	64,811.20		
Payroll Taxes	Payroll Taxes	4,298.81		
Bank Fees	Bank Fees	1,391.35		
TOTAL OF EXPENSES LISTED		$ 1,875,995.76	$	1,875,995.76
BALANCE ON HAND MARCH 31, 2026			$	7,225,918.63
	Balance on Hand		$	7,225,918.63
	Plus uncleared checks		$	27,363.46
	Less checks previously written clearing this month		$	(12,406.22)
	Ending Cash Balance matching Bank Statements		$	7,240,875.87
		Less Restricted Balance	$	(5,309,615.35)
			$	1,931,260.52

*Additional restricted cash of $250,000.00 is invested in CDs.
** Lateral Replacement fund $170,293.80

REPORT TO THE MARCH 9, 2026
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

STORM WATER DEPARTMENT

FINANCES:

Bank balance as of February 1, 2026		$ 2,933,159.24
Bank deposits recorded in February 2026		$ 784,631.61
		$ 3,717,790.85

CHECKS ISSUED FEBRUARY 2026:

60921	City Of Stevens Point	Annual Street Sweeping, 2025 Wages & Benefits-Schanen/Eron	107,272.79	
60928	Aspirus Medical Group, Inc.	Wellness Program	34.00	
60929	Baker Tilly Virchow Krause LLP	2025 Audit	503.64	
60931	City Of Stevens Point	2025 Salt Usage	826.20	
60932	Employee Resource Center Inc	Monthly EAP Fees	11.96	
60936	H&S Protection Systems Inc	Annual Alarm Monitoring Utility Garage	266.88	
60938	NC WI Stormwater Coalition	2026 Contribution for Cooperative Education	2,500.00	
60953	Fred or Lori Hebblewhite	Refund Check 011717-000, 1417 Rogers St.-Storm Water	61.36	
60958	City Of Stevens Point	Retirement, insurance, fuel & phone, 2025 IT Invoices & flu shots	4,383.85	
60962	City Of Stevens Point	Workers Comp Premiums	885.53	
60971	Securian Financial	MN Life Insurance Policy #002832L	45.50	
60977	Batteries Plus LLC	Battery for Storm trailer	114.95	
60979	County Materials Corp	Speedcrete	212.95	
60985	Heartland Business Systems, LLC	Monthly Billing	354.63	
60999	Mastercard	AWS Charge for GIS Server, New laptop-A. Baumgardner	999.24	
	Flexible Spending Accounts	Fees	3.50	
	Bank Fees	Bank Fees	2,490.05	
	Verizon	iPad & cell phone charges	495.28	
	Payroll	Payroll	18,061.19	
	IRS	Payroll Taxes	1,993.89	
	WPS	Monthly Utility Charges	720.02	
	TOTAL OF EXPENSES LISTED		$ 142,237.41	$ 142,237.41
	BALANCE ON HAND FEBRUARY 28, 2026			$ 3,575,553.44

Balance on Hand	$ 3,575,553.44
Plus uncleared checks	$ 1,681.77
Less checks previously written clearing this month	$ (32,877.61)
Ending Cash Balance matching Bank Statements	$ 3,544,357.60

REPORT TO THE APRIL 13, 2026
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

STORM WATER DEPARTMENT

FINANCES:

Bank balance as of March 1, 2026		$ 3,544,357.60
Bank deposits recorded in March 2026		$ 125,216.50
		$ 3,669,574.10

CHECKS ISSUED MARCH 2026:

61004	Central States H & W Fund	Health Insurance Premiums	9,313.20	
61008	Jason Pliska	Jean allowance	161.38	
61013	Aspirus Medical Group, Inc.	Wellness Program	139.00	
61014	Avineon, Inc.	Managed Services 4/1/26-3/31/27	4,000.00	
61017	Employee Resource Center Inc	Monthly EAP	11.96	
61022	Springbrook Holding Company LLC	Utility bill template build	250.00	
61024	Strand Associates Inc	Professional Services 1/1-1/31/26 Michigan Avenue	8,300.00	
61037	Michael or Brenda Haessig	Refund Check 041197-000, 1917 Water St.	18.55	
61040	Mastercard	DNR Renewal - J. Pliska, Office supplies for printer	329.57	
61043	Wimme Sand & Gravel, Inc.	Yard material	221.10	
61046	Bond Trust Services Corp	Agent Fee 2019 Revenue Bond Ref: 103664-PA	400.00	
61047	City Of Stevens Point	Retirement, insurance, fuel & phone	9,225.58	
61048	Securian Financial	MN Life Insurance Policy #002832L	12.48	
61054	Bond Trust Services Corp	2019 Storm Rev Bonds Principal & Interest Payment Ref: 335110; 2021 Revenue Bonds Principal & Interest Ref: 340298; 2019 Storm Rev Bonds Principal & Interest Ref: 335110; 2021 Revenue Bonds Principal & Interest Payment Ref: 340298	315,725.00	
61063	Reinders Inc	Salt for sidewalks	39.06	
61066	Mastercard	Flags for locates, AWS Charge for GIS Server	582.41	
61071	City Of Stevens Point	Workers Comp Premiums-Feb & March	1,166.47	
61074	Heartland Business Systems, LLC	Monthly Billing	354.63	
61079	Strand Associates Inc	Professional Services 2/1/26 to 2/28/26 Michigan Avenue Recon	4,533.33	
61081	Mastercard	Employee training-lunch	141.89	
61083	Central States H & W Fund	Health Insurance Premiums	9,313.20	
	Flexible Spending Account	Fees	3.50	
	Bank Fees	Bank Fees	1,391.35	
	Verizon	iPad & cell phone charges	436.55	
	Payroll	Payroll	21,988.36	
	IRS	Payroll Taxes	2,010.92	
	WPS	Monthly Utility Charges	510.36	
	TOTAL OF EXPENSES LISTED		$ 390,579.85	$ 390,579.85
	BALANCE ON HAND MARCH 31, 2026			$ 3,278,994.25

Balance on Hand	$ 3,278,994.25
Plus uncleared checks	$ 10,037.50
Less checks previously written clearing this month	$ (1,681.77)
Ending Cash Balance matching Bank Statements	$ 3,287,349.98

REPORT TO THE MARCH 9, 2026
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

FIBER (COMMUNITY AREA NETWORK)

FINANCES:

Bank balance as of February 1, 2026				$	398,934.95
Bank deposits recorded in February 2026				$	11,408.85
				$	410,343.80

CHECKS ISSUED FEBRUARY 2026:

60921	City Of Stevens Point	2025 Wages & Benefits-Schanen/Eron	12,424.26		
60980	Elexco	News fiber chem/bio building	11,265.00		
60981	Fastenal Company	Locate paint	126.72		
	TOTAL OF EXPENSES LISTED		$ 23,815.98	$	23,815.98
	BALANCE ON HAND FEBRUARY 28, 2026			$	386,527.82

Balance on Hand	$	386,527.82
Plus checks written after the end of this month	$	-
Plus uncleared checks	$	11,391.72
Less checks previously written clearing this month		
Ending Cash Balance matching Bank Statements	$	397,919.54

REPORT TO THE APRIL 13, 2026
MEETING OF THE BOARD OF WATER AND SEWERAGE COMMISSIONERS

FIBER (COMMUNITY AREA NETWORK)

FINANCES:

Bank balance as of March 1, 2026		$ 397,919.54
Bank deposits recorded in March 2026		$ 4,979.39
		$ 402,898.93

CHECKS ISSUED MARCH 2026:

61066	Mastercard	Flags for locates	151.05		
	TOTAL OF EXPENSES LISTED		$ 151.05	$	151.05
	BALANCE ON HAND MARCH 31, 2026			$	402,747.88

Balance on Hand	$ 402,747.88
Plus checks written after the end of this month	$ -
Plus uncleared checks	$ 151.05
Less checks previously written clearing this month	$ (11,391.72)
Ending Cash Balance matching Bank Statements	$ 391,507.21

City of Stevens Point
Airport Commission
April 13, 2026 - 12:35 PM

Stevens Point Public Utilities
300 Bliss Avenue, Stevens Point, WI

OR

Zoom Teleconferencing
Meeting ID: 820 26885705
By Computer: https://us02web.zoom.us/j/82026885705
By Phone: (303) 715-8592

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT: Paul Adamski, Carl Rasmussen, Ray Schmidt and Jeff Bushman

EXCUSED ABSENCE: Anna Haines

ALSO PRESENT: Joel Lemke, Jennifer Schmeiser, Shane Kohnen, Eric Southworth, Chris Lefebvre, Jason Draheim and Jaime Zdroik

2. Approval of Minutes

Motion made by Jeff Bushman, seconded by Ray Schmidt to approve the February 9, 2026, meeting minutes of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Carl Rasmussen, seconded by Jeff Bushman to approve the department's claims for the months of February and March 2026 as audited and read.

Ayes all. Nays none. Motion carried.

4. Updated rates memo - *Joel Lemke*

Memo was included in the packet for 2026 lease rates. Joel stated lease rates will be brought back to the Commission again this fall.

Motion made by Jeff Bushman, seconded by Carl Rasmussen to approve the 2026 Lease Rates.

Ayes all. Nays none. Motion carried.

5. Written/Verbal Report - *Jason Draheim*

Jason thanked Shane's crew for keeping the Airport operating at all times over the winter.

Nex Gen is in progress of clearing trees. It is a federal mandate to have all trees removed that obstruct runways.

6. Update on agenda requirements related to commission names and duties of the Chair - *Joel Lemke*

Joel explained there will be a change to all the agendas. The members of the Committee or Commission will be listed in a box at the top of the agenda. This will allow the public to understand who the voting members are at the meetings. Also, there is a request for the Chair to list the minority in a vote where it is not unanimous.

7. Adjournment.

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:42 P.M.

REPORT TO THE MARCH 9, 2026
MEETING OF THE AIRPORT COMMISSION

FINANCES:

Bank balance as of February 1, 2026				$	77,893.40
Bank deposits recorded in February 2026				$	9,973.32
				$	87,866.72

CHECKS ISSUED IN February 2026

3143	Abel Ruga	January Cleaning Services	175.00		
3144	Stevens Point Public Utilities	Verizon IPad Charges 12/23-1/23/26	10.13		
3145	Baker Tilly Virchow Krause LLP	2025 Audit	170.89		
3146	Employee Resource Center	Monthly EAP Fees	5.98		
3147	Mastercard	Airport Supplies	53.67		
3148	City of Stevens Point	2025 IT Invoices	1,353.13		
3149	City of Stevens Point	Retirement, insurance, fuel & phone	6,199.65		
3150	Securian Financial	MN Life Insurance Policy #002832L	16.00		
3151	Heartland Business Systems, LLC	Monthly Billing	132.99		
3152	Mastercard	AMA Renewal, Internet & rugs, Chemical Inventory Fee	822.09		
EFT	Payroll	February 2026	9,355.92		
	Bank Fees	Bank Fees	23.85		
	Delta Dental	Premium Charges	71.38		
	Wisconsin Public Service	Utility Charges	4,815.25		
	IRS & WI Dept of Revenue	Payroll Taxes	3,710.35		
	Gen Aviation	Gen Aviation	80.76		
	TOTAL EXPENSES LISTED		$ 26,997.04	$	26,997.04
	BALANCE ON HAND FEBRUARY 28, 2026			$	60,869.68

Balance on Hand	$	60,869.68
Plus checks written after end of month	$	-
Plus uncleared checks	$	955.08
Less checks previously written clearing this month	$	(607.02)
Ending Cash Balance matching Bank Statements	$	61,217.74

REPORT TO THE APRIL 13, 2026
MEETING OF THE AIRPORT COMMISSION

FINANCES:

Bank balance as of March 1, 2026				$	61,217.74
Bank deposits recorded in March 2026				$	20,723.23
				$	81,940.97

CHECKS ISSUED IN MARCH 2026

3153	Employee Resource Center	Monthly EAP Fees	5.98		
3154	Abel Ruga	February Cleaning Services	175.00		
3155	Stevens Point Public Utilities	Verizon IPad Charges	10.13		
3156	Stevens Point Public Utilities	2025 Snow plowing	5,983.82		
3157	City of Stevens Point	Retirement, insurance, fuel & phone	16,013.72		
3158	Securian Financial	MN Life Insurance Policy #002832L	16.00		
3159	Gary's Service Center	Truck plow repair	77.21		
3160	NAPA	Hose clamps for MB	25.12		
3161	Mastercard	Mailbox, lights, rugs, internet, seminar expenses	2,204.04		
3162	City of Stevens Point	Workers Comp Premiums-Jan, Feb, & March	1,291.64		
3163	Heartland Business Systems, LLC	Monthly billing for March	132.99		
EFT	Payroll	March 2026	9,355.92		
	Sales Tax	Payment	51.17		
	Bank Fees	Bank Fees	51.28		
	Delta Dental	Premium Charges	71.38		
	Wisconsin Public Service	Utility Charges	4,335.73		
	IRS & WI Dept of Revenue	Payroll Taxes	3,710.35		
	Gen Aviation	Gen Aviation	115.44		
	TOTAL EXPENSES LISTED		$ 43,626.92	$	43,626.92
	BALANCE ON HAND MARCH 31, 2026			$	38,314.05

Balance on Hand	$	38,314.05
Plus checks written after end of month	$	-
Plus uncleared checks	$	2,281.25
Less checks previously written clearing this month	$	(955.08)
Ending Cash Balance matching Bank Statements	$	39,640.22

PERSONNEL COMMITTEE
April 13, 2026 - 6:00 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

MINUTES

Discussion and Possible Action on:

1. Roll Call.

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

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

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

Ald. Guthrie moved, Ald. Broderick seconded to approve the request.

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

3. Amendment to Administrative Policy 3.01 - Standard Benefits.

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

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

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

4. Request for overlap - Fleet Maintenance Mechanic.

Streets Superintendent Johnson gave an overview of the amendment and answered questions from the committee.

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

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

5. Adjournment.

Adjourned at 6:13 p.m.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING
April 13, 2026 - 6:20 PM
Community Room
933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

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

OTHERS PRESENT
Directors: Scott Beduhn - Public Works, Jarod Kivela - Community Development and Inspections, and Dan Kremer - Parks and Recreation.
City Staff: C/T Corey Ladick, Finance Manager Marcy Peterson, City Clerk Susan Pagel, Human Resource Manager Sandy Frasch, Police Chief Edward Orgon Jr.
Alderpersons: Marc Christianson - District 1, Jacqui Guthrie - District 2, Lara Broderick - District 4, Allison Birr - District 5, Dale Steinmetz - District 6, and Sam Lang - District 9.
Others Present: John Pawlak - 1909 Minnesota Avenue, and Andrea Olson - 410 Franklin Street.

Informational

1. **Director's Report**
   a. Division and Church Streets Reconstruction Projects.
   b. 2025 Fall Paving Project.
   c. Hoover Road Resurfacing Project.
   d. City Hall

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

Ald. Morrow **moved**, Ald. Keymer **seconded**, to approve the Director's Report and place it on file.

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

Discussion and Possible Action

2. Consideration of request for a one-day ATV/UTV use on portions of North Reserve Street, DuBay Drive, and Second Street North for a special event.

Ald. Morrow **moved**, Ald. Keymer **seconded**, to approve the request for a one-day ATV/UTV use on portions of North Reserve Street, DuBay Drive, and Second Street North for a special event.

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

3. Ordinance Amendment - Chapter 9, Section 9.19 to create ATV/UTV Routes.

Ald. Shuda **moved**, Chris Tiffany **seconded**, to approve the ordinance amendments in Chapter 9, Section 9.19 to create ATV/UTV Routes.

Call for the Vote: Ayes: **Majority**
Nays: **Ald. Kneebone**; Motion **Carried**

4. Ordinance Amendment - Chapter 16, Section 16.15 to create a Right of Way, Boulevards, and Swales section to accommodate the increasing number of plantings within the right of way.

Director Beduhn gave an update stating that we have been working with staff on developing this for a while and this is what we have come up with.

Ald. Shuda **moved**, Ald. Morrow **seconded**, to approve the ordinance amendments in Chapter 16, Section 16.15 to create a Right of Way Boulevard, and Swales Section to accommodate the increasing number of plantings within the right of way.

Ald. Kneebone stated that she likes this; however, she feels that the 48" high plantings in the boulevards are quite high and thinks it may become a vision issue, to which Director Beduhn stated that potentially it could, and we may have to bring it back if it becomes a problem. He added that staff looked at the number of species that grow below that height, and figured you would be getting rid of a lot of what is out there. Director Beduhn pointed out that when this was originally brought forward, it was for (36) inches.

Ald. Kneebone agreed with what was written in that it will accommodate a lot of species of pollinators, stating that if there is an issue in the future, she has confidence that staff will bring it back.

Ald. Sam Lang asked how we agreed on the 48" in height because he knows some in his area that are that height or exceeded. He asked if we could possibly name certain species that shouldn't be planted instead of stating a height, to which Director Beduhn stated that Mark Kordus worked on this on our behalf, and they are the department that enforces this, and we may have to wait to see on a case-by-case scenario.

Mayor Wiza stated that he also has concerns about that height in boulevards and added that if people want to grow things that tall, they have a yard for that. He stated that he would like to see it lowered significantly if we allow it.

Andrea Olson, 410 Franklin Street, stated that she would have to rip out her entire boulevard and so will others in her neighborhood if the regulations change to 24" when they already have pre-established planting areas that were already approved by the City. She added that most other cities have 30" to 36" in the vision triangle. She said she can understand 24", but said she would really like to see at least 30" because, otherwise, planting options are very limited.

Ald. Keymer pointed out that this applies only in the right-of-way, boulevards, and swales, which are City property, and these types of species can be planted in yards. She feels we should start flexible, and if there are problems, we can come back and revisit this.

Mayor Wiza made the **motion to amend** the plant height in section 2) a) 1) to read "No part of any plantings shall exceed (24) inches during peak flowering height." And if it turns out not to be a big deal, we can increase it, Ald. Morrow **seconded**, to approve the ordinance amendment as stated by Mayor Wiza.

Chris Tiffany wants to clarify that we are looking to reduce this to 24" across the board, including the ordinance under Forestry for the "Clear-vision triangle," which is any intersections, driveways, or alleyways, to which Mayor Wiza said yes, and if we do not have issues, we can bring it back and loosen it up.

Ald. Marc Christianson stated that he feels that standardizing this is a good thing; however, he feels that 24" is too restrictive and 48" is too high, but he feels the original 36" is the best compromise.

Mayor Wiza added that when it comes to public safety, he doesn't think we should worry about the aesthetics of how things look.

Andrea Olson stated that the City worked with other areas to develop and establish the Lawns Gone Native Program, and most of the plants they list are over 24" tall. Her concern is that many people would have to rip up everything they have established and start over.

Call for the Vote: Ayes: **Majority (4)**
Nays: **Minority (3)**; Motion **Carried**

Chris Tiffany stated that we should then also clarify what we have under the Forestry Ordinance because, right now, it is pretty broad, to which Mayor Wiza stated that he will have Community Development work with Public Works and the Parks and Recreation Departments, because that crosses different departments to make sure the City Ordinance and website reflect this.

Mayor Wiza asked all those in favor of approving the original ordinance as amended.

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

5. Ordinance Amendment - Chapter 7, Section 7.06 regarding the Collection of Garbage and Recyclables to comply with recent revisions to State rules.

Chris Johnson, Streets Superintendent, explained that there were some changes to some State Statutes, with the most significant being that our ordinance language provides for multifamily and non-residential properties for recycling requirements in the ratios outlined in the ordinance, and that they need to provide education to tenants or users of the property on what those requirements are. The other thing that we did in this revision was to update our definitions to reflect what the State has. He added that, pending approval, we will send our ordinance for review by the State.

Ald. Keymer **moved**, Ald. Shuda **seconded**, to approve the ordinance amendments in Chapter 7, Section 7.06 regarding the Collection of Garbage and Recyclables to comply with recent revisions to State rules.

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

6. To award the 2026 Street Improvements - Michigan Avenue Underpass Project #26-101 to Switlick & Sons, Inc. for an amount not to exceed $2,647,627.18.

Ald. Kneebone **moved**, Ald. Morrow **seconded**, to award the 2026 Street Improvements - Michigan Avenue Underpass Project #26-101 to Switlick & Sons, Inc., for an amount not to exceed $2,647,627.18.

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

7. To award the 2026 Resurfacing - Hoover Road Project #26-103 to American Asphalt of Wisconsin in an amount not to exceed $792,706.50.

Ald. Morrow **moved**, Ald. Kneebone **seconded**, to award the 2026 Resurfacing - Hoover Road Project #26-103 to American Asphalt of Wisconsin in an amount not to exceed $792,706.50.

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

8. To award the 2026 Pavement Maintenance Project #26-104 to Fahrner Asphalt Sealers, Inc. for the amount not to exceed $169,030.01.

Ald. Keymer **moved**, Ald. Shuda **seconded**, to award the 2026 Pavement Maintenance Project #26-104 to Fahrner Asphalt Sealers, Inc. for an amount not to exceed $169,030.01.

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

9. To award the construction-related services for the North Segment of the Business 51 Project to MSA for $1,007,319.00.

Ald. Keymer **moved**, Ald. Morrow **seconded**, to award the construction-related services for the North Segment of the Business 51 Project to MSA for $1,007,319.00.

Call for the Vote: Ayes: **Majority**
Nays: **Mayor Wiza**; Motion **Carried**

10. To enter into a State/Municipal Financial Agreement with the WisDOT for pavement resurfacing of a portion of Connecting Highway 66.

Ald. Morrow **moved**, Ald. Keymer **seconded** to enter into a State/Municipal Financial Agreement with the WisDOT for pavement resurfacing of a portion of Connecting Highway 66.

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

11. Consideration of a proposal from Canadian National for safety improvements regarding the 2007 alteration of the Patch Street Railroad Crossing.

Ald. Keymer **moved**, Ald. Morrow **seconded** to approve the considerations of a proposal from Canadian National for safety improvements regarding the 2007 alteration of the Patch Street Railroad Crossing.

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

Adjourn

Adjourned at **6:59 p.m.**

CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
April 13, 2026 - 6:14 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

1. Roll Call.

Present:
Ald. Keymer, Birr, Steinmetz, Lang, Buse.

2. License List:

A. Change of Agent:
1. **Opera House LLC 1124 Main Street, Stevens Point, WI 54481; Gregg Gokey, 931 Washington Street, Wisconsin Rapids, WI 54494; agent at Opera House LLC, 1124 Main Street, Stevens Point, replacing Talin Senner.**
2. **Walgreens #11278, 500 Greenleaf Avenue, Wilmette, IL 60091; Sarah Derrie, 241 13th Street S Wisconsin Rapids, WI 54494; agent at Walgreens #11278, 3301 Church Street, Stevens Point, replacing Lenay Taylor.**

B. Class "B" Beer License Renewal:
1. **China Wok at 135 Division Street North, Stevens Point for license period beginning July 1, 2026.**
2. **PABS Point Area Bicycle Service LLC at 1319 Strongs Avenue, Stevens Point for license period beginning July 1, 2026.**

C. Class "B" Beer and Class "C" Wine License Renewal: Bills Pizza Shop at 1101 Main Street, Stevens Point for license period beginning July 1, 2026.

D. "Class B" Beer & Liquor (Combination) License Renewal:
1. **Fill's Bar at 3301 Patch Street, Stevens Point for license period beginning July 1, 2026.**
2. **Hotels of America LLC at 1117 CenterPoint Drive, Stevens Point for license period beginning July 1, 2026.**
3. **Legacy Family Restaurant at 5110B Main Street, Stevens Point for license period beginning July 1, 2026.**
4. **Opera House LLC at 1124 Main Street, Stevens Point for license**

period beginning July 1, 2026.

5. **Ranchito Perez at 3462 Church Street, Stevens Point for license period beginning July 1, 2026.**
6. **Wooden Chair Restaurant LLC at 1059 Main Street, Stevens Point for license period beginning July 1, 2026.**

E. Class "A" Beer & "Class A" Liquor License Renewal:

1. **Aldi Inc #51 at 5632 Highway 10 East, Stevens Point for licensing period beginning July 1, 2026.**
2. **Festival Foods at 1600 Academy Avenue, Stevens Point for license period beginning July 1, 2026.**
3. **Kwik Trip #183 at 3258 Church Street, Stevens Point for license period beginning July 1, 2026.**
4. **Kwik Trip #342 at 3533 Stanley Street, Stevens Point for license period beginning July 1, 2026.**
5. **Kwik Trip #691 at 1600 Maria Drive, Stevens Point for license period beginning July 1, 2026.**
6. **Kwik Trip #863 at 5311 Old Highway 18, Stevens Point for license period beginning July 1, 2026.**
7. **Tobacco Outlet Plus #505 at 2830 Church Street, Stevens Point f or license period beginning July 1, 2026.**

F. Class "A" Beer & "Class A" Liquor License: Shell Go Mart at 2733 Stanley Street, Stevens Point for licensing period beginning July 1, 2026.

G. Class "B" Beer & Class "C" Wine License Renewal: Rock n Roll Café at 2801 Stanley Street, Stevens Point for license period beginning July 1, 2026.

No concerns from law enforcement.

Ald. Birr moved, Ald. Steinmetz seconded, to approve the license list.

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

3. Request to Hold Event/Street Closing:

A. District 1 Brewing Company Food Truck Rally on May 9, July 19, and September 7, 2026 (New Event).

B. Stevens Point Brewery Block Party on May 16, 2026 (Recurring).

C. Point Pride on June 12 & 13, 2026 (Recurring).

D. Riverfront Rendezvous - 42nd Annual on July 3, 4 & 5, 2026 (Recurring).

E. Wonderful Water Run on September 26, 2026 (Recurring).

No concerns from law enforcement.

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

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

4. Adjournment.

Meeting adjourned at 6:20 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA
April 13, 2026 - 7:01 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 849 7295 2905 | Passcode: 477177
By Computer: Zoom Link
By Phone: +1-312-626-6799 (US Chicago)

MINUTES

Non-Action Items:

1. Roll Call.

PRESENT	Ald. Christianson, Morrow, Shuda, Keymer and Broderick
OTHERS PRESENT	Comptroller/Treasurer Ladick, Mayor Wiza, Directors Kivela and Kremer, Alderpersons Kneebone, Lang, Birr, Steinmetz, Buse and Guthrie, Deputy Treasurer Peterson, Superintendent of Streets Chris Johnson, Portage County Library Director Alexander Johnson, School District Director of Business Services Michael Kurtz, Andrea Olson and Chris Tiffany

Discussion and Possible Action on:

2. Approval of a request from the Stevens Point Area Public School District to add an informational insert into the annual property tax bill mailing.

Ald. Morrow moved, Ald. Keymer seconded, to approve the request from the Stevens Point Area Public School District to add an informational insert into the annual property tax bill mailing at their expense.

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

3. Approval of a contract for engineering services related to the McDill Dam.

Ald. Morrow moved, Ald. Shuda seconded, to approve the contract for engineering services related to the McDill Dam.

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

4. **Approval of funding for doors at the Portage County library downtown location.**

Ald. Keymer moved, Ald. Shuda seconded, to approve up to $58,000 for the door replacement at the Portage County library downtown location.

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

5. **Approval of a lease extension with the Boys and Girls Club for a portion of the building at 933 Michigan Ave.**

Ald. Morrow moved, Ald. Broderick seconded, to approve the lease extension with the Boys and Girls Club for a portion of the building at 933 Michigan Avenue.

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

6. **Approval of a contract and funding for 10% Rail Engineering Services with Via Rail – East Park Commerce Center.**

Ald. Morrow moved, Ald. Keymer seconded, to approve the contract and funding for 10% rail engineering services with Via Rail - East Park Commerce Center.

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

7. **Approval of a Farming and Harvesting Agreement with Blue Top Farms Inc, Peter Zakrezewski.**

Ald. Morrow moved, Ald. Shuda seconded, to approve a farming and harvesting agreement with Blue Top Farms inc.

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

8. **Approval of an amendment to a Master Services Agreement with Stantec Consulting Services to include a Task Order relating to 1039 Ellis Street Site Investigation.**

Ald. Broderick moved, Ald. Keymer seconded, to approve an amendment to a Master Services Agreement with Stantec Consulting Services to include a Task Order relating to 1039 Ellis Street Site Investigation.

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

9. **Approval of amendments to the Fee Schedule for the Community Development Department.**

Ald. Morrow moved, Ald. Keymer seconded, to approve amendments to the Fee Schedule for the Community Development Department.

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

10. **Consideration of Claim-Brittney Thiel-Basement flooding due to construction activities.**

Ald. Shuda moved, Ald. Morrow seconded, to deny the claim from Brittney Thiel for basement flooding due to construction activities.

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

11. Approval of Claims Paid.

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

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

12. Adjourn into closed session (approximately 7:15 P.M.) pursuant to Wisconsin Statutes 19.85(1)(e) (deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session) on the following:

A. Deliberating and negotiating the potential sale of 281 Washington Street

B. Deliberating and negotiating the potential purchase of 809 Division Street, Stevens Point WI

Ald. Morrow moved, Ald. Shuda seconded, to move to closed session pursuant to WI SS 19.85(1)(e) to deliberate and negotiate the potential sale of 281 Washington Street and deliberate and negotiate the potential purchase of 809 Division Street, Stevens Point, WI.

Roll Call for the vote: ayes: Morrow, Shuda, Keymer, Broderick and Christianson; nays, none; motion carried. Meeting moved to closed session.

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

Meeting was not reconvenued in open session.

Closing Section:

14. Adjournment

Meeting adjourned at 8:20 pm.

COMPTROLLER-TREASURER REPORT
for the period ending February 28, 2026

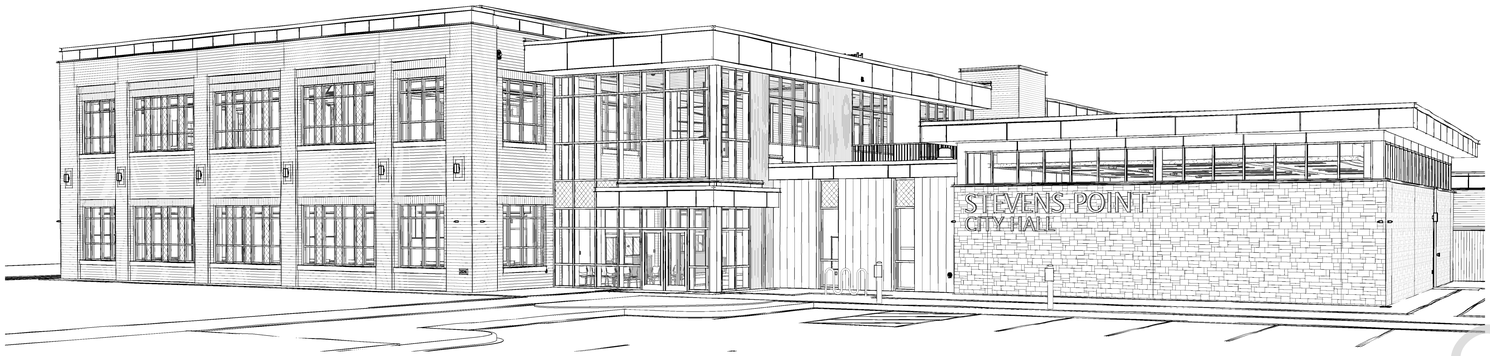
	Bal February 1, 2026	Receipts	Disbursements	Bal February 28, 2026
GENERAL OPERATING CASH	$6,723,550.86	$8,846,002.61	$14,056,312.80	$1,513,240.67
UTILITIES & TRANSPORTATION (Cash and Investments)	$22,080,603.17	$2,546,473.18	$2,069,019.93	$22,558,056.42

INVESTMENTS	Bal February 1, 2026	TRANSFER IN	TRANSFER OUT	Bal February 28, 2026
GENERAL	$50,167,376.29	$0.00	$5,000,000.00	$45,167,376.29
SPECIAL REVENUE	$870,837.81	$0.00	$0.00	$870,837.81
DEBT SERVICE	$884,991.18	$0.00	$0.00	$884,991.18
CAPITAL PROJECTS	$7,218,453.06	$0.00	$0.00	$7,218,453.06
INTERNAL SERVICE	$0.00	$0.00	$0.00	$0.00
TRUST	$4,533,389.91	$0.00	$0.00	$4,533,389.91
TOTALS	$63,675,048.25	$0.00	$5,000,000.00	$58,675,048.25

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	$4,940,300	$917,017	18.56%
POLICE	$6,965,020	$1,275,031	18.31%
FIRE	$7,480,711	$1,495,129	19.99%
PUBLIC WORKS	$7,100,074	$1,249,718	17.60%
PARK & REC	$2,558,343	$344,553	13.47%
CAPITAL PROJECTS	$16,522,680	$1,260,620	7.63%
DEBT SERVICE	$12,327,501	$12,145,803	98.53%
YTD TARGET	16.67%		

REVENUES:	BUDGET	YTD	%
GENERAL	$30,626,805	$15,225,458	49.71%

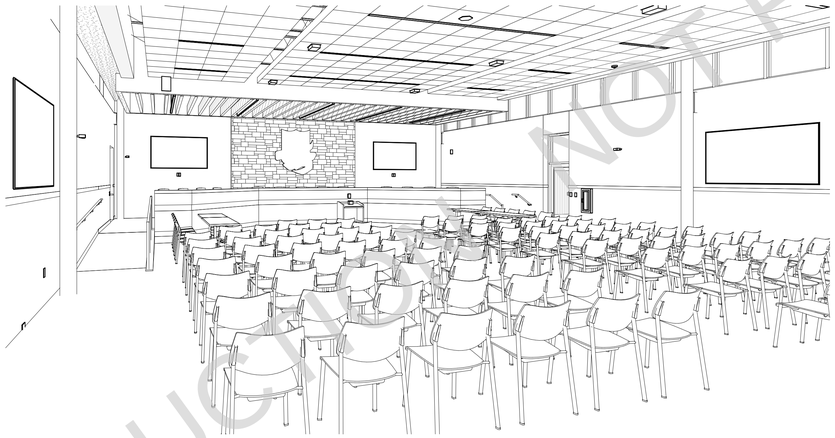
NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN



EXTERIOR PERSPECTIVE VIEW

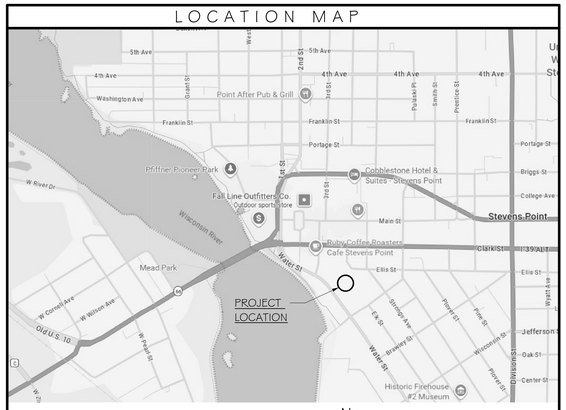


INTERIOR PERSPECTIVE VIEW



INTERIOR PERSPECTIVE VIEW

LOCATION MAP



N

LOCATION MAP
NO SCALE

MATERIALS

CONCRETE	PLYWOOD
CMU (CONCRETE MASONRY UNIT)	PARTICLE BOARD
BRICK	RIGID INSULATION
STEEL	INSULATION BOARD
STUD PARTITION	FIBERGLASS INSULATION
WOOD (ROUGH/FINISH)	GYPSUM BOARD
SPRAY FOAM INSULATION	ACOUSTIC UNIT

SYMBOLS

DIMENSION LINE TO WALL OR OTHER OBJECT	DESIGNATES PLAN NOTE
DIMENSION LINE TO COLUMN CENTERLINE	INDICATES TOILET ACCESSORY TYPE
DESIGNATES SECTION	INDICATES ELEVATION
DESIGNATES SHEET SECTION OCCURS	BARRIER FREE FACILITY
DESIGNATES DETAILS	INDICATES WINDOW TYPE
DESIGNATES SHEET DETAIL OCCURS	INDICATES WALL TYPE

NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT / ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

ARCHITECTURAL	CIVIL	STRUCTURAL	FIRE PROTECTION
SHEETS TS101, G101, LS101, LS102, A101 - A903	SHEETS C100 - C602, L100 - L200	SHEETS S001 - S610	SHEETS F101 - F103
PLUMBING	HVAC	ELECTRICAL	
SHEETS P101 - P501	SHEETS H101 - H702	SHEETS E001 - E701	

INDEX TO DRAWINGS

GENERAL	
TS101	TITLE SHEET, INDEX, MATERIALS
CIVIL (POINT OF BEGINNING)	
C100	DEMOLITION PLAN
C200	LAYOUT PLAN
C200A	LAYOUT PLAN ALTERNATE
C300	GRADING PLAN
C300A	GRADING PLAN ALTERNATE
C400	EROSION CONTROL PLAN
C400A	EROSION CONTROL PLAN ALTERNATE
C500	UTILITY PLAN
C500A	UTILITY PLAN ALTERNATE
C600	CONSTRUCTION DETAILS
C601	CONSTRUCTION DETAILS
C602	CONSTRUCTION DETAILS
L100	LANDSCAPE PLAN
L100A	LANDSCAPE PLAN ALTERNATE
L200	IRRIGATION PLAN
ARCHITECTURAL	
G101	PARTITION TYPES
LS101	LIFE SAFETY - FIRST FLOOR PLAN, CODE REVIEW DATA
LS102	LIFE SAFETY - SECOND FLOOR PLAN
A101	FIRST FLOOR PLAN, DETAILS
A102	SECOND FLOOR PLAN, DETAILS
A103	ROOF PLAN, DETAILS
A104	PARTIAL FLOOR PLANS - ALTERNATE BID, PARTIAL CLERESTORY PLAN, DETAILS
A301	EXTERIOR ELEVATIONS, DETAILS
A302	EXTERIOR ELEVATIONS, DETAILS
A303	PERSPECTIVE VIEWS
A304	PERSPECTIVE VIEWS - ALTERNATE BID
A401	SECTIONS, DETAILS
A402	SECTIONS, DETAILS
A403	SECTIONS, DETAILS
A404	SECTIONS, DETAILS
A405	SECTIONS, DETAILS
A406	SECTIONS, DETAILS
A407	SECTIONS, DETAILS
A408	SECTIONS, DETAILS
A409	STAIR SECTIONS, DETAILS
A601	DOOR SCHEDULE, DOOR AND FRAME TYPES
A602	DOOR DETAILS
A603	WINDOW TYPES
A604	BORROWED LITE TYPES, DETAILS
A605	WINDOW DETAILS
A701	ENLARGED PARTIAL FLOOR PLANS, TOILET ROOM ELEVATIONS.
A702	CASEWORK ELEVATIONS
A703	CASEWORK ELEVATIONS
A704	INTERIOR ELEVATIONS, DETAILS
A801	REFLECTED CEILING - FIRST FLOOR PLAN, DETAILS
A802	REFLECTED CEILING - SECOND FLOOR PLAN
A901	ROOM FINISH SCHEDULE AND KEY
A902	FINISHES - FIRST FLOOR PLAN
A903	FINISHES - SECOND FLOOR PLAN, INTERIOR ELEVATIONS, DETAIL
STRUCTURAL (GRAEF)	
S001	GENERAL NOTES
S002	GENERAL INFORMATION
S003	GENERAL FOUNDATION DETAILS
S004	GENERAL COMPOSITE SLAB DETAILS
S005	GENERAL ROOF DECK DETAILS
S008	GENERAL MASONRY DETAILS
S101	FOUNDATION PLAN
S102	SECOND FLOOR FRAMING PLAN
S103	ROOF FRAMING PLAN
S104	PARTIAL ALTERNATE PLANS
S301	ENLARGED PLANS
S401	FRAMING ELEVATIONS
S501	FOUNDATION DETAILS
S511	MASONRY DETAILS
S521	STEEL FRAMING DETAILS
S522	STEEL FRAMING DETAILS
S523	STEEL FRAMING DETAILS
S601	FOUNDATION SCHEDULES
S609	MASONRY SCHEDULES
S610	STEEL COLUMN SCHEDULE
FIRE PROTECTION	
F101	FIRST FLOOR PLAN
F102	SECOND FLOOR PLAN
F103	PARTIAL FIRST FLOOR PLAN - ALTERNATE BID, DETAILS
PLUMBING	
P101	WASTE AND VENT - FIRST FLOOR PLAN, LEGEND
P102	WASTE AND VENT - SECOND FLOOR PLAN
P103	PARTIAL FIRST FLOOR PLANS - ALTERNATE BID, ISOMETRICS, DETAIL
P201	SUPPLY - FIRST FLOOR PLAN
P202	SUPPLY - SECOND FLOOR PLAN
P301	WASTE AND VENT ISOMETRIC
P302	SUPPLY ISOMETRIC
P303	STORM ISOMETRICS, DETAILS
P501	SCHEDULES, DETAILS
HVAC	
H101	DUCTWORK - FIRST FLOOR PLAN
H102	DUCTWORK - SECOND FLOOR PLAN
H103	ROOF PLAN
H201	PIPING - FIRST FLOOR PLAN
H202	PIPING - SECOND FLOOR PLAN
H301	PARTIAL FIRST FLOOR PLANS - ALTERNATE BID
H501	DETAILS
H601	CONTROL DIAGRAM, DETAILS
H701	SCHEDULES, LEGEND
H702	SCHEDULES
ELECTRICAL	
E001	COVER SHEET
E101	LIGHTING - FIRST FLOOR PLAN
E102	LIGHTING - SECOND FLOOR PLAN
E103	LIGHTING, POWER, SYSTEMS - PARTIAL FIRST FLOOR PLAN ALTERNATE BID
E104	LIGHTING - SITE PLAN, DETAILS
E105	LIGHTING - SITE PLAN - ALTERNATE BID
E201	POWER - FIRST FLOOR PLAN
E202	POWER - SECOND FLOOR PLAN
E203	POWER - ROOF PLAN
E204	POWER - ROOF PLAN - ALTERNATE BID
E301	SYSTEMS - FIRST FLOOR PLAN
E302	SYSTEMS - SECOND FLOOR PLAN
E501	POWER DISTRIBUTION DIAGRAM, SCHEDULES
E502	POWER DISTRIBUTION DIAGRAM - ALTERNATE BID
E503	PANEL SCHEDULES
E504	PANEL SCHEDULES
E601	DETAILS
E602	DETAILS
E603	DETAILS
E701	SCHEDULES

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

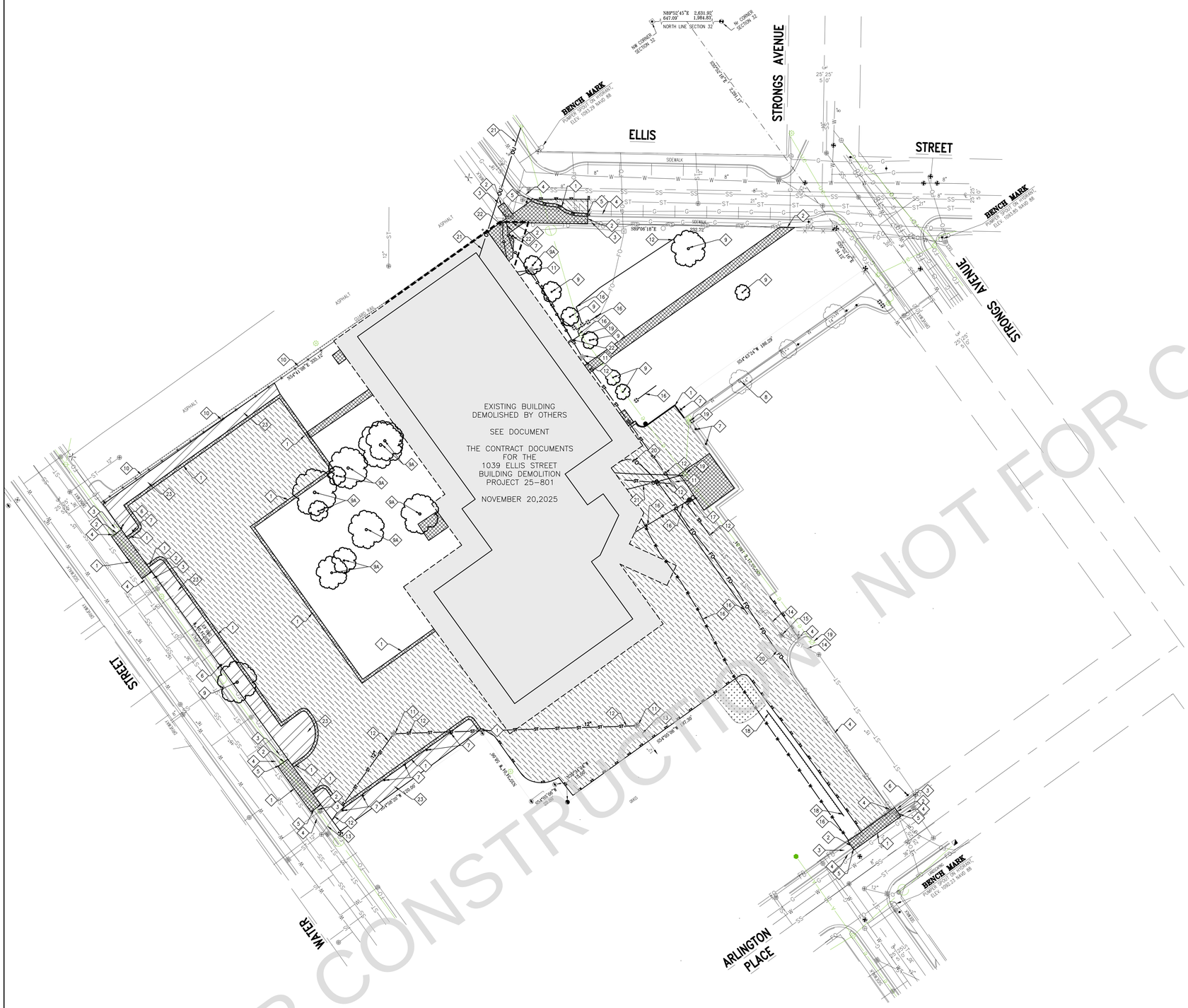
NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

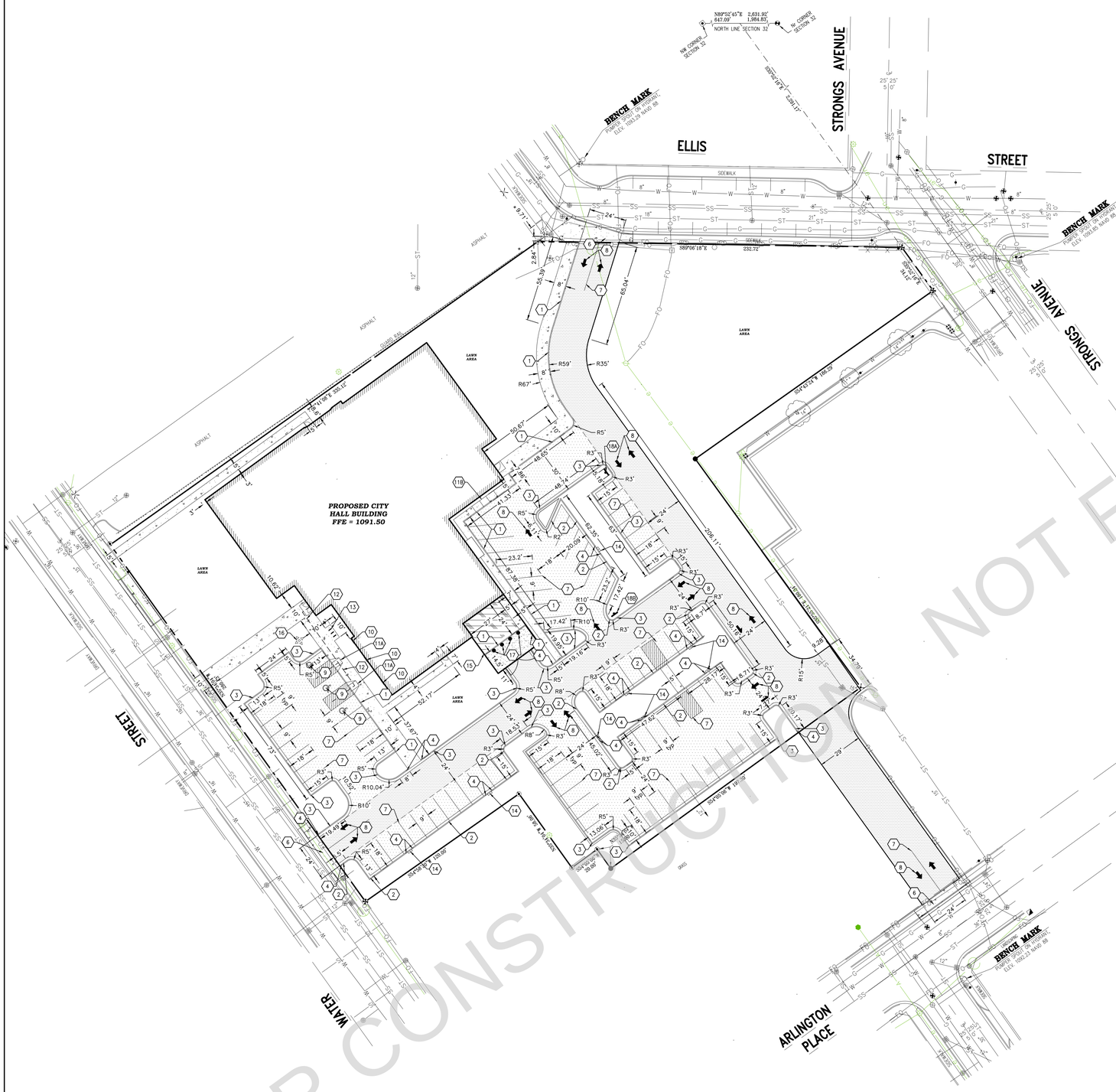
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by contacting the above office location. © Somerville Inc. 2026

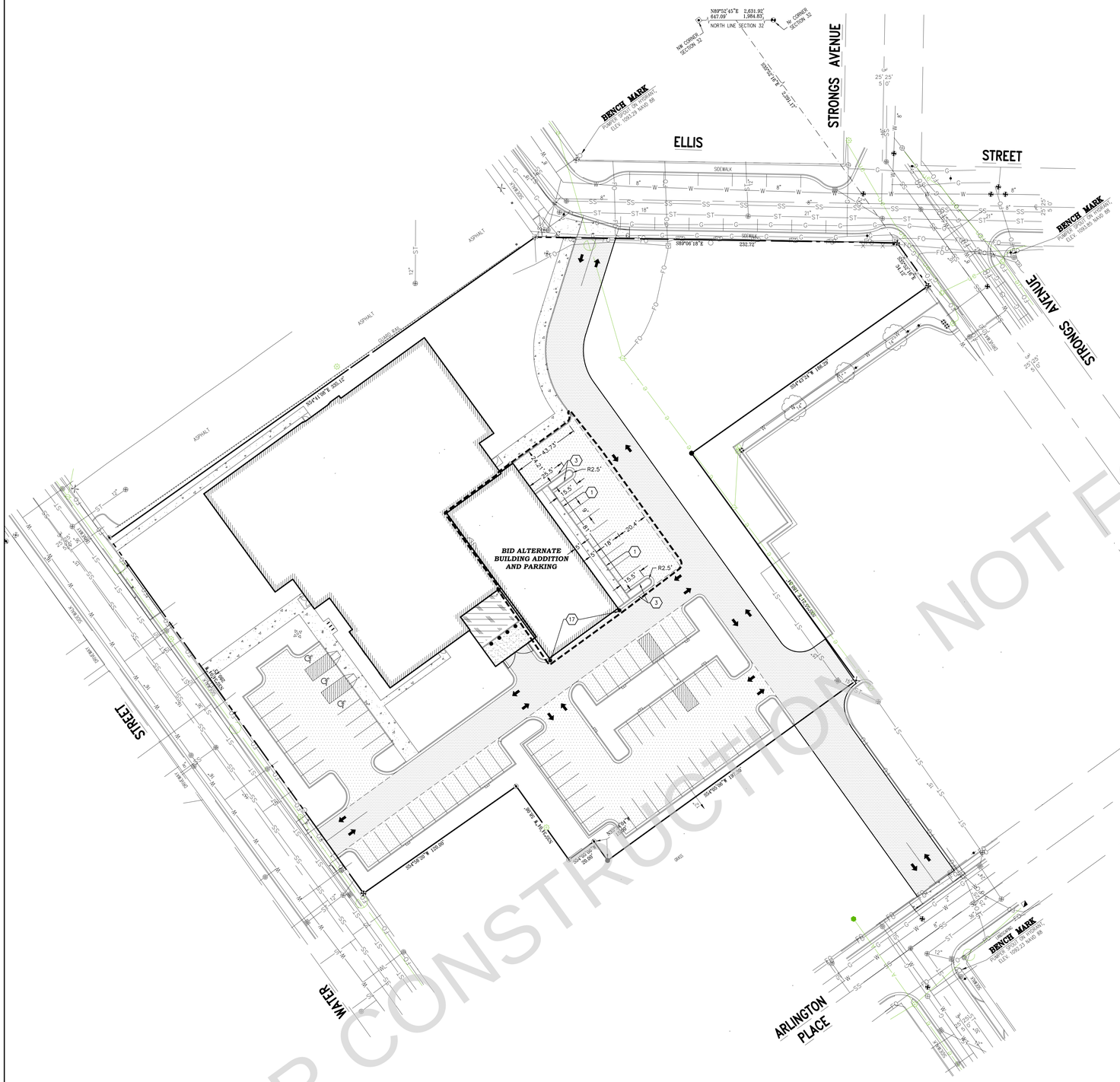
Date:
4/6/2026
Project No.
7997
Sheet:
TS101

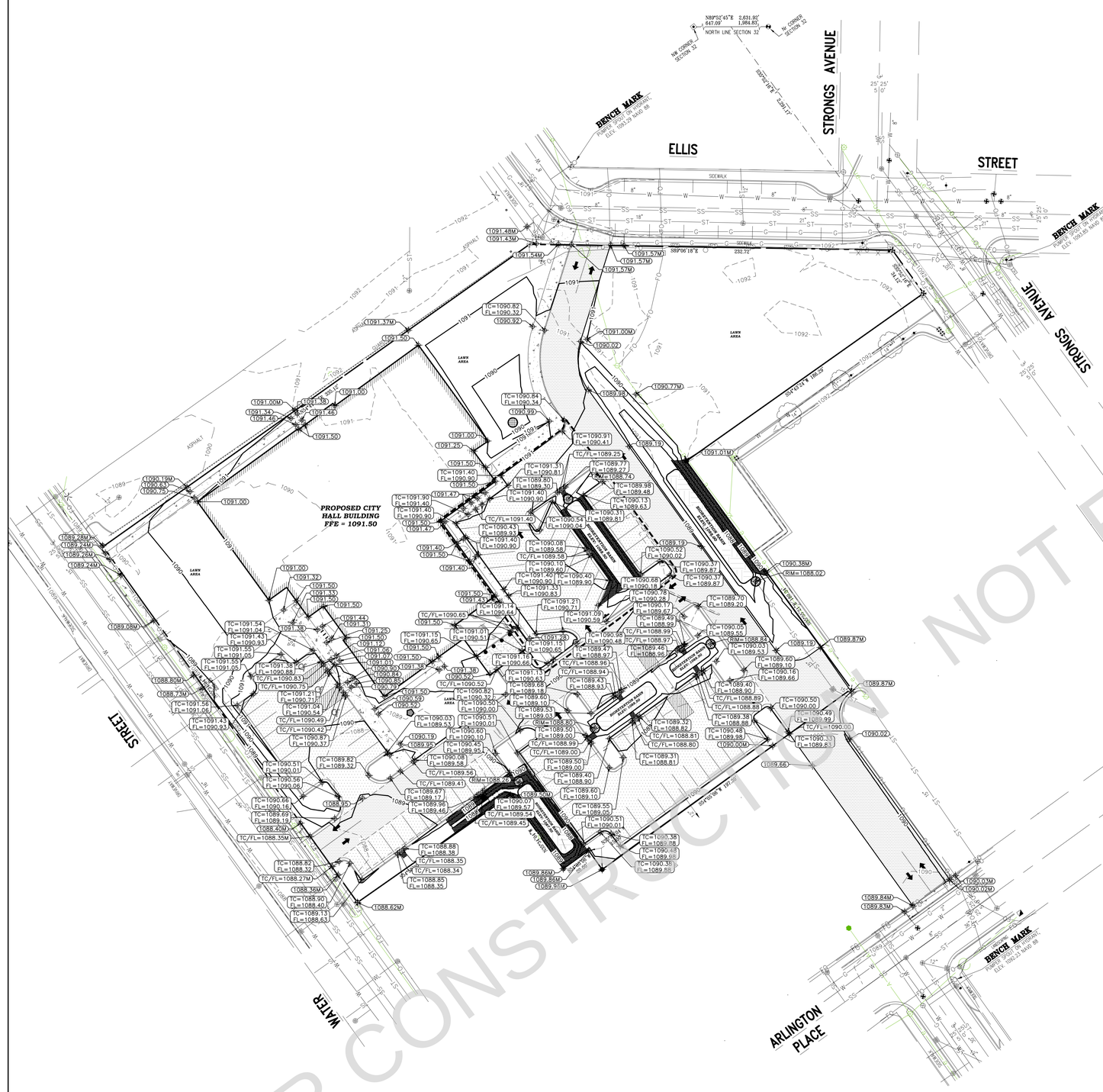
PRELIMINARY
4/6/2026 3:49:19 PM

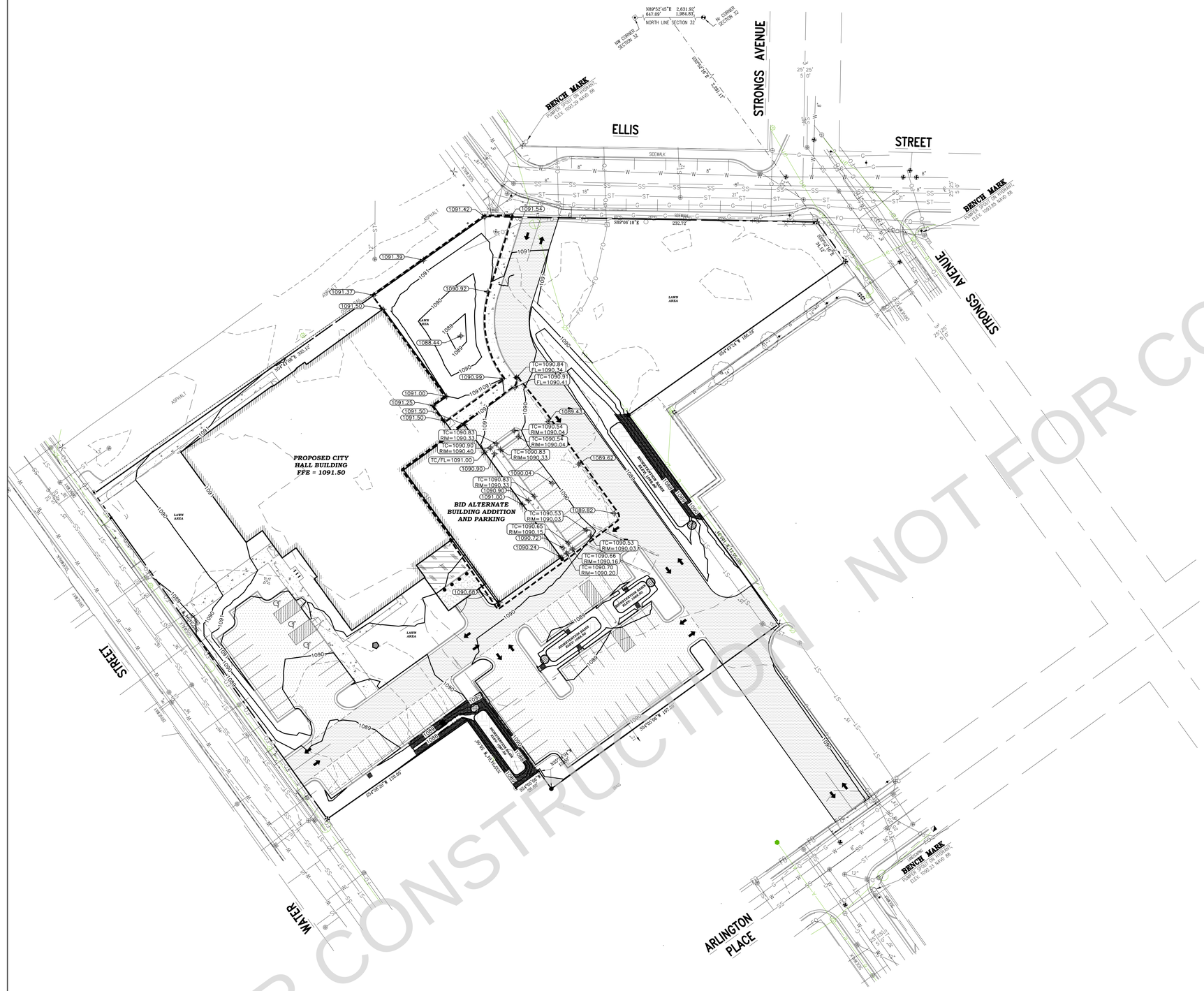
NOT FOR CONSTRUCTION


STRONGS AVENUE
ELLIS
STREET
BENCH MARK
CHISELED "X" ON TOP OF HYDRANT
ELEV. 1093.26 NAVD 88
BENCH MARK
CHISELED "X" ON TOP OF HYDRANT
ELEV. 1095.85 NAVD 88
EXISTING BUILDING
DEMOLISHED BY OTHERS
SEE DOCUMENT
THE CONTRACT DOCUMENTS
FOR THE
1039 ELLIS STREET
BUILDING DEMOLITION
PROJECT 25-801
NOVEMBER 20,2025
STRONGS AVENUE
ARLINGTON PLACE
WATER
STREET
BENCH MARK
CHISELED "X" ON TOP OF HYDRANT
ELEV. 1090.23 NAVD 88
NW CORNER SECTION 32
NE CORNER SECTION 32
NORTH LINE SECTION 32
N89°50'45"E 2,631.93'
647.09' 1,984.83'
S00°04'18"E 1,328.17'
ASPHALT
CURB AND GUTTER
CONCRETE
GRAVEL
SIDEWALK
CURB INLET
STORM MANHOLE
SANITARY MANHOLE
WATER VALVE
FIRE HYDRANT
GAS VALVE
POWER POLE
LIGHT POLE
SIGN
FENCE
GUARDRAIL
CONIFER
DECIDUOUS
S89°06'18"E 232.72'
S89°06'18"E 34.62'
S04°43'51"W 186.26'
N04°43'51"E 186.26'
N04°43'51"E 186.26'
S04°43'51"W 186.26'
S89°06'18"E 97.58'
N89°06'18"W 97.58'
S89°06'18"E 97.58'
N89°06'18"W 97.58'
S89°06'18"E 97.58'
N89°06'18"W 97.58


ELLIS STREET
STRONGS AVENUE
ARLINGTON PLACE
WATER STREET
BENCH MARK
PUNCH ON HYDRANT
ELEV. 1093.29 NAVD 88
BENCH MARK
PUNCH ON HYDRANT
ELEV. 1093.85 NAVD 88
BENCH MARK
PUNCH ON HYDRANT
ELEV. 1092.29 NAVD 88
PROPOSED CITY HALL BUILDING
FFE = 1091.50
LAWN AREA
ASPHALT
CURB & GUTTER
SIDEWALK
S89°52'45"E 2,631.90'
647.09' 1,984.83'
NORTH LINE SECTION 32
NW CORNER SECTION 33
W¼ CORNER SECTION 32
S89°06'18"E 232.72'
S04°40'50"W 206.11'
S04°40'50"W 189.39'
S04°40'50"W 100.00'
S04°40'50"W 169.25'
S85°19'10"E 34.12'
S89°45'47"E 106.29'
N89°45'47"W 9.38'
S04°40'50"W 29'
S04°40'50"W 34.20'
S89°45'47"E 34.20'
S04°40'50"W 34.20'
S89°45'47"E 34.20'
S04°40'50"W 34.20'
S89°45'47"E 34.20


BENCH MARK
POINT ON HYDRANT
ELEV. 1093.29 NAVD 88
ELLIS
STREET
STRONGS AVENUE
BENCH MARK
POINT ON HYDRANT
ELEV. 1091.85 NAVD 88
BID ALTERNATE
BUILDING ADDITION
AND PARKING
ASPHALT
CURB & GUTTER
SIDEWALK
S89°41'08" W 330.12'
S89°06'16" E
232.72'
S89°06'16" E
34.12'
S00°53'44" W 106.29'
S89°06'16" E
S89°06'16" W 130.68'
S89°06'16" E
130.68'
S00°53'44" W 130.68'
N00°53'44" E
130.68'
N89°06'16" W
130.68'
N00°53'44" E 106.29'
S89°41'08" E 330.12'
S00°53'44" W 2,631.17'
NORTH LINE SECTION 32
S89°52'16" E 2,631.90'
647.09'
1,984.83'
NW CORNER SECTION 33
W 1/4 CORNER SECTION 32
ARLINGTON
PLACE
WATER
STREET
R2.5'
43.7'
42.2'
25.5'
15.5'
8'
18.1'
18'
20.4'
5.5'
17
SEWER & MANHOLE
WATER & MANHOLE
STORM & MANHOLE
SANITARY & MANHOLE
GAS
ELECTRIC
TELEPHONE
OVERHEAD
FIBER OPTIC
CATV
FENCE
TREE
SIGN
HYDRANT
VALVE
GAS VALVE
GAS METER
ELECTRIC MANHOLE
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CATV PEDESTAL
FIBER OPTIC MANHOLE
FIBER OPTIC PEDESTAL
LIGHT POLE
GUY WIRE
CONIFEROUS TREE
DECIDUOUS TREE
SHRUB
SIGN
MAILBOX
FLAG POLE
BOLLARD
CONCRETE
GRAVEL
BUILDING
ROOF DRAIN
CLEANOUT
CURB INLET
CATCH BASIN
FLARED END SECTION
STORM MANHOLE
STORM INLET
STORM MANHOLE
SANITARY MANHOLE
SANITARY CLEANOUT
SANITARY MANHOLE
SANITARY MANHOLE
SANITARY MANHOLE


BENCH MARK
ELEV. 1091.29 NAVD 88
ELLIS
STREET
STRONGS AVENUE
BENCH MARK
ELEV. 1091.85 NAVD 88
PROPOSED CITY HALL BUILDING FFE = 1091.50
SIDEWALK
LAWN AREA
ASPHALT
STREET
WATER
ARLINGTON PLACE
BENCH MARK
ELEV. 1092.21 NAVD 88
N89°55'45"E 2,631.95'
647.09' 1,984.85'
NORTH LINE SECTION 32
NW CORNER SECTION 32
S89°06'18"E 232.72'
S89°06'18"E 34.12'
S00°40'04"W 186.09'
S00°40'04"W 197.26'
S89°06'18"E 3,347.17'
RIM=1088.38Z
RIM=1088.82
RIM=1088.60
RIM=1088.50
RIM=1088.40
RIM=1088.20
RIM=1088.00
RIM=1087.80
RIM=1088.10
RIM=1088.30
RIM=1088.70
RIM=1088.90
RIM=1089.10
RIM=1089.30
RIM=1089.50
RIM=1089.70
RIM=1089.90
RIM=1090.10
RIM=1090.30
RIM=1090.50
RIM=1090.70
RIM=1090.90
RIM=1091.10
RIM=1091.30
RIM=1091.50
RIM=1091.70
RIM=1091.90
RIM=1092.10
RIM=1092.30
RIM=1092.50
RIM=1092.70
RIM=1092.90
RIM=1093.10
RIM=1093.30
RIM=1093.50
RIM=1093.70
RIM=1093.90
RIM=1094.10
RIM=1094.30
RIM=1094.50
RIM=1094.70
RIM=1094.90
RIM=1095.10
RIM=1095.30
RIM=1095.50
RIM=1095.70
RIM=1095.90
RIM=1096.10
RIM=1096.30
RIM=1096.50



NOT FOR CONSTRUCTION

GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 1091.50 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
3. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
4. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
5. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
6. SEE SHEET C400 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
7. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
8. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
9. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
10. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
11. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
12. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
13. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
14. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
15. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
16. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
17. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	— — — 712 — — —
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.20
PROPOSED TOP OF CURB ELEVATION	TC=893.56
PROPOSED FLOW LINE ELEVATION	FL=893.56
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED STORM SEWER INLET	1 / C601
PROPOSED INFILTRATION BASIN	12 / C600

UTILITY DISCLAIMER:

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

EXISTING CONDITIONS DISCLAIMER:

NOTE THAT THE BASE TOPOGRAPHIC MAP FOR THIS DRAWING WAS SURVEYED AND DRAFTED BY OTHERS. POINT OF BEGINNING WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR OMISSIONS FROM THE TOPOGRAPHIC MAP/INFORMATION.

0' 30' 60'
1" = 30'

ALTERNATE GRADING PLAN
4/5/2026 10:56:35 AM

design matters
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

Civil Engineering
Land Surveying
Landscape Architecture
4141 Kinsteing Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)
POB Project: 25.0139
Drawn: KB Checked: JL

ENGINEERING DESIGN BY: Point of Beginning

SCALE VERIFICATION
1" AT FULL SCALE

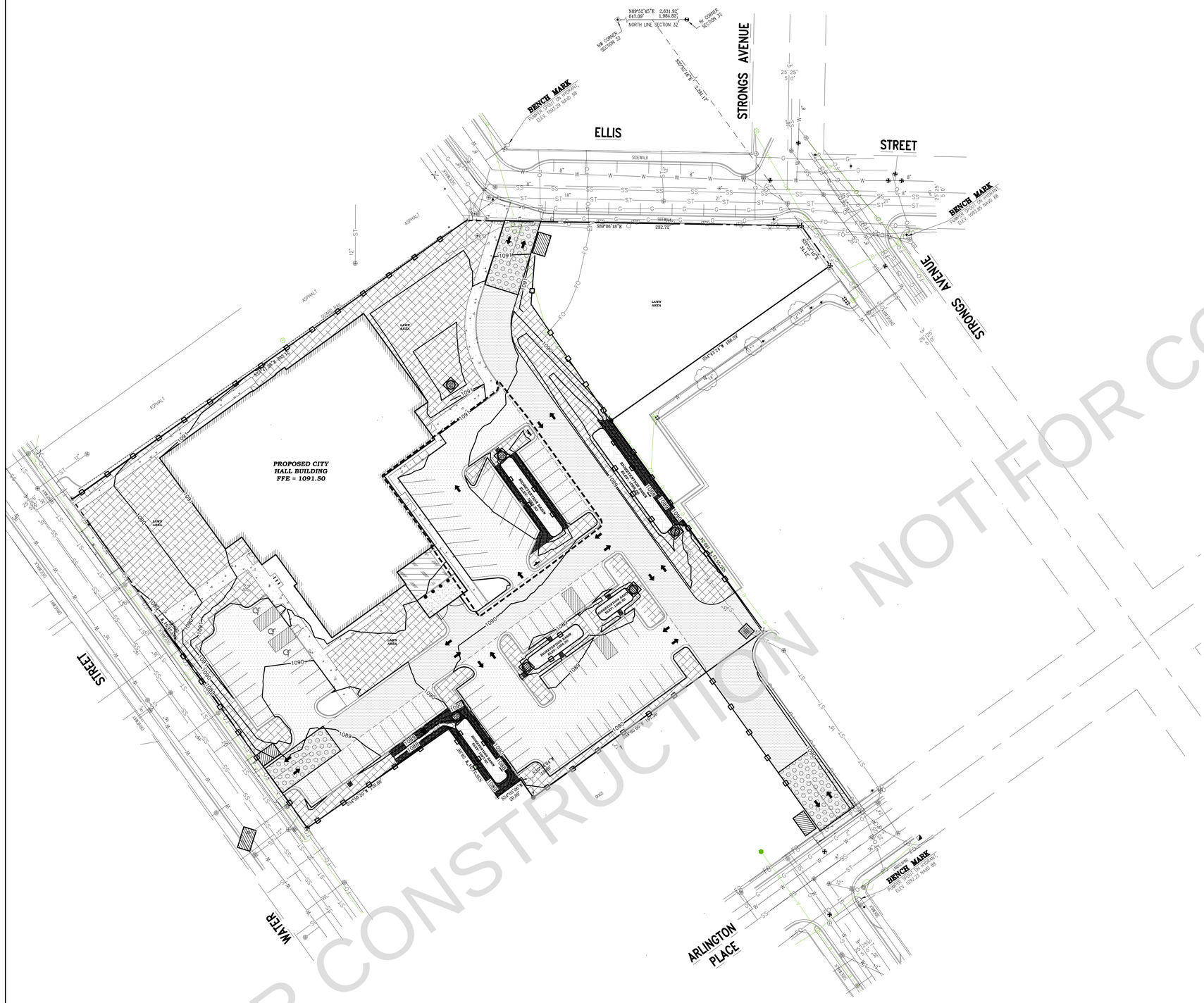
Revision	Description	Date

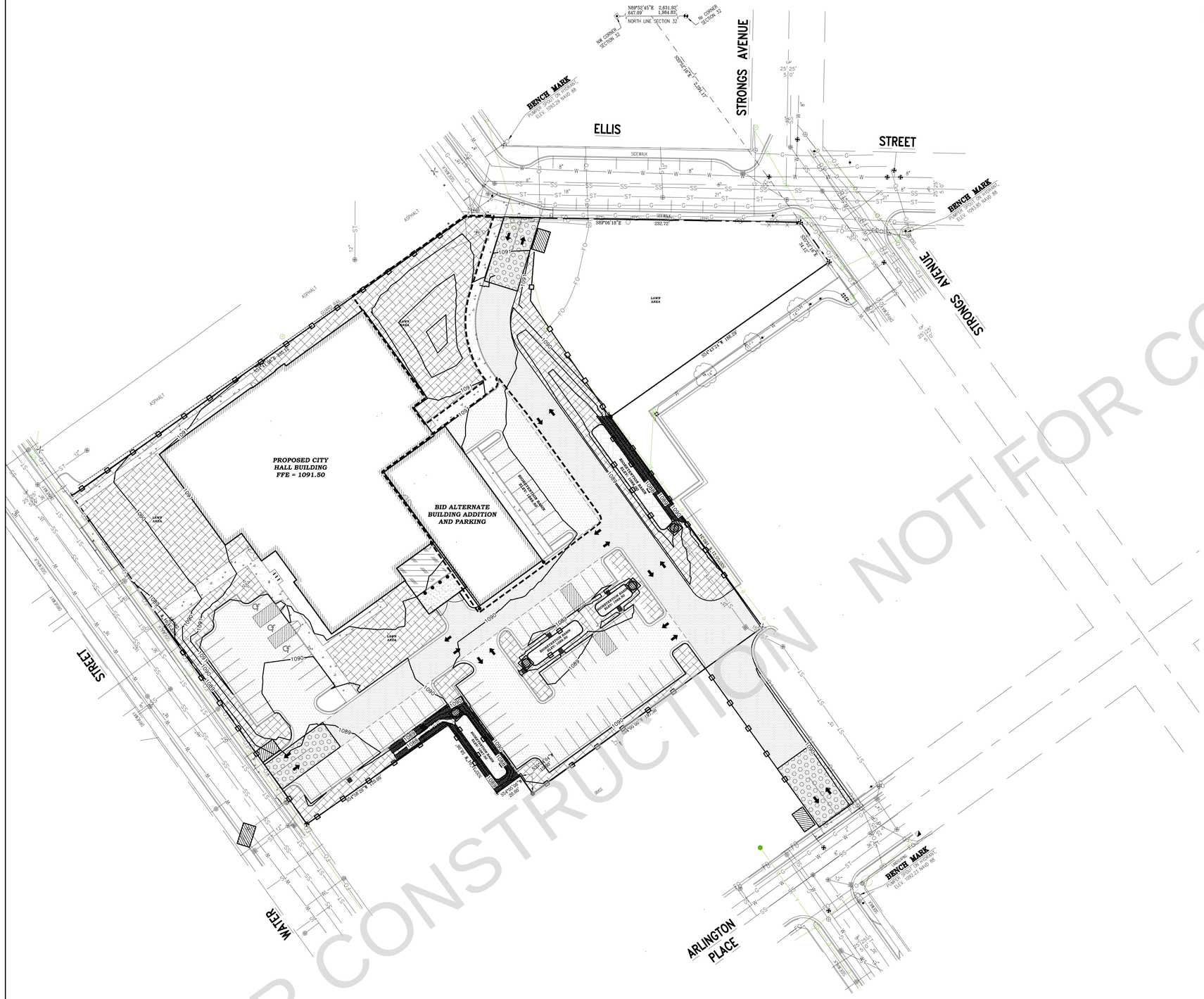
ALTERNATE GRADING PLAN

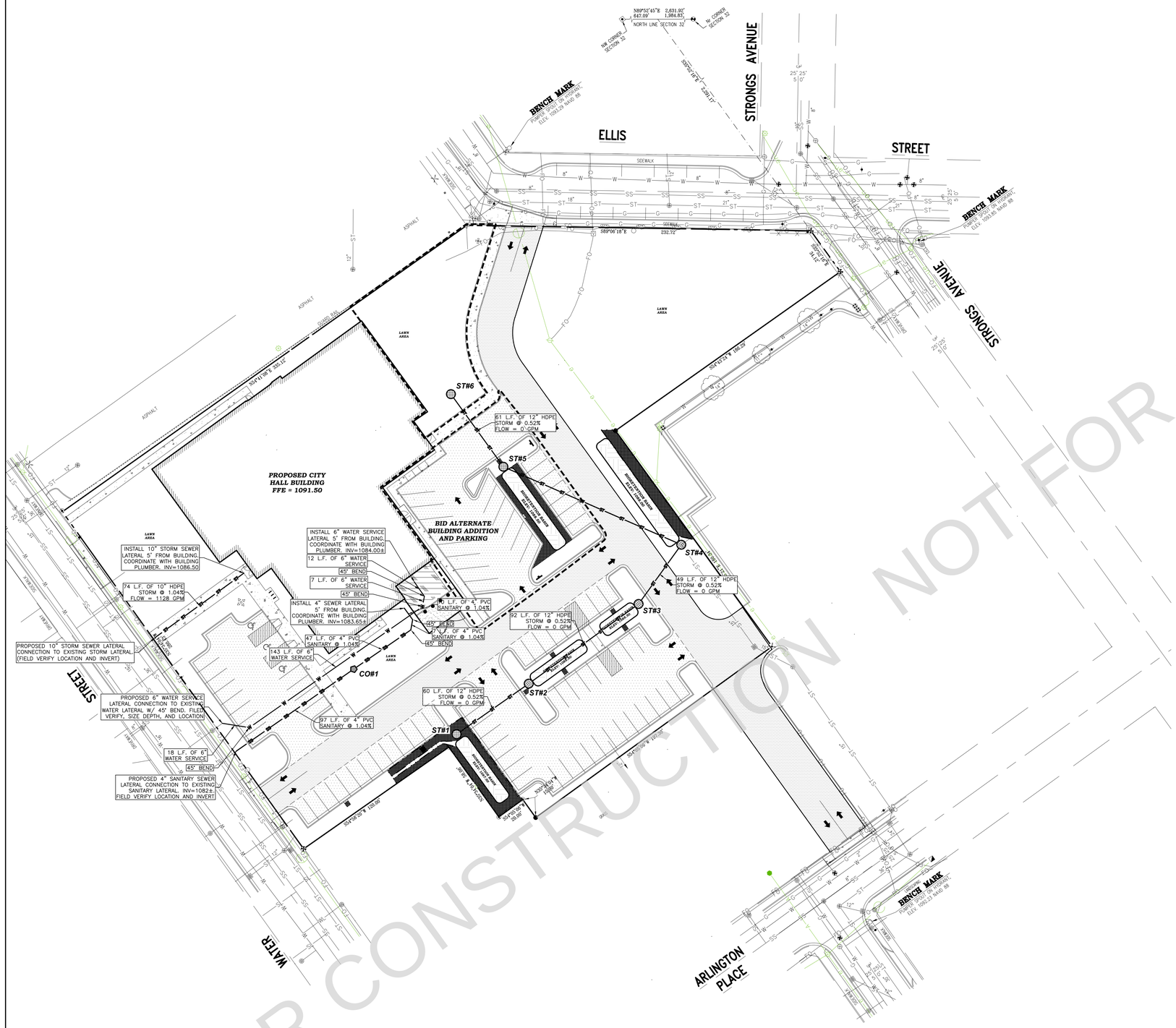
NEW CITY HALL
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Duplication or copies of this drawing may be obtained by emailing: thecopymachine@somervilleinc.com, $0.25/SF

Date: 04/06/26
Project No. 7997
Sheet: C300A


N89°52'45"E 2,631.92'
647.09' 1,984.83'
NORTH LINE SECTION 32
NW CORNER SECTION 32
NW CORNER SECTION 33
S00°04'18"E 2,647.17'
STRONGS AVENUE
ELLIS STREET
BENCH MARK
POINT #301 ON HYDRANT
ELEV. 1093.29 NAVD 88
BENCH MARK
POINT #302 ON HYDRANT
ELEV. 1093.05 NAVD 88
BENCH MARK
POINT #303 ON HYDRANT
ELEV. 1092.73 NAVD 88
S89°06'18"E 232.72'
S01°42'24"W 186.39'
PROPOSED CITY HALL BUILDING
FFE = 1091.50
ASPHALT
LAWN AREA
SIDEWALK
CONCRETE
RETENTION AREA
BOTTOM OF BASIN = 1086.00
TOP OF BASIN = 1089.00
INFILTRATION AREA
BOTTOM OF BASIN = 1086.00
TOP OF BASIN = 1089.00
S01°42'24"W 38.66'
S01°42'24"W 38.66'
S01°42'24"W 38.66'


STRONGS AVENUE
ELLIS STREET
STRONGS AVENUE
ARLINGTON PLACE
WATER STREET
BENCH MARK
PUNCH MARK ON TOP NUT OF FIRE HYDRANT
ELEV. 1093.29 NAVD 88
BENCH MARK
PUNCH MARK ON TOP NUT OF FIRE HYDRANT
ELEV. 1093.05 NAVD 88
BENCH MARK
PUNCH MARK ON TOP NUT OF FIRE HYDRANT
ELEV. 1092.23 NAVD 88
PROPOSED CITY HALL BUILDING FFE = 1091.50
BID ALTERNATE BUILDING ADDITION AND PARKING
N89°52'45"E 2,631.92'
647.09' 1,984.83'
NORTH LINE SECTION 32
NW CORNER SECTION 32
NW CORNER SECTION 33
S00°04'18"E 2,647.17'
S89°06'18"E 230.72'
S01°42'24"W 186.89
S01°42'24"W 38.89
S88°17'36"E 38.89
S01°42'24"W 38.89
S88°17'36"E 38.89
S01°42'24"W 38.89
S88°17'36"E 38



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
9. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C300 FOR PROPOSED FINISHED GRADE.
10. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
12. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER — ST

PROPOSED SANITARY SEWER — SS

PROPOSED WATER MAIN — W

PROPOSED STORM SEWER INLET — 1 / C601

PROPOSED SANITARY SEWER CLEANOUT — 6 / C601

PROPOSED BIORETENTION BASIN — 12 / C600

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 1090.64 INV (NE) = 1082.99 INV (SW) = 1082.99

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 1088.50 INV (NE) = 1085.04 DEPTH = 3.46' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#2	RIM = 1088.80 INV (SW) = 1084.73 INV (NE) = 1084.73 DEPTH = 4.07' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#3	RIM = 1088.84 INV (SW) = 1084.26 INV (NE) = 1084.26 DEPTH = 4.58' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#4	RIM = 1088.02 INV (SW) = 1084.00 INV (NW) = 1084.00 DEPTH = 4.02' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#5	RIM = 1088.74 INV (NW) = 1084.68 INV (SE) = 1084.68 DEPTH = 4.05' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE (REMOVED IN ALTERNATE)
ST#6	RIM = 1089.12 INV (SE) = 1085.00 DEPTH = 4.12' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE (REMOVED IN ALTERNATE)

UTILITY DISCLAIMER:

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

EXISTING CONDITIONS DISCLAIMER:

NOTE THAT THE BASE TOPOGRAPHIC MAP FOR THIS DRAWING WAS SURVEYED AND DRAFTED BY OTHERS. POINT OF BEGINNING WILL NOT BE HELD LABLE FOR ANY INACCURACIES OR OMISSIONS FROM THE TOPOGRAPHIC MAP/INFORMATION.

0' 20' 40'
1" = 20'

NOT FOR CONSTRUCTION

design matters
somerville architects engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchberg Ct.Self
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)
POB Project: 25.0139
Drawn: KB Checked: JL
ENGINEERING DESIGN BY: Point of Beginning

SCALE VERIFICATION
1" AT FULL SCALE

No.	Description	Date

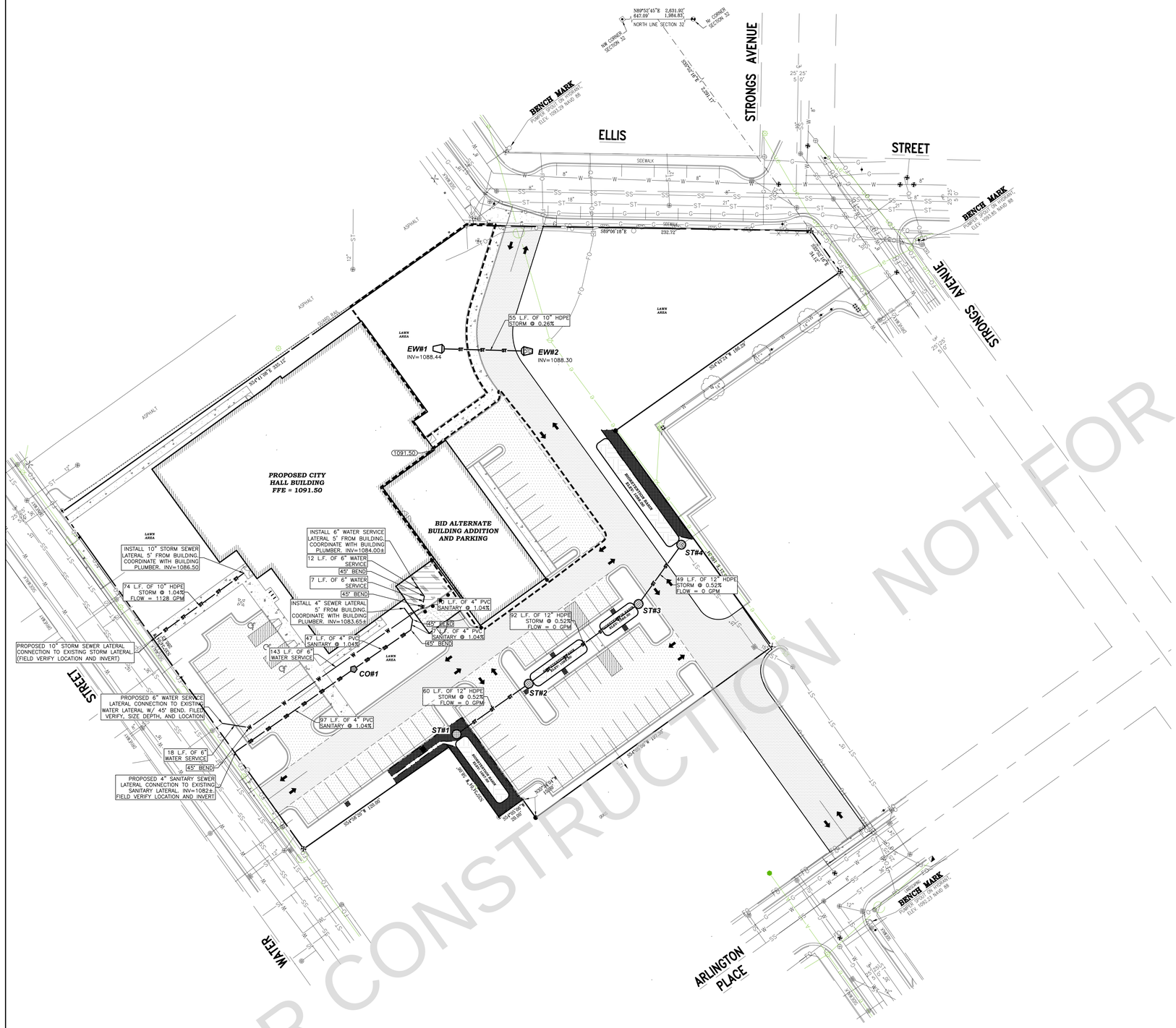
UTILITY PLAN

NEW CITY HALL
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

The drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of drawings may be obtained by making a formal written request to Somerville, Inc. ©2026

Date: 04/06/26
Project No. 7997
Sheet: C500

UTILITY PLAN
4/6/2026 10:56:55 AM



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
4. REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
5. COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
6. COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
7. COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
8. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
9. THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C300 FOR PROPOSED FINISHED GRADE.
10. THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
11. THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
12. THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
13. FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
14. PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER — ST

PROPOSED SANITARY SEWER — SS

PROPOSED WATER MAIN — W

PROPOSED STORM SEWER INLET — 1 / C601

PROPOSED SANITARY SEWER CLEANOUT — 6 / C601

PROPOSED BIORETENTION BASIN — 12 / C600

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 1090.64 INV (NE) = 1082.99 INV (SW) = 1082.99

STORM MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
ST#1	RIM = 1088.50 INV (NE) = 1085.04 DEPTH = 3.46' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#2	RIM = 1088.80 INV (SW) = 1084.73 INV (NE) = 1084.73 DEPTH = 4.07' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#3	RIM = 1088.84 INV (SW) = 1084.26 INV (NE) = 1084.26 DEPTH = 4.58' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#4	RIM = 1088.02 INV (SW) = 1084.00 INV (NW) = 1084.00 DEPTH = 4.02' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE
ST#5	RIM = 1088.74 INV (NW) = 1084.68 INV (SE) = 1084.68 DEPTH = 4.05' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE (REMOVED IN ALTERNATE)
ST#6	RIM = 1089.12 INV (SE) = 1085.00 DEPTH = 4.12' 48" I.D. PRECAST MANHOLE W/ NEENAH R-2560-EA CASTING W/ BEEHIVE GRATE (REMOVED IN ALTERNATE)

UTILITY DISCLAIMER:

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

EXISTING CONDITIONS DISCLAIMER:

NOTE THAT THE BASE TOPOGRAPHIC MAP FOR THIS DRAWING WAS SURVEYED AND DRAFTED BY OTHERS. POINT OF BEGINNING WILL NOT BE HELD LABLE FOR ANY INACCURACIES OR OMISSIONS FROM THE TOPOGRAPHIC MAP/INFORMATION.

0' 20' 40'
1" = 20'

NOT FOR CONSTRUCTION

ALTERNATE UTILITY PLAN

4/6/2026 10:57:03 AM

design matters
somerville architects engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com
Civil Engineering
Land Surveying
Landscape Architecture
4141 Kinzenbaw Court
Saint Louis, MO 63141
713.344.9999 [PH] 713.344.9922 [FX]
POB Project: 25.0139
Drawn: KB Checked: JL
ENGINEERING DESIGN BY: Point of Beginning

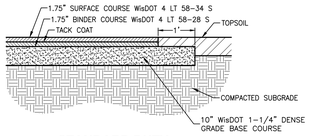
SCALE VERIFICATION
1" AT FULL SCALE

No.	Description	Date

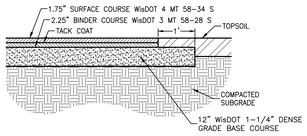
NEW CITY HALL
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

The drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of drawings may be obtained by making a formal written request to Somerville, Inc.©2026

Date: 04/06/26
Project No. 7997
Sheet: C500A



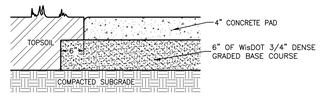
STANDARD DUTY



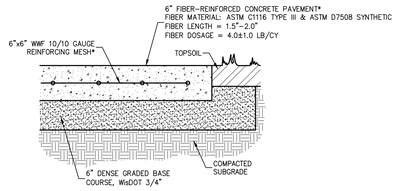
HEAVY DUTY

ASPHALT PAVEMENT

1 C600



4" CONCRETE PAVEMENT

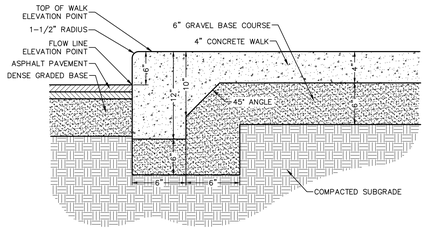


NOTES:
*AT THE CONTRACTOR'S DISCRETION, THE PROPOSED CONCRETE PAVEMENT MAY BE REINFORCED WITH EITHER:
1. WELDED WIRE FABRIC/MESH, OR
2. FIBER REINFORCEMENT.

6" REINFORCED CONCRETE PAVEMENT

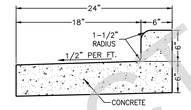
CONCRETE PAVEMENT

2 C600

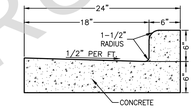


THICKENED EDGE CURB

3 C600



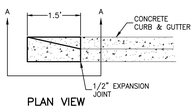
REVERSE GUTTER



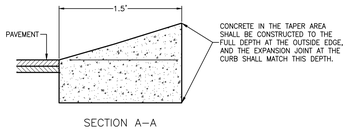
STANDARD GUTTER

CURB AND GUTTER

4 C600



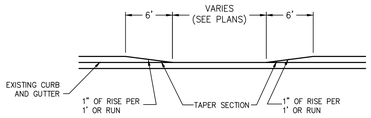
PLAN VIEW



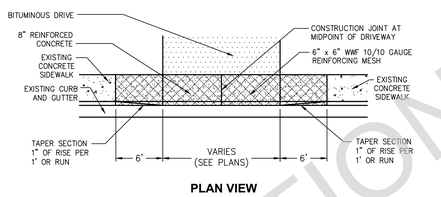
SECTION A–A

CURB TAPER

5 C600



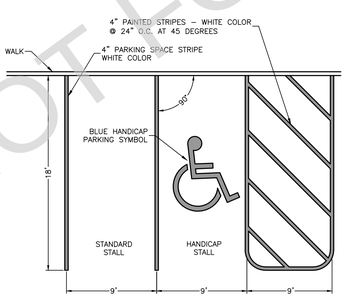
SECTION VIEW



PLAN VIEW

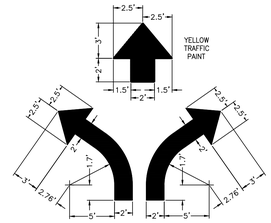
CONCRETE DRIVE APRON

6 C600



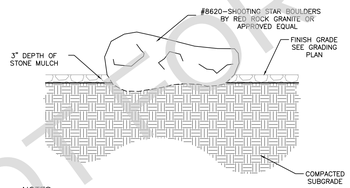
PARKING STRIPING

7 C600



DIRECTIONAL ARROWS

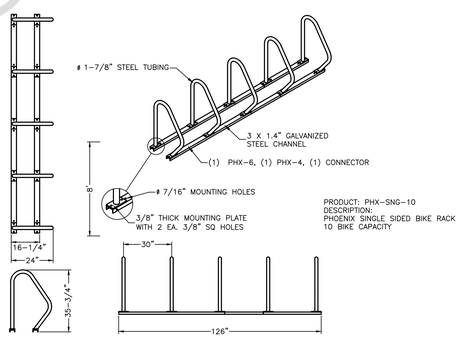
8 C600



NOTES:
1. BOULDERS TO BE EXCAVATED FROM THE PROJECT SITE IF POSSIBLE.
2. FINAL BOULDER SELECTION TO BE VERIFIED WITH OWNER AND CONSTRUCTION MANAGER.
3. BURY BOULDER 6" MINIMUM.

LANDSCAPE BOULDER

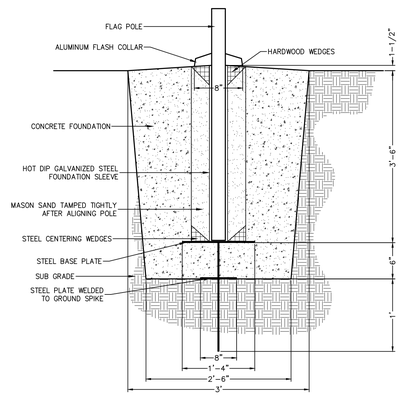
9 C600



NOTES:
1. BIKE RACK SHALL BE A RAIL MOUNTED 10 BIKE CAPACITY BIKE RACK.
2. PRODUCT SHALL BE MADRAX PHOENIX BIKE RACK AS SHOWN ABOVE, OR APPROVED EQUAL.
3. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. VERIFY COLOR (FINISH) WITH ARCHITECT/OWNER, SEE MANUFACTURER'S SPECIFICATIONS.
5. SEE LAYOUT PLAN FOR LOCATION.

BIKE RACK

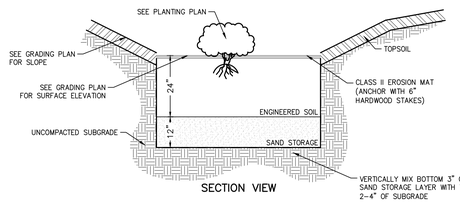
10 C600



NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS
2. INSTALL GROUND SLEEVE, BASE PLATE/GROUND SPIKE AS OBTAINED FROM MANUFACTURER, PER MANUFACTURER'S SPECIFICATIONS

FLAGPOLE FOUNDATION

11 C600



SECTION VIEW

*NOTES:
1. INSTALL ENGINEERED SOIL AFTER SITE PAVING IS COMPLETE AND GRASS AREAS ARE ESTABLISHED.
2. NO MECHANICAL COMPACTION, INCLUDING EQUIPMENT TRACKING.
3. INSTALL ENGINEERED SOIL IN 6" LIFTS, SPINKLER WATER EACH LIFT TO SIMULATE RAINFALL AND PROMOTE NATURAL SETTLEMENT.
4. ENGINEERED SOIL SHALL CONSIST OF 70 TO 85% SAND AND 15 TO 30% COMPOST, BY VOLUME.
   4.A. SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
   -USDA COARSE SAND (.02 – .04 INCHES)
   -ASTM C33 (FINE AGGREGATE CONCRETE SAND)
   -WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4. (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
   4.B. COMPOST SHALL MEET WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION 5100, COMPOST.
5. ENGINEERED SOIL SHALL BE FREE OF ROCKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1 INCH IN DIAMETER.
6. ENGINEERED SOIL SHALL HAVE A PH BETWEEN 5.5 AND 6.5 AND HAVE ADEQUATE NUTRIENT CONTENT FOR PLANT GROWTH.
7. SAND STORAGE SHALL CONSIST OF SAND MEETING ONE OF THE ABOVE MENTIONED SAND GRADATIONS.

INFILTRATION BASIN

12 C600

NOT FOR CONSTRUCTION

design matters
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.7131 | somervilleinc.com
Civil Engineering
Land Surveying
Landscape Architecture
4141 Kinsteling Court
Madison, Wisconsin 53481
715.344.9999 (PH) 715.344.9922 (FX)
POB Project: 25.0139
Drawn: KB Checked: JL
ENGINEERING DESIGN BY: Point of Beginning

SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

DETAILS

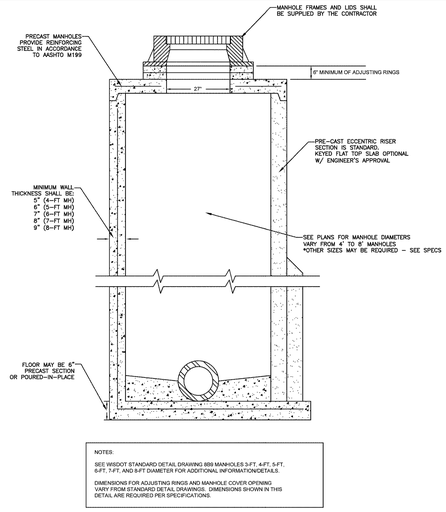
NEW CITY HALL
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by providing reimbursement to Somerville, Inc. ©2026

Date: 04/06/26
Project No. 7997
Sheet: C600

DETAILS

4/6/2026 10:57:07 AM



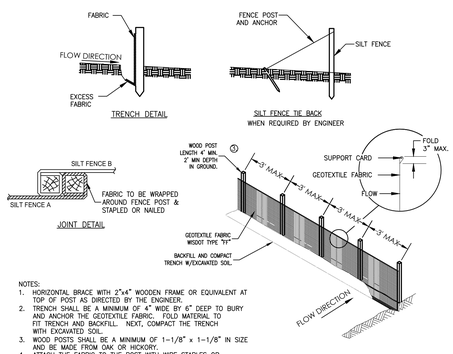
NOTES:

SEE WISDOT STANDARD DETAIL DRAWING 689 MANHOLES 3-FT, 4-FT, 5-FT, 6-FT, 7-FT, AND 8-FT DIAMETER FOR ADDITIONAL INFORMATIONDETAILS.

DIMENSIONS FOR ADJUSTING RINGS AND MANHOLE COVER OPENING VARY FROM STANDARD DETAIL DRAWINGS. DIMENSIONS SHOWN IN THIS DETAIL ARE REQUIRED PER SPECIFICATIONS.

STORM MANHOLE

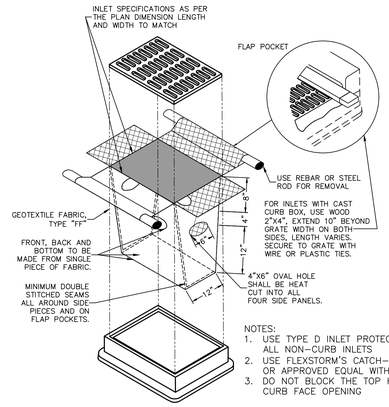
1 C601



NOTES:
1. HORIZONTAL BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POST AS DIRECTED BY THE ENGINEER.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE BY 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL. NEXT, COMPACT THE TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM OF 1-1/8" x 1-1/8" IN SIZE AND BE MADE FROM OAK OR HICKORY.
4. ATTACH THE FABRIC TO THE POST WITH WIRE STAPLES OR WOODEN LATH AND NAILS.
5. WOOD POSTS SHALL MAINTAIN A 3' MAXIMUM SPACING WHEN USING STANDARD GEOTEXTILE FABRIC. WHEN WOVEN GEOTEXTILE FABRIC IS USED, THE WOOD POSTS MAY BE SPACED UP TO 8' APART.

SILT FENCE

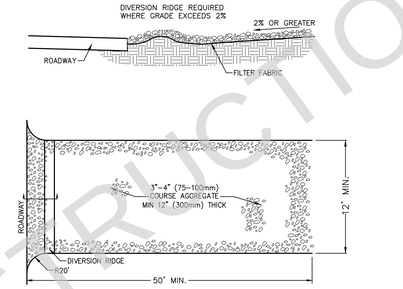
2 C601



NOTES:
1. USE TYPE D INLET PROTECTION FOR ALL NON-CURB INLETS
2. USE FLEXSTORM'S CATCH-IT PRODUCT OR APPROVED EQUAL WITH RIGID FRAME.
3. DO NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING

INLET PROTECTION

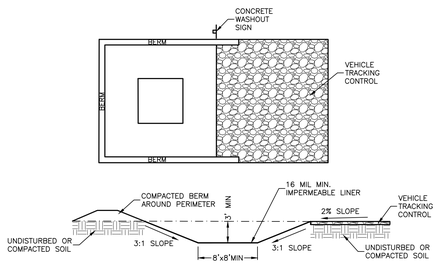
3 C601



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

ROCK CONSTRUCTION ENTRANCE

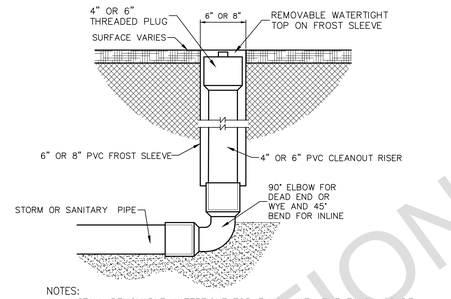
4 C601



NOTES:
1. DO NOT LOCATE AN UNLINED CONCRETE WASHOUT AREA (CWA) WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000 OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE SHOULD BE USED.
2. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
3. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' WITH SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE PIT SHALL BE AT LEAST 3' DEEP.
4. BERM SURROUNDING SIDES AND BACK OF CWA SHALL HAVE A MINIMUM HEIGHT OF 1'.
5. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS CWA PIT.
6. SIGNS SHALL BE PLACED AT THE CONSTUCTION ENTRACE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

CONCRETE WASHOUT AREA

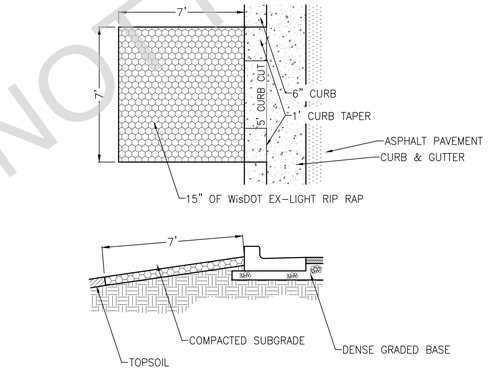
5 C601



NOTES:
1. INSTALL REMOVABLE WATERTIGHT TOP FLUSH WITH THE FINISH GRADE
2. SEE THE UTILITY PLAN FOR INVERT AND RIM ELEVATIONS.

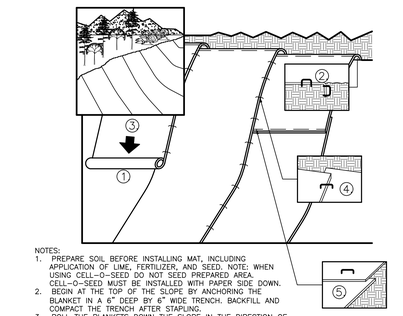
CLEANOUT

6 C601



CURB CUT W/ RIP-RAP

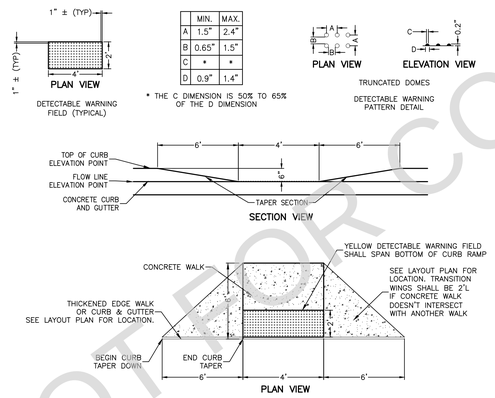
7 C601



NOTES:
1. PREPARE SOIL BEFORE INSTALLING MAT, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP. STAPLE THROUGH OVERLAPPED AREA APPROXIMATELY 12" APART.
5. EROSION CONTROL MAT SHALL BE LISTED ON THE CURRENT WisDOT PRODUCT ACCEPTABILITY LIST (PAL) AS A CLASS I TYPE A EROSION MAT.

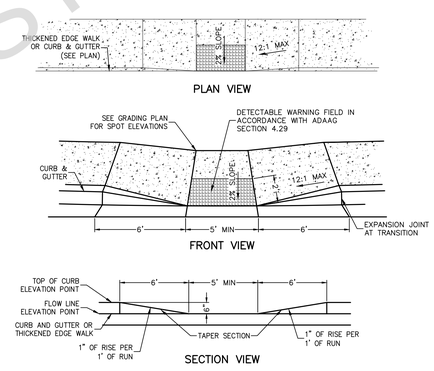
EROSION CONTROL BLANKET

8 C601



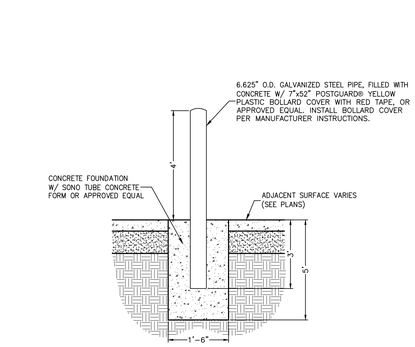
CURB RAMP

9 C601



GRAVEL AREA

10 C601



CONCRETE BOLLARD

11 C601

NOT FOR CONSTRUCTION

design matters
somerville architects engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com
Civil Engineering
Land Surveying
Landscape Architecture
4141 Kinsteching Ct.Self
Sugar Land, Texas 77481
713.344.9999(PH) 713.344.9922(FX)
PCB Project: 25.0139
Drawn: KB Checked: JL

ENGINEERING DESIGN BY: Point of Beginning

SCALE VERIFICATION 1" AT FULL SCALE

No.	Description	Date

DETAILS

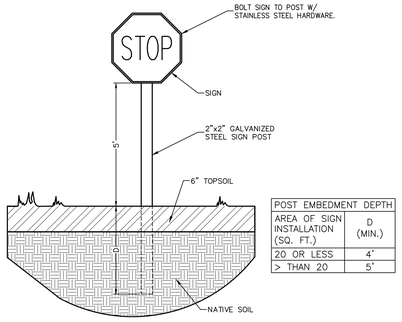
NEW CITY HALL
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by providing a reimbursement fee named by Somerville, Inc.2026

Date: 04/06/26
Project No. 7997
Sheet: C601

DETAILS

4/6/2026 10:57:11 AM



POST EMBEDMENT DEPTH	
AREA OF SIGN INSTALLATION (SQ. FT.)	D (MIN.)
20 OR LESS	4'
> THAN 20	5'

NOTES:
1. IF APPLICABLE, SIGNS SHALL CONFORM TO MUTCD STANDARDS INCLUDING RETRO REFLECTIVITY STANDARDS.
2. SIGNS SHALL BE EPOXY.
3. SIGNS WIDER THAN 4 FEET OR LARGER THAN 20 SQ. FT. SHALL BE MOUNTED ON MULTIPLE POSTS.

PROPOSED SIGN — 1 / C602

NOT FOR CONSTRUCTION

design matters
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

Civil Engineering
Land Surveying
Landscape Architecture
4141 Kinsteing Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)
PCB Project: 25.0139
Drawn: KB Checked: JL

ENGINEERING DESIGN BY:
Point of Beginning

SCALE VERIFICATION
1" AT FULL SCALE

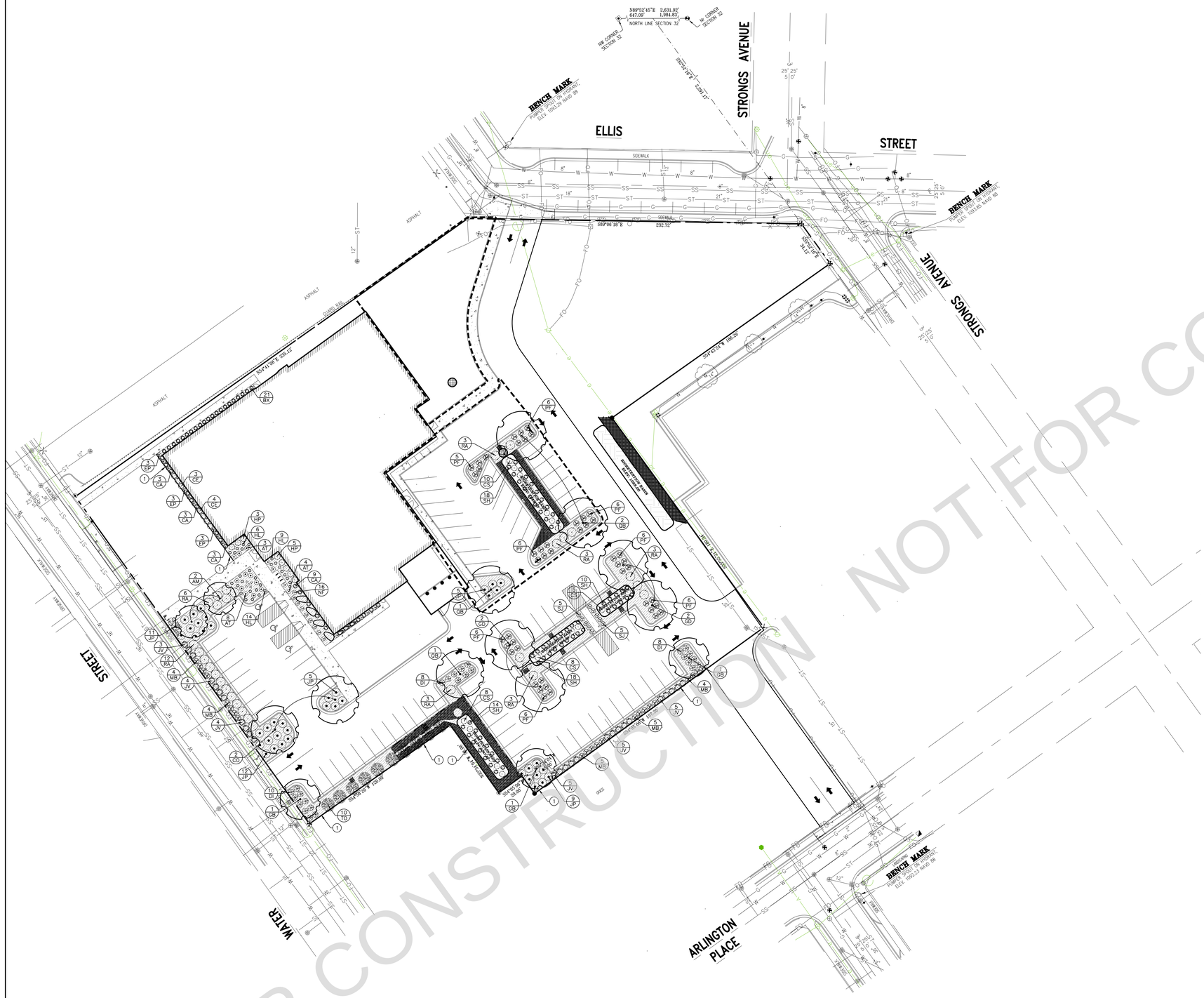
Revision	Description	Date

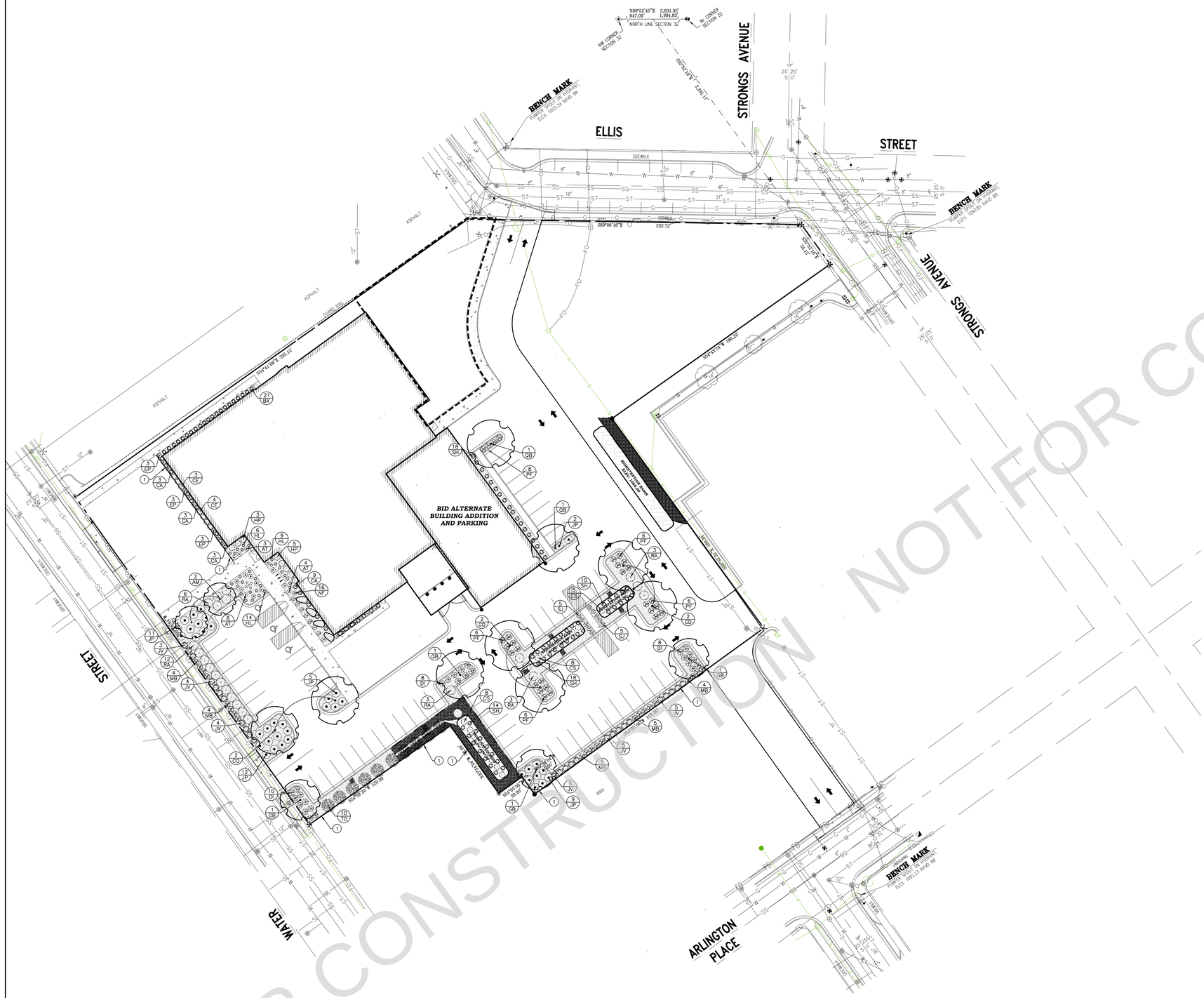
DETAILS

NEW CITY HALL
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

The drawing may not be reproduced without the written permission of Somerville, Inc. Reproduction or copies of this drawing may be ordered by emailing: theapprentice@somervilleinc.com, Inc. ©2026

Date: 04/06/26
Project No. 7997
Sheet: **C602**


STRONGS AVENUE
ELLIS STREET
ARLINGTON PLACE
WATER STREET
BENCH MARK
BENCH MARK
BENCH MARK
N89°52'45"E 2,631.95'
647.09' 1,984.83'
NORTH LINE SECTION 32
NW CORNER SECTION 32
NW CORNER SECTION 32
S89°06'18"E 232.72'
S01°41'09"W 380.12'
S01°41'09"W 198.00'
N01°41'09"E 198.00'
S89°06'18"E 198.00'
N89°06'18"W 198.00'
S01°41'09"W 198.00'
S89°06'18"E 198.00'
N01°41'09"E 198.00'
S89°06'18"E 198.00'
S01°41'09"W



NOT FOR CONSTRUCTION

GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION, EXCEPT AREAS NOTED ON THIS DOCUMENT TO BE SODDED.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. EDG–KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" DEPTH OF 3/4" DIAMETER DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. COLOR TO BE SELECTED BY OWNER.
9. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME		INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
* AM	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B (SINGLE TRUNK)	2.5" CAL.	25'T X 25'W	2
* CO	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE HACKBERRY	B&B	2.5" CAL.	40–50'T X 30–40'W	2
* GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	B&B	2.5" CAL.	40–50'T X 30'W	3
* GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEE	B&B	2.5" CAL.	40–50'T X 30–40'W	4
* QB	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2.5" CAL.	50–60'T X 50–60'W	3

* NOTE: ALL TREES TO BE PURCHASED AND INSTALLED BY OWNER

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
BX	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	5 GAL.	3'–4'T X 3'–4'W	21
CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24"	3–4'T X W	11
DI	DIERVILLA X'ONCIERA	DWARF BUSH HONEYSUCKLE	5 GAL.	3'T X 3'W	26
HP	HYDRANGEA PANICULATA 'BOBO'	BOBO PANICLE HYDRANGEA	24"	2.5–3'T X 3–4'W	8
JP	JUNIPERUS X PFITZERIANA 'KALLAY'S'	KALLAY'S COMPACT PFITZER JUNIPER	24"	2–3'T X 4–6'W	19
JV	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL.	3'–4'T X 4'–6'W	26
MB	MICROBIOTA DECUSSATA 'CONDREW'	DREW'S BLUE DWARF SIBERIAN CYPRESS	5 GAL.	3'T X 3'W	22
PF	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	24"	2'T X 3'W	16
RA	RHUS AROMATICA 'GRO–LOW'	GRO–LOW FRAGRANT SUMAC	24"	2–3'T X 6'W	27
SJ	SPIRAEA JAPONICA 'SMNSJMFR'	DOUBLE PLAY RED SPIREA	24"	2–3'T X W	10
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	MIN. 5' HT.	10–15'T X 6–10'W	10

ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	#2 POT	4–6'T X 2'W	18
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#2 POT	4–6'T X 2–3'W	60

PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AT	ASCLEPIAS TUBEROSA	ORANGE BUTTERFLY MILKWEED	1 GAL	2'T X 2'W	15
EP	ECHINACEA PURPUREA 'FATAL ATTRACTION'	FATAL ATTRACTION CONEFLOWER	1 GAL	24"T X 24"W	9
HL	HOSTA 'DIAMOND LAKE'	DIAMOND LAKE HOSTA	1 GAL	2'T X 4'W	29
NF	NEPETA FAASSENII 'CAT'S MEOW'	CAT'S MEOW CATMINT	1 GAL	20"T X 3'W	16

(X) NOTES

1. LANDSCAPE EDGING – SEE GENERAL NOTES

NOTES

STONE MULCH. SEE LANDSCAPE NOTES

LANDSCAPE BOULDERS — 9 / C600

(3'–4' DIAMETER) QTY: 3

(5'–6' DIAMETER) QTY: 4

UTILITY DISCLAIMER:

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

EXISTING CONDITIONS DISCLAIMER:

NOTE THAT THE BASE TOPOGRAPHIC MAP FOR THIS DRAWING WAS SURVEYED AND DRAFTED BY OTHERS. POINT OF BEGINNING WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR OMISSIONS FROM THE TOPOGRAPHIC MAP/INFORMATION.

0' 30' 60'
1" = 30'

N

ALTERNATE LANDSCAPE PLAN

4/6/2026 10:57:28 AM

design matters
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com
Civil Engineering
Land Surveying
Landscape Architecture
4141 Kirschling Court
Stevens Point, WI 54481
715.344.9999(PH) 715.344.9922(FX)
POB Project: 25.0139
Drawn: KB Checked: JL
ENGINEERING DESIGN BY: POB Point of Beginning

SCALE VERIFICATION
1" AT FULL SCALE

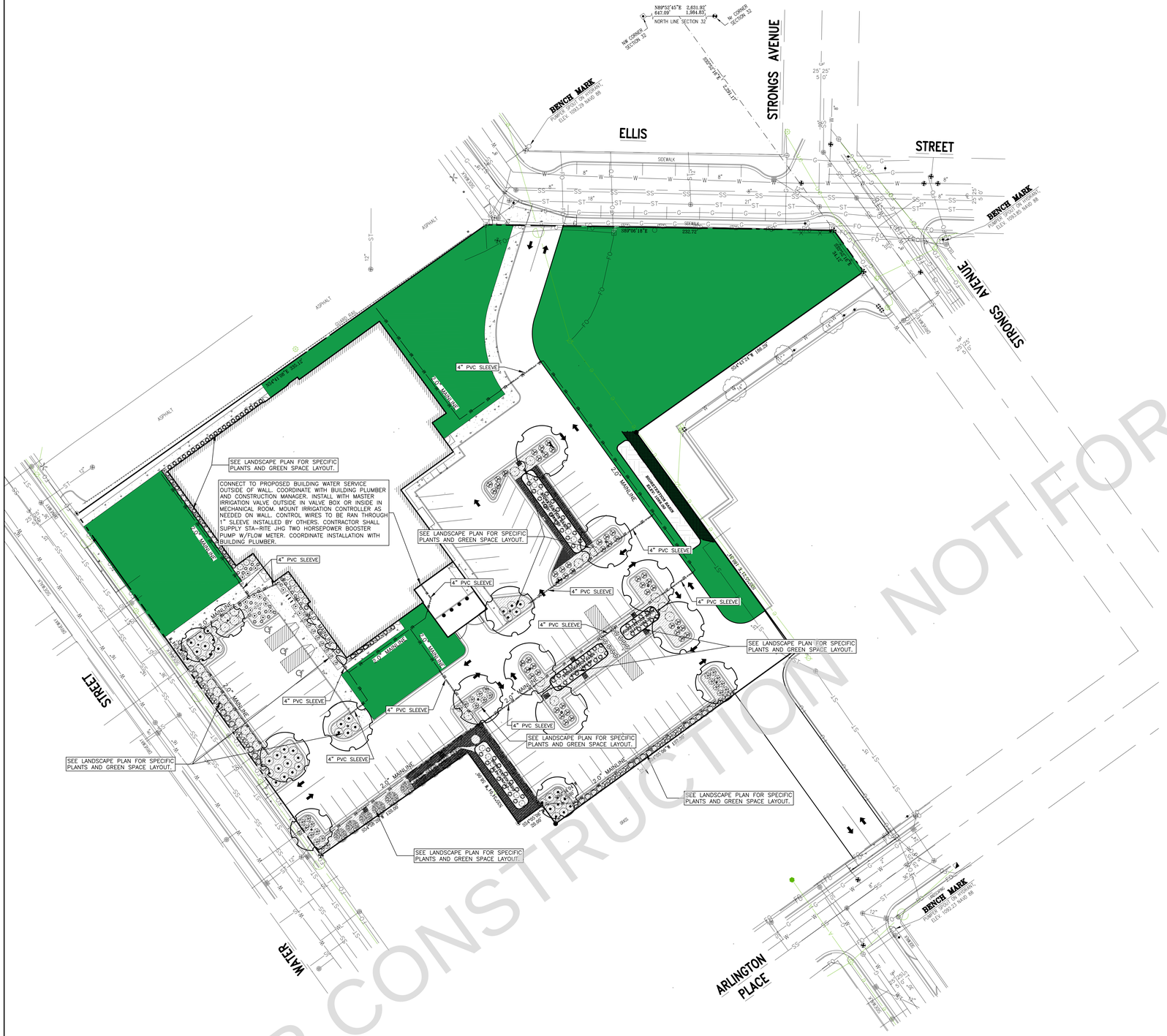
No.	Revision	Description	Date

ALTERNATE LANDSCAPE PLAN

NEW CITY HALL
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by properly completed written request to Somerville, Inc.2026

Date: 04/06/26
Project No. 7997
Sheet: **L100A**



GENERAL NOTES:

1. MARK EXISTING/ PROPOSED PUBLIC AND PRIVATE UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.
2. MAINTAIN ALL CODES REQUIRED BY LOCAL AND STATE AUTHORITIES.
3. ALL TRENCHES SHALL BE WIDE ENOUGH TO ACCOMMODATE A MINIMUM OF 2" BETWEEN PIPE AND TRENCH WALL.
4. ALL LATERAL PIPING SIZING SHALL BE AS STATED PER PLAN.
5. BURY LATERAL LINES WITH A MINIMUM 12" OF COVER. MAIN LINES SHALL HAVE A MINIMUM COVER OF 18" COVER.
6. INSTALL ALL PIPING AND FITTINGS USING GLUE AND THRUST BLOCKING METHODS CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS.
7. CAP OR PLUG ALL OPENINGS AS SOON AS LINES ARE INSTALLED TO PREVENT DEBRIS ENTERING LINES.
8. THOROUGHLY FLUSH ALL LINES PRIOR TO THE OPERATION OF SPRINKLER HEADS.
9. INSTALL ALL WIRES A MINIMUM OF 10" BELOW FINISH GRADE. SPLICES ARE NOT ALLOWED IN THE TRENCH.
10. THE IRRIGATION SYSTEM SHALL BE TESTED AT OPERATING PRESSURE AND HELD FOR A MINIMUM 4 HOURS. REPAIR ALL LEAKS AND RETEST AFTER CURING.
11. UPON COMPLETION OF PRESSURE LINE TESTING, COMPLETE ASSEMBLY OF ALL EQUIPMENT AND SPRINKLERS FOR PROPER DISTRIBUTION.
12. IRRIGATION CONTRACTOR SHALL PROVIDE DESIGN/ BUILD LAYOUT DESIGN FOR REVIEW FOR CIVIL ENGINEER. GENERAL MAIN LINE LOCATION ON PLAN AS SHOWN. LOCATION MAY BE MODIFIED AS NEEDED.
13. ALL IRRIGATION LINES AND WIRING SHALL BE INSTALLED THROUGH SLEEVES WHEN CROSSING ANY HARDSURFACE AREAS.
14. ALL VALVES SHALL BE WIRED INDIVIDUALLY AT THE CONTROLLER.
15. ALL GASKETED PRESSURE PIPES AND FITTINGS SHALL BE THRUST BLOCKED. NO CONCRETE PREFORMED BLOCKS WITH BE ALLOWED.
16. IRRIGATION CONTRACTOR SHALL COORDINATE ON SITE OPERATIONS WITH SITE CONTRACTOR PRIOR TO INSTALLATION. IRRIGATION CONTRACTOR SHALL BE AWARE OF ALL UNDERGROUND UTILITIES AND THEIR LOCATIONS PRIOR TO START OF TRENCHING/INSTALLATION.
17. ALL BIDDERS SUBMITTING A BID SHALL VISIT THE CONSTRUCTION SITE AND REVIEW EXISTING CONDITIONS PRIOR TO SUBMISSION OF BIDS.
18. PLOWING/ PULLING OF LATERAL LINES IS ACCEPTABLE IF SITE CONDITIONS ALLOW CONTRACTOR. METHODS OF INSTALLATION SHALL BE SUBMITTED TO CONSTRUCTION MANAGER PRIOR TO START OF IRRIGATION INSTALLATION.
19. IRRIGATION CONTRACTOR SHALL SUBMIT ALL IRRIGATION CHANGES TO CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
20. IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE AND VOLUME AT CONNECTION POINT PRIOR TO INSTALLATION. IRRIGATION CONTRACTOR SHALL REPORT TO THE CONSTRUCTION MANAGER IF THEY DEEM THE WATER SUPPLY IS INADEQUATE TO RUN PROPOSED IRRIGATION SYSTEM EFFICIENTLY.
21. ALL PREFERRED IRRIGATION EQUIPMENT TO BE RAINBIRD OR HUNTER IRRIGATION BASED PRODUCTS. CONTRACTOR SHALL SHALL PROVIDE ADDITIONAL IRRIGATION INFORMATION IF DIFFERENT PRODUCT IS USED OR RECOMMENDED.
22. PROVIDE CONTROLLER EQUIPMENT THAT CAN CONTROL IRRIGATION SYSTEM VIA CELLUAR WIFI APP CONNECTION.
23. ALL GRASS IRRIGATION HEADS LOCATED ADJACENT TO HARD SURFACE AREAS SHALL BE INSTALLED WITHIN 6" OF PROPOSED EDGES.
24. ALL LANDSCAPE BEDS TO BE IRRIGATED, SEE LANDSCAPE PLAN FOR SPECIFIC PLANTS AND GENERAL LAYOUT W/ GREEN SPACE.

EQUIPMENT NOTES

1. ALL PVC PIPE/ LATERAL FITTINGS SHALL BE SOLVENT WELD AS REQUIRED.
2. ISOLATION VALVES SHALL BE A BRONZE TYPE THREADED VALVE WITH CROSS HANDLES OR EQUALLY APPROVED.
3. SOME AREAS DRAWN MAY BE SCHEMATIC AND SHOWN OUTSIDE APPLICABLE LIMITS FOR EASE OF PLAN READING. INSTALL IRRIGATION LINES AS DEEMED APPROPRIATE IN THE FIELD.
4. DECODER SYSTEM MAY BE USED IN LIEU OF TRADITIONAL SYSTEM. NOTE SYSTEM USED ON BID PROPOSAL.

IRRIGATION LEGEND

2" PVC MAIN LINE PIPING (FINAL SIZE TO BE DETERMINED UPON VERIFICATION OF BUILDING SERVICE VOLUME)

PVC SLEEVING/CONDUIT, SIZED PER PLAN

GENERAL GRASS AREAS TO BE IRRIGATED

UTILITY DISCLAIMER:

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

EXISTING CONDITIONS DISCLAIMER:

NOTE THAT THE BASE TOPOGRAPHIC MAP FOR THIS DRAWING WAS SURVEYED AND DRAFTED BY OTHERS. POINT OF BEGINNING WILL NOT BE HELD LIABLE FOR ANY INACCURACIES OR OMISSIONS FROM THE TOPOGRAPHIC MAP/INFORMATION.

NOT FOR CONSTRUCTION

0' 30' 60'
1" = 30'

IRRIGATION PLAN
4/6/2026 11:23:13 AM

design matters
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com
Civil Engineering
Land Surveying
Landscape Architecture
4141 Kinsteding Court
Suite 200 Madison, WI 53611
715.344.9999(PH) 715.344.9922(FX)
POB Project: 25.0139
Drawn: KB Checked: JL

ENGINEERING DESIGN BY: Point of Beginning

SCALE VERIFICATION
1" AT FULL SCALE

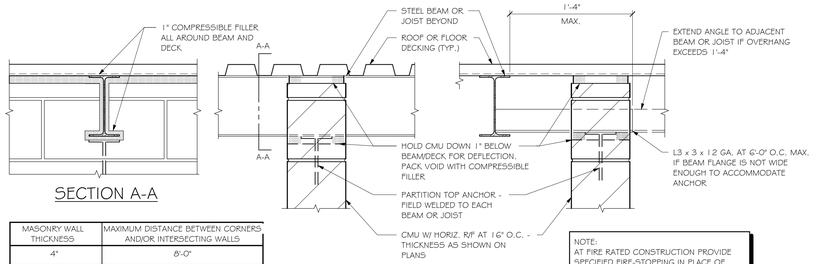
Revision	Description	Date

IRRIGATION PLAN

NEW CITY HALL
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Distribution or copies of this drawing are limited by country transportation/construction standards. 3x-2020

Date: 04/06/26
Project No. 7997
Sheet: L200



SECTION A-A

MASONRY WALL THICKNESS	MAXIMUM DISTANCE BETWEEN CORNERS AND/OR INTERSECTING WALLS
4"	8'-0"
6"	12'-0"
8"	16'-0"
10"	20'-0"
12"	24'-0"

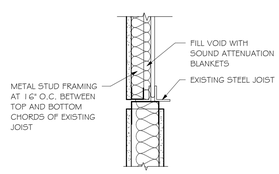
NOTE:
PARTITION TOP ANCHORS ARE ONLY REQUIRED IN WALL WHERE THE HORIZONTAL DISTANCE BETWEEN CORNERS AND/OR INTERSECTING WALLS EXCEED THE DISTANCE SHOWN ABOVE.

TOP OF INTERIOR NON-LOAD BEARING CMU

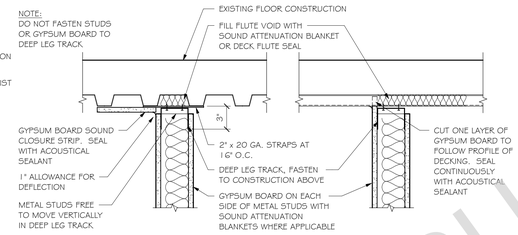
2 / G101

1 1/2" = 1'-0"

NOTE:
AT FIRE RATED CONSTRUCTION PROVIDE SPECIFIED FIRE-STOPPING IN PLACE OF COMPRESSIBLE GASKET.



STUD WALL RUNNING PARALLEL TO EXISTING JOIST



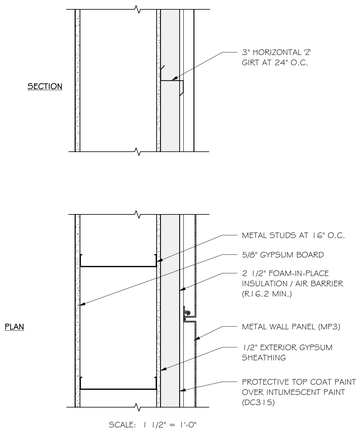
TOP OF INTERIOR STUD PARTITION TERMINATION

1 / G101

1 1/2" = 1'-0"

GENERAL NOTES - PARTITIONS:

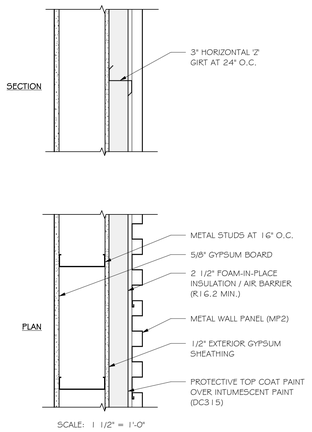
A. CONSTRUCTION IS LISTED IN ORDER FROM SIDE OF WALL THAT TAG IS INDICATED.
B. WALL TYPE SHALL BE CONTINUOUS UNTIL INTERSECTION OF WALL OF DIFFERENT TYPE.
C. ALL INTERIOR STUD WALLS SHALL BE TYPE 3.3-5 UNLESS NOTED OTHERWISE.
D. EXTEND WALL TO UNDERSIDE OF STRUCTURAL DECK ABOVE UNLESS NOTED OTHERWISE.
E. PROVIDE TILE BACKER BOARD AT ALL TILE LOCATIONS.
F. PROVIDE ACOUSTICAL SEALANT AND SOUND ATTENUATION BLANKETS AT STC RATED PARTITIONS.
G. FLOOR PLAN DIMENSIONS ARE TO FACE OF PARTITION ASSEMBLY EXCLUSIVE OF APPLIED FINISHES.
H. PROVIDE PENETRATION FIRESTOPPING AND JOINT FIRESTOPPING AS REQUIRED TO MAINTAIN CONTINUITY OF FIRE RATED ASSEMBLIES.
I. WHEN NON-FIRE RATED WALLS MEET AND/OR INTERSECT FIRE RATED WALLS, THE CONSTRUCTION OF THE FIRE RATED WALL SHALL BE CONTINUOUS.
J. WHEN TWO (2) FIRE RATED WALLS MEET AND/OR INTERSECT, THE HIGHER FIRE RATED WALL SHALL BE CONTINUOUS.
K. WHERE ABUSE RESISTANT GYPSUM BOARD IS USED, EXTEND TO 8'-0" A.F.F. AND PROVIDE REGULAR GYPSUM BOARD ABOVE 8'-0".
L. PROVIDE 5/8-F FURRING AT COLUMNS UNLESS NOTED OTHERWISE.



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

(E9) METAL WALL PANEL OVER METAL STUDS WALL CONSTRUCTION

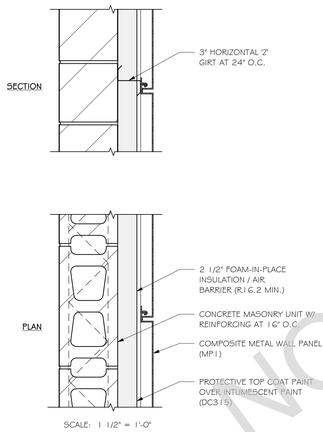
TAG	STUD SIZE	
E9	10"	



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

(E8) METAL WALL PANEL OVER METAL STUDS WALL CONSTRUCTION

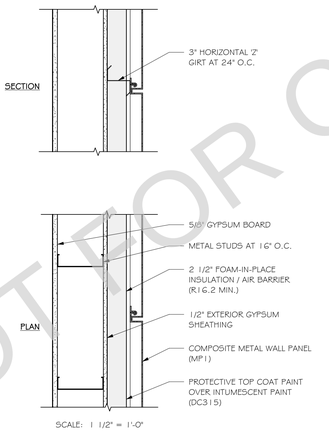
TAG	STUD SIZE	
E8	6"	
E8-1	6"	



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

(E7) COMPOSITE METAL WALL PANEL OVER CMU WALL CONSTRUCTION

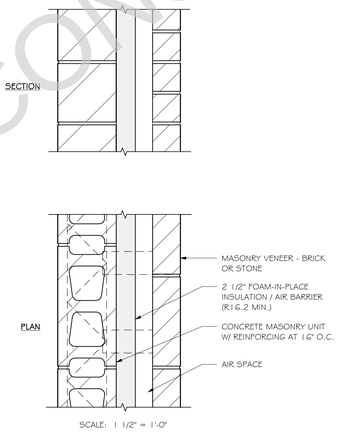
TAG	CMU SIZE	
E7	8"	



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

(E5, E6, E10) COMPOSITE METAL WALL PANEL OVER METAL STUDS WALL CONSTRUCTION

TAG	STUD SIZE	
E5	6"	
E6	10"	
E10	3 5/8"	

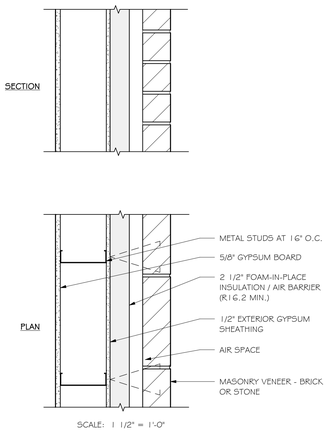


SCALE: 1 1/2" = 1'-0"

(E4) MASONRY CAVITY WALL CONSTRUCTION

TAG	CMU SIZE	WALL THICKNESS	VENEER TYPE	FIRE PERFORMANCE TEST
E4	8"	1'-4"	4" FACE BRICK	
E4-1	8"	1'-4"	4" FACE BRICK	U.L. DESIGN NO U906
E4-1N	8"	1'-4"	4" FACE BRICK	U.L. DESIGN NO U906

NOTE:
SUFFIX 'N' INDICATES TO OMIT FOAM-IN-PLACE INSULATION



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

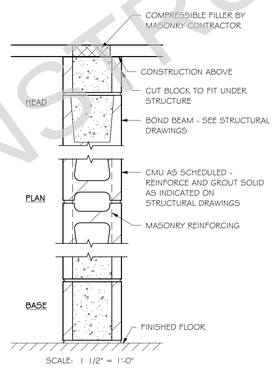
(E1 - E3) MASONRY VENEER WALL CONSTRUCTION

TAG	STUD SIZE	WALL THICKNESS	VENEER TYPE	FIRE PERFORMANCE TEST
E1	6"	1'-3"	4" FACE BRICK	
E1-1	6"	1'-3"	4" FACE BRICK	U.L. DESIGN NO U906
E1-N	6"	1'-3"	4" FACE BRICK	
E2	10"	1'-8"	4" FACE BRICK	
E3	6"	1'-3"	4" STONE	

NOTE:
SUFFIX 'N' INDICATES TO OMIT FOAM-IN-PLACE INSULATION

EXTERIOR PARTITION TYPES

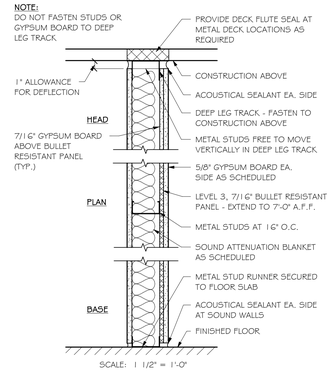
SCALE: 1 1/2" = 1'-0"



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

MASONRY PARTITION

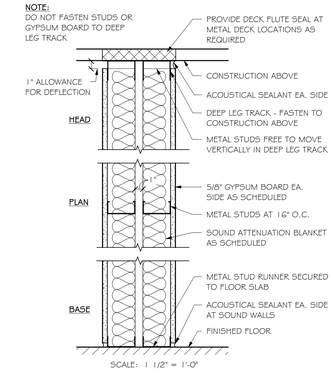
TAG	SIZE	MASONRY TYPE	FIRE RATING	FIRE PERFORMANCE TEST
ST4	4"	STONE VENEER	---	
BK4	4"	BRICK VENEER	---	
B8	8"	REGULAR CMU	---	
B8-1	8"	REGULAR CMU	1 HOUR	U.L. DESIGN NO. U906



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

BULLET RESISTANT METAL STUD PARTITION

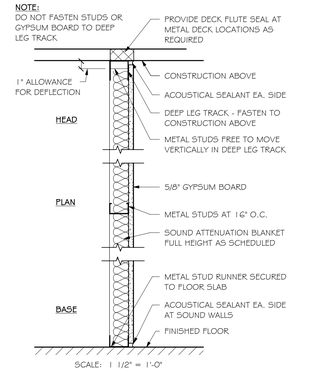
TAG	STUD TYPE	SHEATHING TYPE	FILL
S3-5B	3 5/8"	5/8" STANDARD	3" BATTS
S6-5B	6"	5/8" STANDARD	6" BATTS



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

METAL STUD SOUND PARTITION

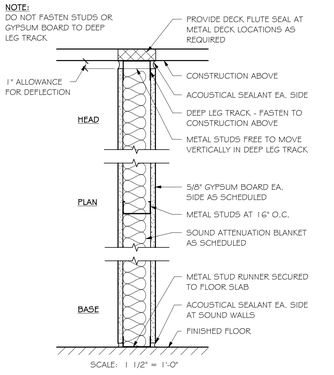
TAG	STUD TYPE	SHEATHING TYPE	FILL
S9-5	(2) 3 5/8"	5/8" STANDARD	(2) 3" BATTS



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

FURRING METAL STUD PARTITION

TAG	STUD TYPE	SHEATHING TYPE	FILL
S3-F	3 5/8"	5/8" STANDARD	---
S3-F5	3 5/8"	5/8" STANDARD	3" BATTS
S6-F	6"	5/8" STANDARD	---
S6-F5	6"	5/8" STANDARD	6" BATTS



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

NON FIRE RATED METAL STUD PARTITION

TAG	STUD TYPE	SHEATHING TYPE	FILL
S3	3 5/8"	5/8" STANDARD	---
S3-5	3 5/8"	5/8" STANDARD	3" BATTS
S6	6"	5/8" STANDARD	---
S6-5	6"	5/8" STANDARD	6" BATTS
S8-5	8"	5/8" STANDARD	6" BATTS
S10-5	10"	5/8" STANDARD	6" BATTS

INTERIOR PARTITION TYPES

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

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Date
Description
Revision

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing will be granted only upon written request. © Somerville, Inc. 2026

Date:
4/6/2026
Project No.
7997
Sheet:
G101

PRELIMINARY
4/6/2026 2:28:35 PM

SYMBOL LEGEND

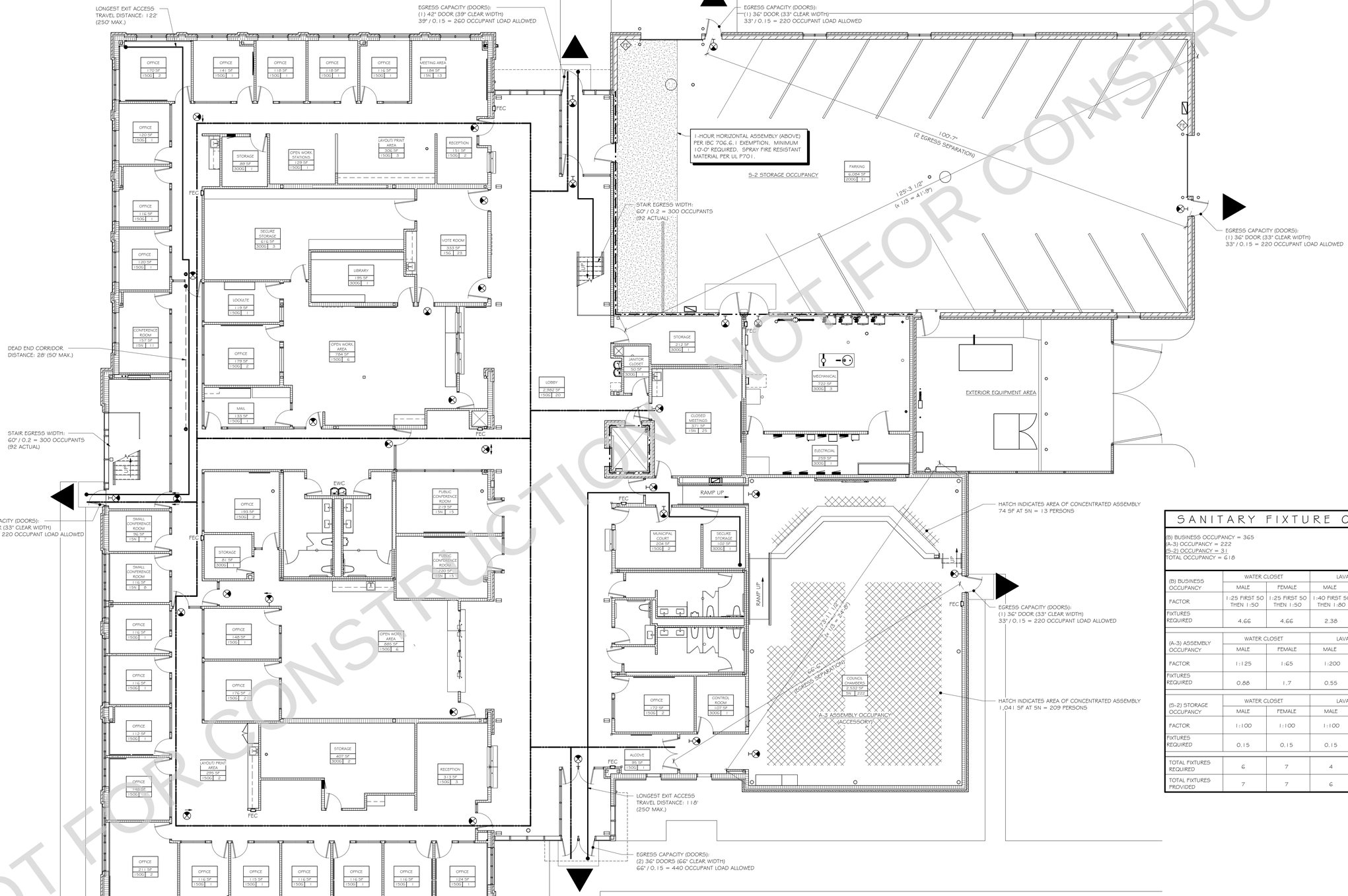
- ONE-HOUR FIRE BARRIER (IBC 707)
- ACCESSIBLE PATH
- COMMON PATH OF TRAVEL - 75' MAX.
- EXIT ACCESS TRAVEL DISTANCE - 250' MAX.
- DEAD END CORRIDOR - 50' MAX.

OCCUPANCY TYPE
CLASSROOM
AREA ← FLOOR AREA
20N | LOAD
OCCUPANCY LOAD FACTOR
OCCUPANCY LOAD

- MAIN EGRESS DOOR(S)
- EXIT LIGHT
- FE — FIRE EXTINGUISHER ON HOOK
- FEC — FIRE EXTINGUISHER CABINET WITH FIRE EXTINGUISHER
- EWC — ELECTRIC WATER COOLER

CODE REVIEW DATA

APPLICABLE CODE	2021 WISCONSIN COMMERCIAL BUILDING CODE
OCCUPANCY	B, A-3, S-2
CONSTRUCTION CLASSIFICATION	TYPE IIB
BUILDING AREA	FIRST FLOOR: 23,100 SQUARE FEET SECOND FLOOR: 8,866 SQUARE FEET BASE TOTAL: 31,966 SQUARE FEET ALTERNATE: 6,301 SQUARE FEET TOTAL WITH ALTERNATE: 38,267 SQUARE FEET
BUILDING HEIGHT	2 STORY - 32' - 0" TO GRAVEL STOP
FIRE SUPPRESSION SYSTEMS	FULLY SPRINKLERED



SANITARY FIXTURE CALCULATION

(B) BUSINESS OCCUPANCY = 365
(A-3) OCCUPANCY = 222
(S-2) OCCUPANCY = 31
TOTAL OCCUPANCY = 618

(B) BUSINESS OCCUPANCY	WATER CLOSET		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINKS
	MALE	FEMALE	MALE	FEMALE		
FACTOR	1:25 FIRST 50 THEN 1:50	1:25 FIRST 50 THEN 1:50	1:40 FIRST 50 THEN 1:80	1:40 FIRST 50 THEN 1:80	1:100	
FIXTURES REQUIRED	4.66	4.66	2.38	2.38	4	

(A-3) ASSEMBLY OCCUPANCY	WATER CLOSET		LAVATORIES		DRINKING FOUNTAINS
	MALE	FEMALE	MALE	FEMALE	
FACTOR	1:125	1:65	1:200	1:200	1:500
FIXTURES REQUIRED	0.88	1.7	0.55	0.55	0.44

(S-2) STORAGE OCCUPANCY	WATER CLOSET		LAVATORIES		DRINKING FOUNTAINS	
	MALE	FEMALE	MALE	FEMALE		
FACTOR	1:100	1:100	1:100	1:100	1:1000	
FIXTURES REQUIRED	0.15	0.15	0.15	0.15	0.03	
TOTAL FIXTURES REQUIRED	6	7	4	4	5	1
TOTAL FIXTURES PROVIDED	7	7	6	6	6	2

1 LS101 — LIFE SAFETY - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

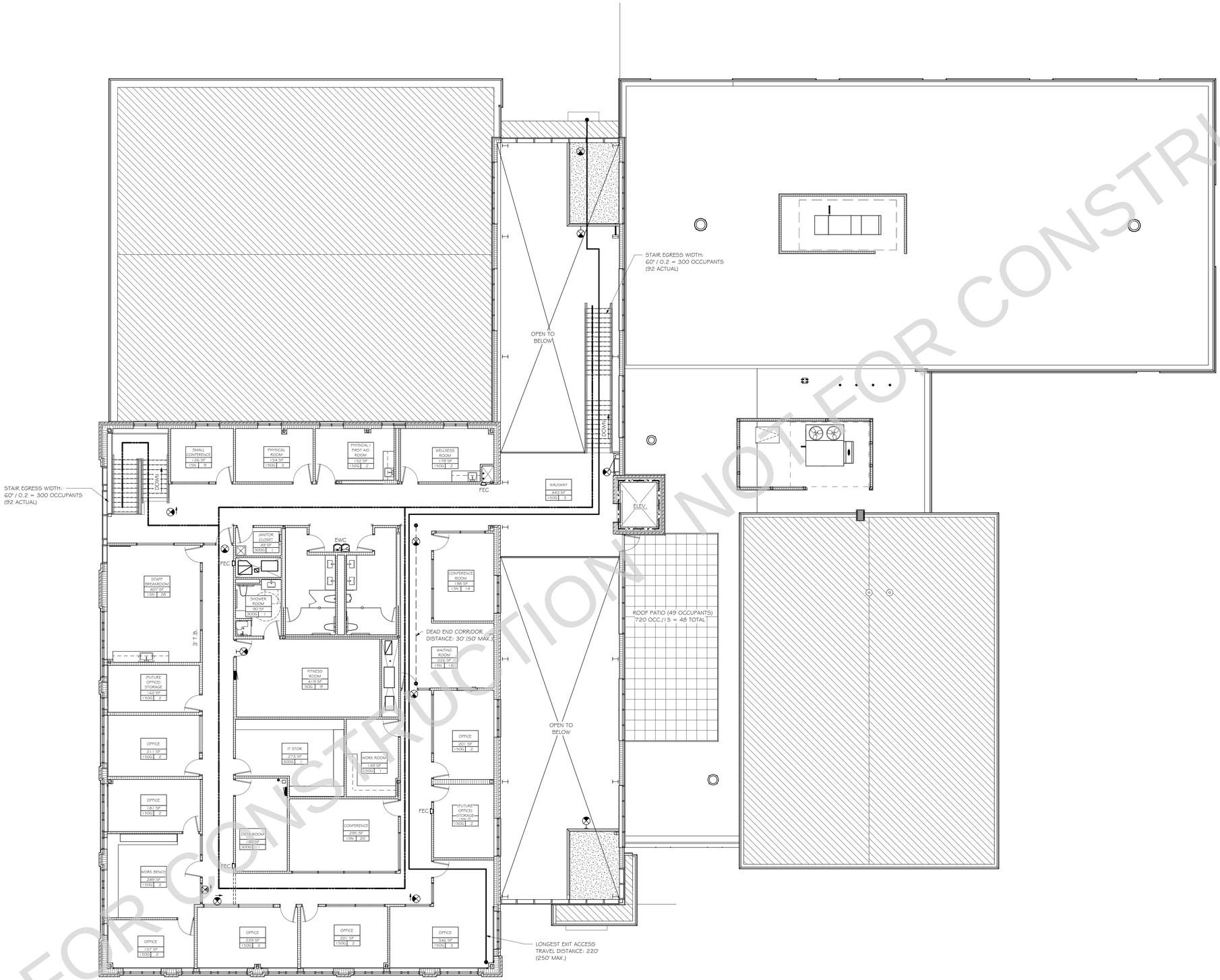
Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by purchasing a reproduction fee. © Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **LS101**

PRELIMINARY
4/6/2026 2:28:41 PM



1 LS102 LIFE SAFETY - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:28:45 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

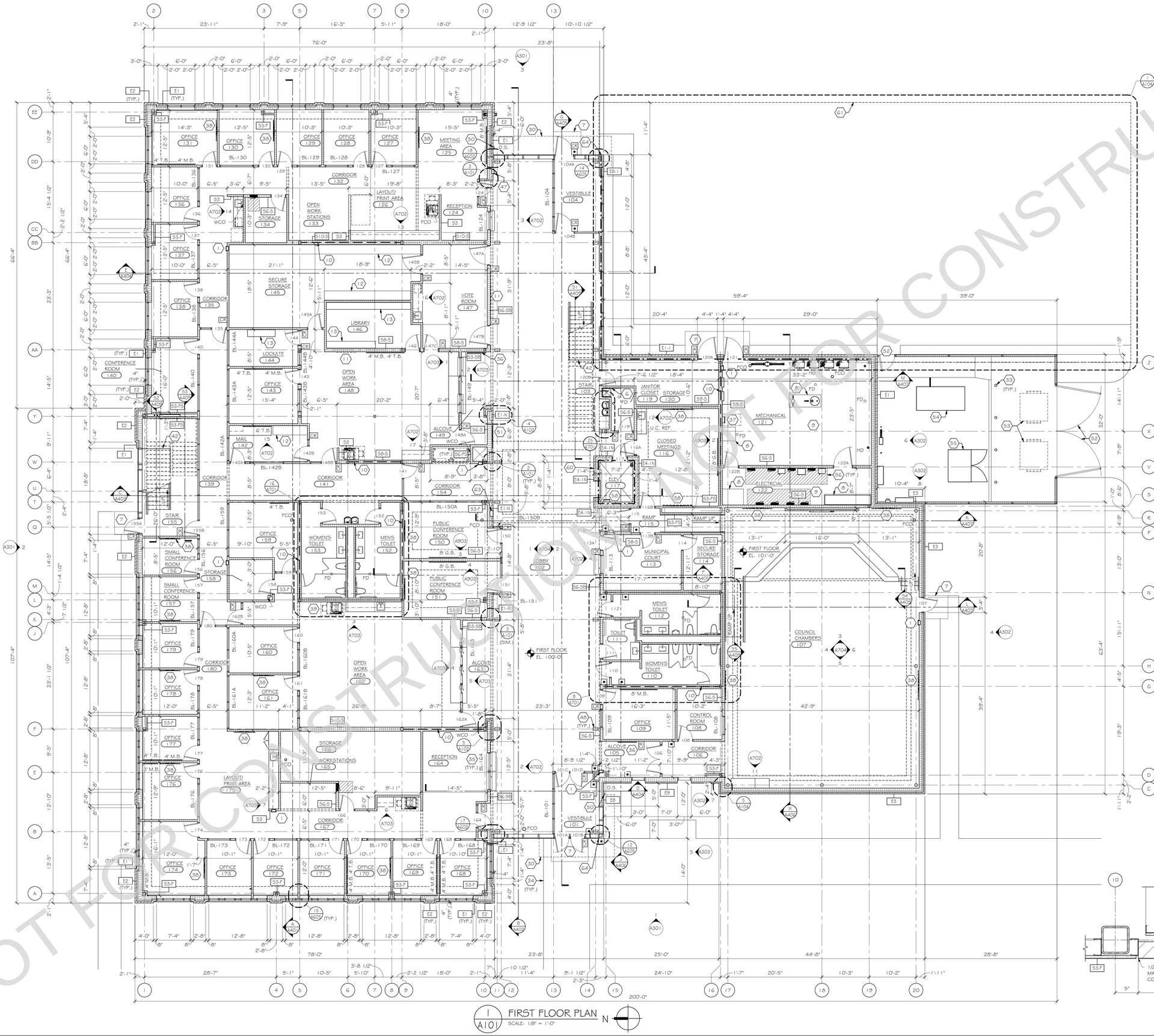
SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing are obtained by printing or photocopying from Somerville Inc. ©2026

Date: 4/6/2026
Project No. 7997
Sheet: **LS102**



GENERAL NOTES:

A. SEE SHEETS A701 - A704 FOR CASEWORK, TOILET ROOM, AND INTERIOR ELEVATIONS.
B. SEE SHEET A901 - A903 FOR FINISHES.
C. LOCATE INTERIOR MOVEMENT JOINTS IN GYPSUM BOARD PER SPECIFICATIONS.
D. SEE EXTERIOR ELEVATION(S) FOR LOCATION OF MOVEMENT JOINTS (M.J.'s) IN EXTERIOR WALL CONSTRUCTION.
E. FLOOR DRAIN (FD), HUB DRAIN (HD), FLOOR CLEANOUT (FCO), GARAGE CATCH BASIN (GCB), LOCATIONS ARE APPROXIMATE. VERIFY EXACT LOCATIONS WITH MECHANICAL AND PLUMBING CONTRACTORS.
F. PROVIDE MINIMUM CLEARANCES AT DOORS WITH CLOSERS PER 1/A601.
G. PROVIDE LEVEL 5 FINISH AT ALL SOFFITS.
H. SEE SHEET G101 FOR PARTITION TYPES.
I. VISUAL DISPLAY BOARDS - PROVIDE BLOCKING AS REQUIRED. CONFIRM FINAL LOCATIONS PRIOR TO INSTALL WITH OWNER.
   - M.B. = MARKER BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
   - T.B. = TACK BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
   - G.B. = GLASS BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
J. CR DENOTES CARD READER LOCATION.
K. PDO DENOTES POWER DOOR OPERATOR.
L. IC DENOTES INTERCOM LOCATION.
M. DENOTES AUTO DOOR OPERATOR ACTUATOR BUTTON.

PARTITION LEGEND

- GYPSUM BOARD ON METAL STUDS AT 16" O.C.
- FACE BRICK
- CMU WALL W/ HORIZ. R/F AT 16" O.C.
- ONE HOUR RATED WALL CONSTRUCTION

NOTE:
FOR BRACING TOP OF NON-LOAD BEARING WALLS, SEE 1/G101, 2/G101

PLAN NOTES: (X)

1 SEMI-RECESSED FIRE EXTINGUISHER CABINET - COLOR: WHITE.
6 PROVIDE 4'-0" HIGH FRP WALL PANEL BEHIND MOP BASIN.
7 CONCRETE STOOP.
8 CONCRETE EQUIPMENT PAD - VERIFY EXACT SIZE AND LOCATION WITH MEP CONTRACTOR.
9 PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD AT ALL WALLS IN THIS ROOM FROM 2'-0" A.F.F. TO 6'-0" A.F.F.
10 DASHED LINE INDICATES STRUCTURAL BRACE FRAME. PROVIDE COMPRESSIBLE FILLER BETWEEN FRAMING MEMBERS AND BRACE FRAME.
11 48" x 48" WALL MOUNTED DISPLAY CASE.
12 (4) 2'-0" DEEP PLASTIC LAMINATE SHELVES ON ADJUSTABLE WALL STANDARDS.
13 (3) 1'-6" DEEP PLASTIC LAMINATE SHELVES ON ADJUSTABLE WALL STANDARDS.
30 DASHED LINE INDICATES EXTENTS OF CANOPY ABOVE.
33 6" DIAMETER, 48"H CONCRETE FILLED GUARDPOST - SEE 4/A104.
34 CONCRETE SIDEWALK - SEE CIVIL DRAWINGS.
35 NUMBER INDICATES BORROWED LITE - SEE SHEET A604.
36 48" x 48" WALL MOUNTED FABRIC WRAPPED TACK BOARD. MOUNT BOTTOM AT 3'-0" A.F.F.
37 ROOF ACCESS LADDER AND HATCH - SEE 6/A103.
38 PROVIDE BLOCKING AS REQUIRED FOR MONITOR MOUNT. MOUNT FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. TOP OF MOUNT TO BE 65 1/2" A.F.F. CONFIRM FINAL LOCATION WITH OWNER.
39 DASHED LINES INDICATED EQUIPMENT PROVIDED BY OWNER.
42 PROVIDE 2" x 2" TUBE STEEL RAILING AT UNDERSIDE OF STAIR - SEE 7/A409.
47 SEMI-RECESSED FIRE EXTINGUISHER CABINET - COLOR: BLACK.
48 PROVIDE 1/2" STEEL PLATE WELDED TO INSIDE WEB AT ALL COLUMNS ON GRIDS 11 AND 14 - BOTTOM OF PLATE TO SIT ON TOP OF CONCRETE FLOOR. SEE 2/A101 FOR ADDITIONAL INFORMATION.
50 DOWNSPOUT (D.S.) - SEE 3/A102 AND CIVIL DRAWINGS.
51 RECESSED OPENING FOR MONITOR - SEE 5/A402. PROVIDE BLOCKING AS REQUIRED FOR MONITOR MOUNT. MOUNT FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. TOP OF MOUNT TO BE 65 1/2" A.F.F. CONFIRM FINAL LOCATION WITH OWNER.
52 7'-0" HIGH ARCHITECTURAL HEAVY DUTY ALUMINUM GATE MOUNTED ON STEEL TUBE POSTS.
53 TRASH / RECYCLING DUMPSTER PROVIDED BY OWNER.
54 GENERATOR LOCATION - SEE STRUCTURAL DRAWINGS FOR CONCRETE EQUIPMENT PAD INFORMATION. COORDINATE EXACT LOCATION WITH ELECTRICAL CONTRACTOR.
55 ELECTRICAL TRANSFORMER - COORDINATE EXACT LOCATION WITH UTILITY CONTRACTOR.
56 DIAGONAL HATCH INDICATES CLEAR FLOOR AREA REQUIRED AT ELECTRICAL PANELS.
58 LADDER - COORDINATE EXACT LOCATION WITH ELEVATOR MANUFACTURER.
60 FULL WIDTH KNOCK-OUT MASONRY WALL - SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
G1 DASHED LINE INDICATES EXTENTS OF ALTERNATE BID.
G3 EXISTING SALVAGED TIME CAPSULE CABINET LOCATION.
G4 KNOX BOX LOCATION.

NOT FOR CONSTRUCTION

design matters.
somerville
architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

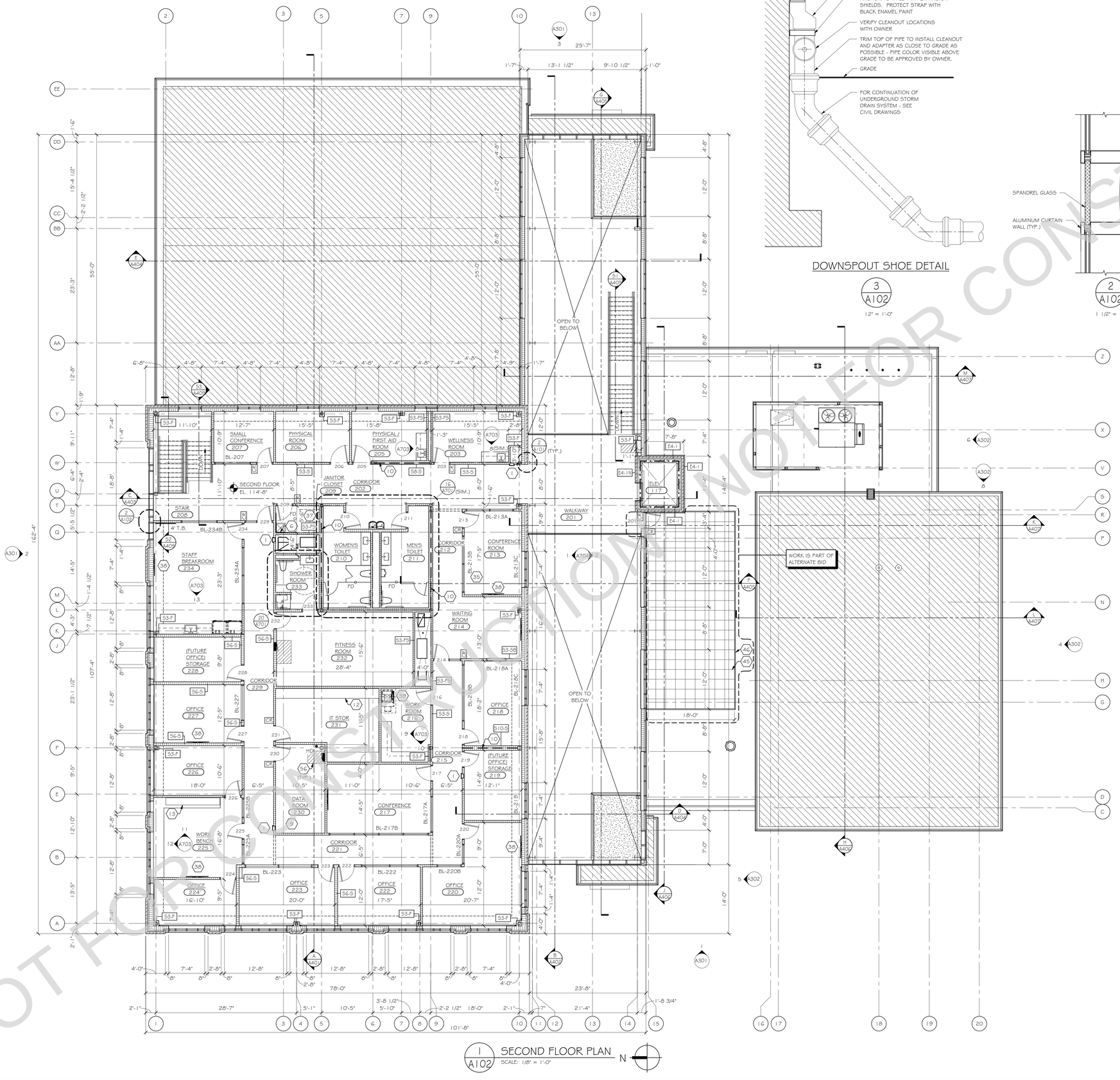
Date	Description	Revision

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

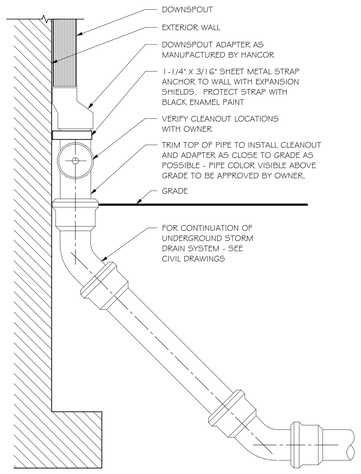
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by writing to info@somervilleinc.com. © Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A101**

PRELIMINARY
4/6/2026 2:28:48 PM

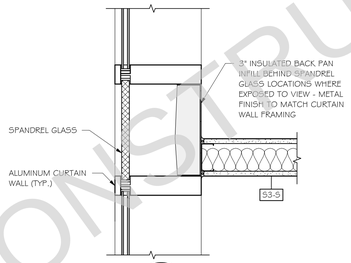


1 A102 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



DOWNSPOUT SHOE DETAIL

3 A102
12" = 1'-0"



2 A102
1 1/2" = 1'-0"

GENERAL NOTES:

A. SEE SHEETS A701 - A704 FOR CASEWORK, TOILET ROOM, AND INTERIOR ELEVATIONS.
B. SEE SHEET A901 - A903 FOR FINISHES.
C. LOCATE INTERIOR MOVEMENT JOINTS IN GYPSUM BOARD PER SPECIFICATIONS.
D. SEE EXTERIOR ELEVATION(S) FOR LOCATION OF MOVEMENT JOINTS (M.J.'S) IN EXTERIOR WALL CONSTRUCTION.
E. FLOOR DRAIN (FD), HUB DRAIN (HD), FLOOR CLEANOUT (FCO), GARAGE CATCH BASIN (GCB), LOCATIONS ARE APPROXIMATE. VERIFY EXACT LOCATIONS WITH MECHANICAL AND PLUMBING CONTRACTORS.
F. PROVIDE MINIMUM CLEARANCES AT DOORS WITH CLOSERS PER 1/AG01.
G. PROVIDE LEVEL 5 FINISH AT ALL SOFFITS.
H. SEE SHEET G101 FOR PARTITION TYPES.
I. VISUAL DISPLAY BOARDS - PROVIDE BLOCKING AS REQUIRED. CONFIRM FINAL LOCATIONS PRIOR TO INSTALL WITH OWNER.
   - M.B. = MARKER BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
   - T.B. = TACK BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
   - G.B. = GLASS BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
J. CR DENOTES CARD READER LOCATION.
K. PDO DENOTES POWER DOOR OPERATOR.
L. IC DENOTES INTERCOM LOCATION.
M. DENOTES AUTO DOOR OPERATOR ACTUATOR BUTTON.

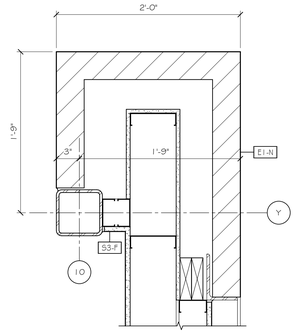
PARTITION LEGEND

- GYPSUM BOARD ON METAL STUDS AT 16" O.C.
- FACE BRICK
- CMU WALL W/ HORIZ. R/F AT 16" O.C.
- ONE HOUR RATED WALL CONSTRUCTION

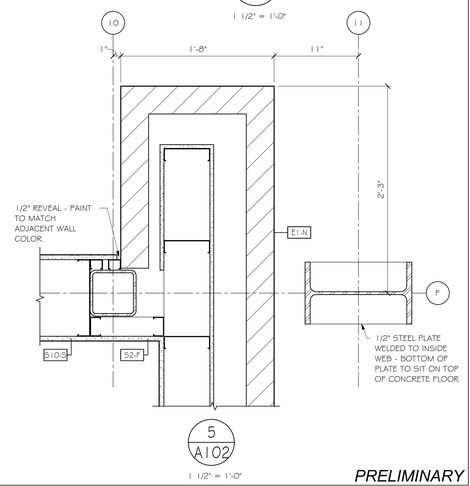
NOTE:
FOR BRACING TOP OF NON-LOAD BEARING WALLS, SEE 1/G101, 2/G101

PLAN NOTES: (X)

1 SEMI-RECESSED FIRE EXTINGUISHER CABINET - COLOR: WHITE.
6 PROVIDE 4'-0" HIGH FRP WALL PANEL BEHIND MOP BASIN.
9 PROVIDE 3/4" FIRE RETARDANT TREATED PLYWOOD AT ALL WALLS IN THIS ROOM FROM 2'-0" A.F.F. TO 6'-0" A.F.F.
10 DASHED LINE INDICATES STRUCTURAL BRACE FRAME. PROVIDE COMPRESSIBLE FILLER BETWEEN FRAMING MEMBERS AND BRACE FRAME.
12 (4) 2'-0" DEEP PLASTIC LAMINATE SHELVES ON ADJUSTABLE WALL STANDARDS.
13 (3) 1'-6" DEEP PLASTIC LAMINATE SHELVES ON ADJUSTABLE WALL STANDARDS.
35 NUMBER INDICATES BORROWED LITE - SEE SHEET AG04.
37 ROOF ACCESS LADDER AND HATCH - SEE G/A103.
38 PROVIDE BLOCKING AS REQUIRED FOR MONITOR MOUNT. MOUNT FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. TOP OF MOUNT TO BE 65 1/2" A.F.F. CONFIRM FINAL LOCATION WITH OWNER.
39 DASHED LINES INDICATED EQUIPMENT PROVIDED BY OWNER.
45 ROOF PAVER SYSTEM ON ADJUSTABLE PEDESTALS - WORK PART OF ALTERNATE BID
46 STEEL GUARDRAIL - SEE 2/A405 AND STRUCTURAL DRAWINGS. WORK PART OF ALTERNATE BID.
56 DIAGONAL HATCH INDICATES CLEAR FLOOR AREA REQUIRED AT ELECTRICAL PANELS.



4 A102
1 1/2" = 1'-0"



5 A102
1 1/2" = 1'-0"

somerville
architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com
design matters.

SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

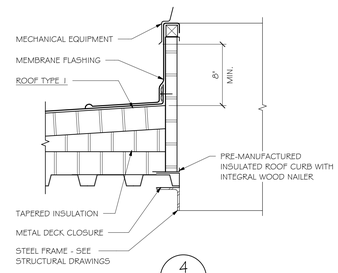
NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained only through a thereupon written contract. Somerville Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A102**

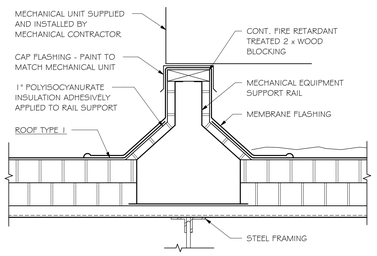
PRELIMINARY
4/6/2026 2:28:51 PM

NOT FOR CONSTRUCTION



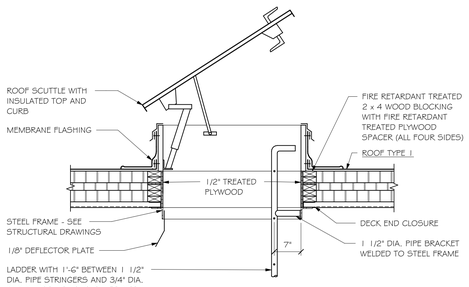
4 A103

1 1/2" = 1'-0"



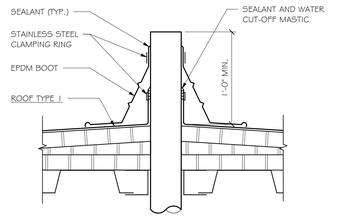
5 A103

1 1/2" = 1'-0"



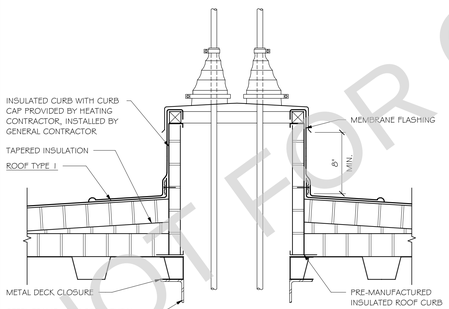
6 A103

3/4" = 1'-0"



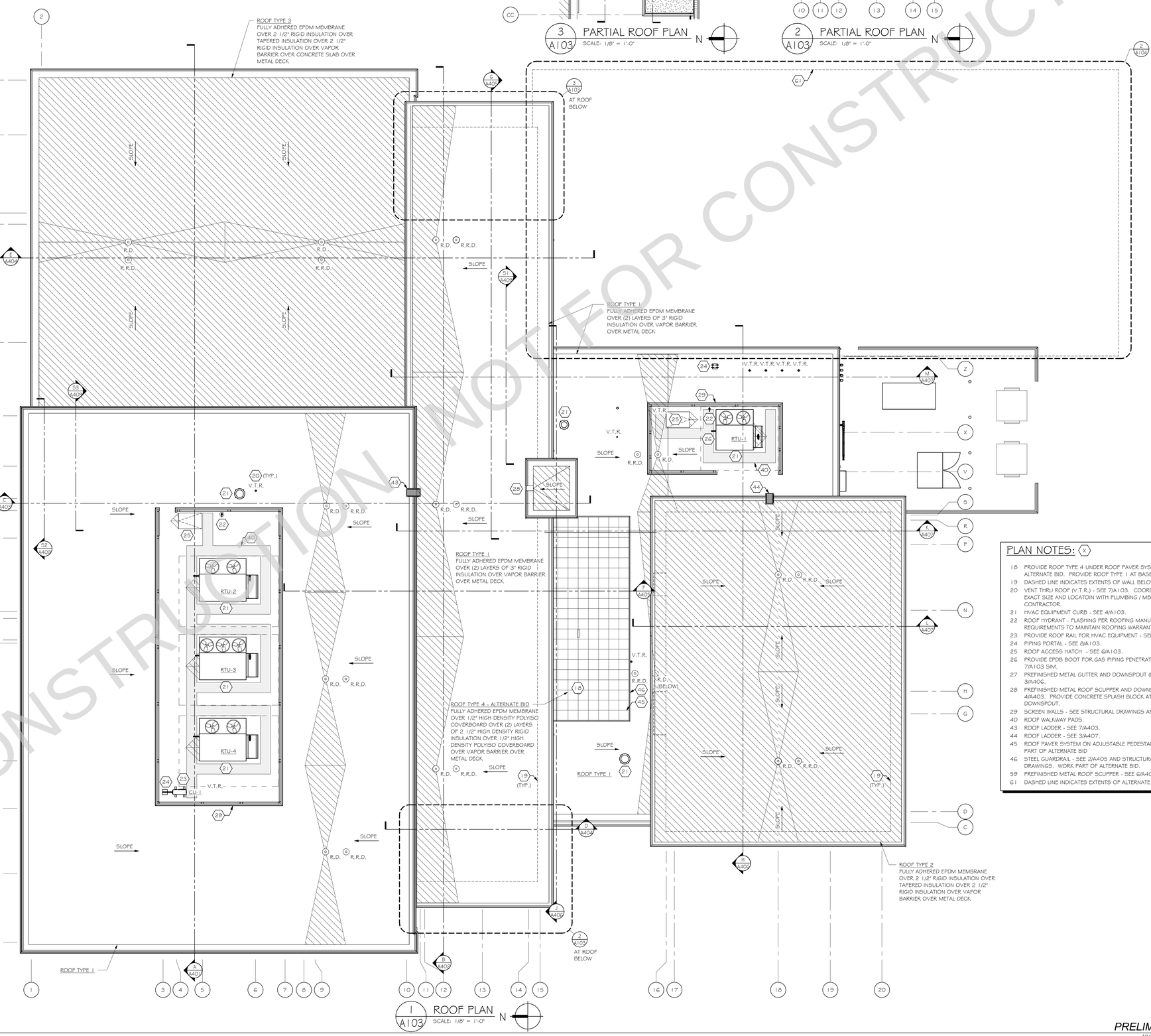
7 A103

1 1/2" = 1'-0"



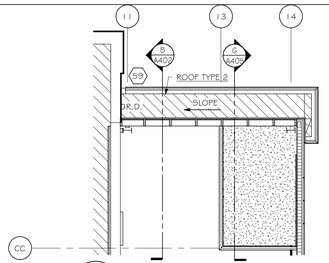
8 A103

1 1/2" = 1'-0"



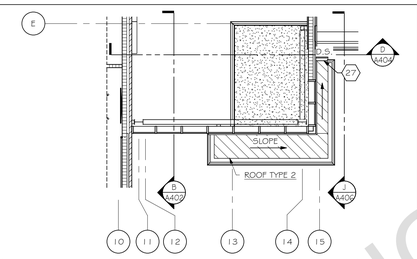
1 A103 ROOF PLAN

SCALE: 1/8" = 1'-0"



3 A103 PARTIAL ROOF PLAN

SCALE: 1/8" = 1'-0"



2 A103 PARTIAL ROOF PLAN

SCALE: 1/8" = 1'-0"

GENERAL ROOF PLAN NOTES:

A. ROOF DRAIN (RD) AND RELIEF ROOF DRAIN (RRD) LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE LOCATIONS ONLY. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ROOF DRAINS W/ PLUMBING CONTRACTOR AND THE TAPERED INSULATION SHOP DRAWINGS, TO ENSURE PROPER DRAINAGE.
B. COORDINATE EXACT SIZE AND LOCATION OF ALL ROOF PENETRATIONS WITH MECHANICAL / ELECTRICAL CONTRACTORS.
C. ALL VENTS THROUGH ROOF TO BE FLASHED PER ROOFING MANUFACTURER'S REQUIREMENT TO MAINTAIN ROOFING WARRANTIES.
D. COORDINATE ROOF DRAIN DOWNSPOUT NOZZLE LOCATIONS WITH GENERAL CONTRACTOR TO AVOID PLACEMENT OVER WINDOWS AND DOORS.
E. ALL ROOF SLOPES TO BE A MINIMUM OF 1/4" PER FOOT UNLESS NOTED OTHERWISE.
F. REFER TO SOLAR DRAWINGS FOR PANEL SIZE, LOCATION AND EXTENTS.

PLAN NOTES: (X)

18 PROVIDE ROOF TYPE 4 UNDER ROOF PAVER SYSTEM AT ALTERNATE BID. PROVIDE ROOF TYPE 1 AT BASE BID.
19 DASHED LINE INDICATES EXTENTS OF WALL BELOW.
20 VENT THRU ROOF (V.T.R.) - SEE 7/A103. COORDINATE EXACT SIZE AND LOCATOIN WITH PLUMBING / MECHANICAL CONTRACTOR.
21 HVAC EQUIPMENT CURB - SEE 4/A103.
22 ROOF HYDRANT - FLASHING PER ROOFING MANUFACTURER'S REQUIREMENTS TO MAINTAIN ROOFING WARRANTIES.
23 PROVIDE ROOF RAIL FOR HVAC EQUIPMENT - SEE 5/A103.
24 PIPING PORTAL - SEE 8/A103.
25 ROOF ACCESS HATCH - SEE 6/A103.
26 PROVIDE EPDB BOOT FOR GAS PIPING PENETRATION - SEE 7/A103 SIM.
27 PREFINISHED METAL GUTTER AND DOWNSPOUT (D.S.) - SEE 3/A406.
28 PREFINISHED METAL ROOF SCUPPER AND DOWNSPOUT - SEE 4/A403. PROVIDE CONCRETE SPLASH BLOCK AT DOWNSPOUT.
29 SCREEN WALLS - SEE STRUCTURAL DRAWINGS AND 3/A401.
40 ROOF WALKWAY PADS.
43 ROOF LADDER - SEE 7/A403.
44 ROOF LADDER - SEE 3/A407.
45 ROOF PAVER SYSTEM ON ADJUSTABLE PEDESTALS - WORK PART OF ALTERNATE BID
46 STEEL GUARDRAIL - SEE 2/A405 AND STRUCTURAL DRAWINGS. WORK PART OF ALTERNATE BID.
59 PREFINISHED METAL ROOF SCUPPER - SEE 6/A402.
61 DASHED LINE INDICATES EXTENTS OF ALTERNATE BID.

NOT FOR CONSTRUCTION

design matters..
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

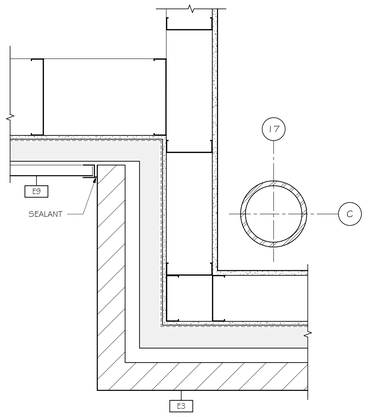
Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

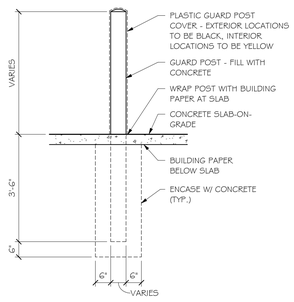
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by providing a written request to Somerville, Inc. © 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A103**

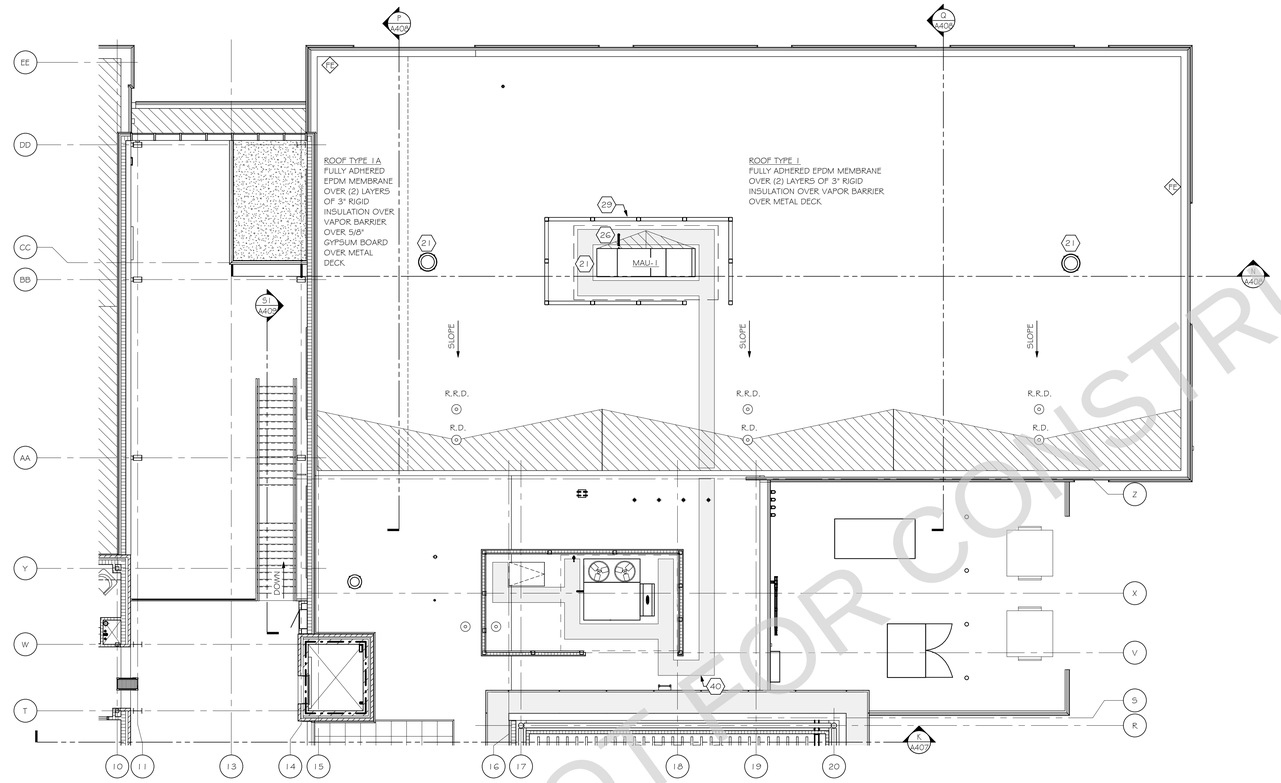
PRELIMINARY
4/6/2026 2:28:54 PM



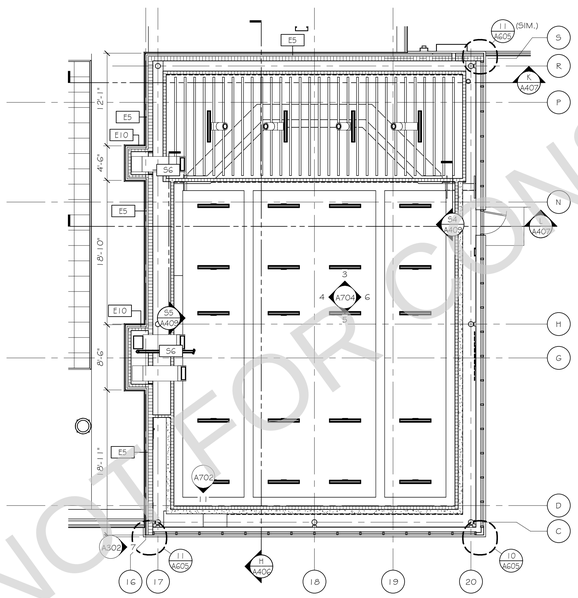
5 / A104
1 1/2" = 1'-0"



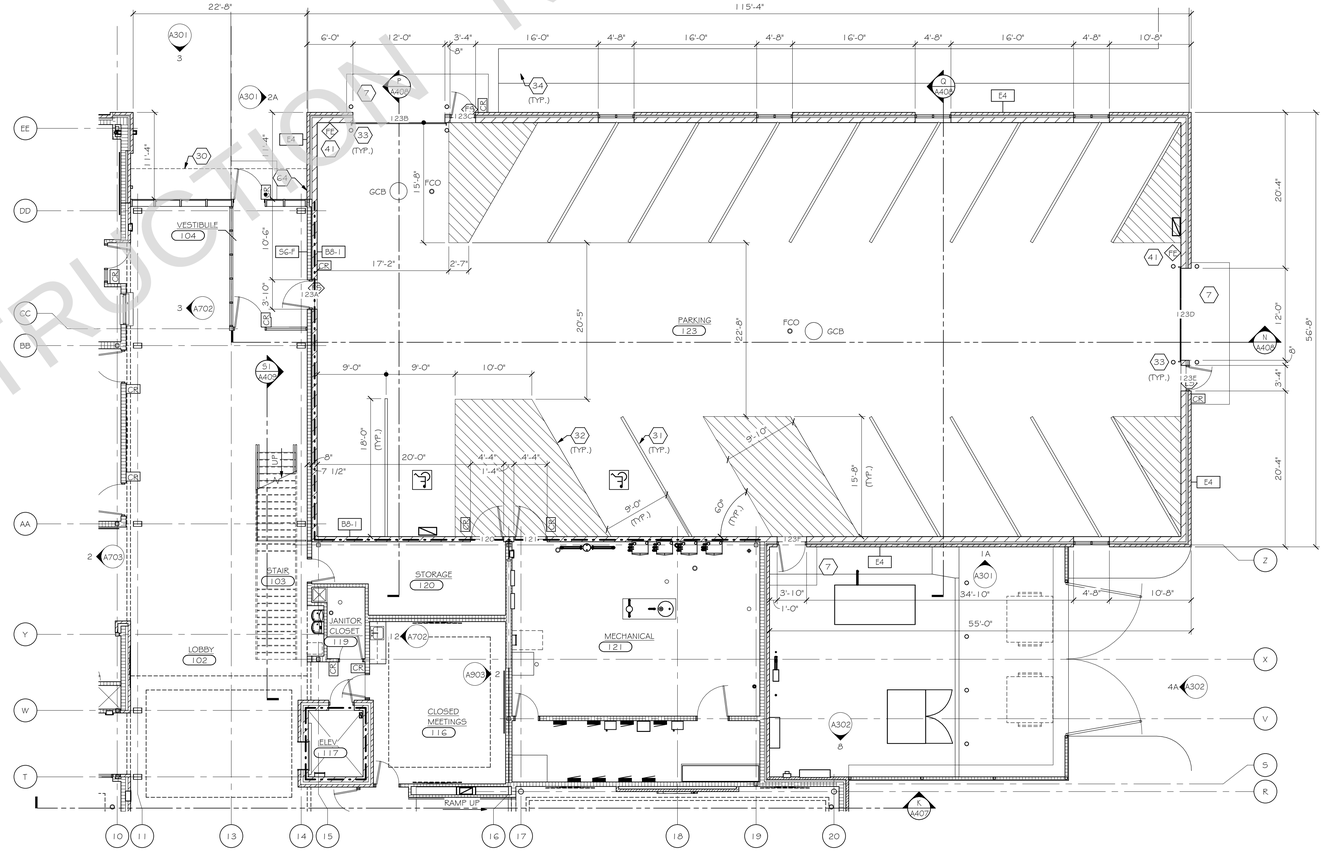
4 / A104
1/2" = 1'-0"



2 / A104 PARTIAL ROOF PLAN - ALTERNATE BID
SCALE: 1/8" = 1'-0"



3 / A104 PARTIAL CLERESTORY PLAN
SCALE: 1/8" = 1'-0"



1 / A104 PARTIAL FIRST FLOOR PLAN - ALTERNATE BID
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. SEE SHEETS A701 - A704 FOR CASEWORK, TOILET ROOM, AND INTERIOR ELEVATIONS.
B. SEE SHEET A901 - A903 FOR FINISHES.
C. LOCATE INTERIOR MOVEMENT JOINTS IN GYPSUM BOARD PER SPECIFICATIONS.
D. SEE EXTERIOR ELEVATION(S) FOR LOCATION OF MOVEMENT JOINTS (M.J.'s) IN EXTERIOR WALL CONSTRUCTION.
E. FLOOR DRAIN (FD), HUB DRAIN (FD), FLOOR CLEANOUT (FCO), GARAGE CATCH BASIN (GCB), LOCATIONS ARE APPROXIMATE. VERIFY EXACT LOCATIONS WITH MECHANICAL AND PLUMBING CONTRACTORS.
F. PROVIDE MINIMUM CLEARANCES AT DOORS WITH CLOSERS PER 1/A601.
G. PROVIDE LEVEL 5 FINISH AT ALL SOFFITS.
H. SEE SHEET G101 FOR PARTITION TYPES.
I. VISUAL DISPLAY BOARDS - PROVIDE BLOCKING AS REQUIRED. CONFIRM FINAL LOCATIONS PRIOR TO INSTALL WITH OWNER.
   - M.B. = MARKER BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
   - T.B. = TACK BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
   - G.B. = GLASS BOARD - FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, MOUNT BOTTOM OF BOARD 3'-0" A.F.F. (U.N.O.)
J. CR DENOTES CARD READER LOCATION.
K. PDO DENOTES POWER DOOR OPERATOR.
L. IC DENOTES INTERCOM LOCATION.
M. DENOTES AUTO DOOR OPERATOR ACTUATOR BUTTON.

GENERAL ROOF PLAN NOTES:

A. ROOF DRAIN (RD) AND RELIEF ROOF DRAIN (RRD) LOCATIONS SHOWN ON THE ROOF PLAN ARE APPROXIMATE LOCATIONS ONLY. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ROOF DRAINS W/ PLUMBING CONTRACTOR AND THE TAPERED INSULATION SHOP DRAWINGS, TO ENSURE PROPER DRAINAGE.
B. COORDINATE EXACT SIZE AND LOCATION OF ALL ROOF PENETRATIONS WITH MECHANICAL / ELECTRICAL CONTRACTORS.
C. ALL VENTS THROUGH ROOF TO BE FLASHED PER ROOFING MANUFACTURER'S REQUIREMENT TO MAINTAIN ROOFING WARRANTIES.
D. COORDINATE RELIEF ROOF DRAIN DOWNSPOUT NOZZLE LOCATIONS WITH GENERAL CONTRACTOR TO AVOID PLACEMENT OVER WINDOWS AND DOORS.
E. ALL ROOF SLOPES TO BE A MINIMUM OF 1/4" PER FOOT UNLESS NOTED OTHERWISE.
F. REFER TO SOLAR DRAWINGS FOR PANEL SIZE, LOCATION AND EXTENTS.

PARTITION LEGEND

- GYPSUM BOARD ON METAL STUDS AT 16" O.C.
- FACE BRICK
- CMU WALL W/ HORIZ. R/F AT 16" O.C.
- ONE HOUR RATED WALL CONSTRUCTION

NOTE:
FOR BRACING TOP OF NON-LOAD BEARING WALLS, SEE 1/G101, 2/G101

PLAN NOTES: (X)

7 CONCRETE STOOP.
21 HVAC EQUIPMENT CURB - SEE 4/A103.
26 PROVIDE EPDB BOOT FOR GAS PIPING PENETRATION - SEE 7/A103 SIM.
29 SCREEN WALLS - SEE STRUCTURAL DRAWINGS AND 3/A401.
30 DASHED LINE INDICATES EXTENTS OF CANOPY ABOVE.
31 4" WIDE PARKING STRIPE.
32 DIAGONAL STRIPING INDICATING NO PARKING AREA.
33 6" DIAMETER, 48"H CONCRETE FILLED GUARDPOST - SEE 4/A104.
34 CONCRETE SIDEWALK - SEE CIVIL DRAWINGS.
40 ROOF WALKWAY PADS.
41 WALL MOUNTED FIRE EXTINGUISHER.
64 KNOX BOX LOCATION.

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

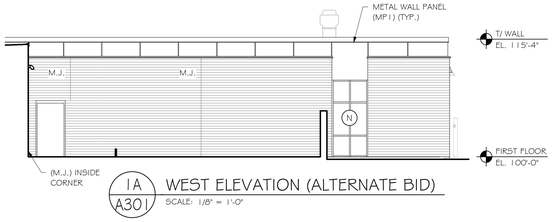
Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

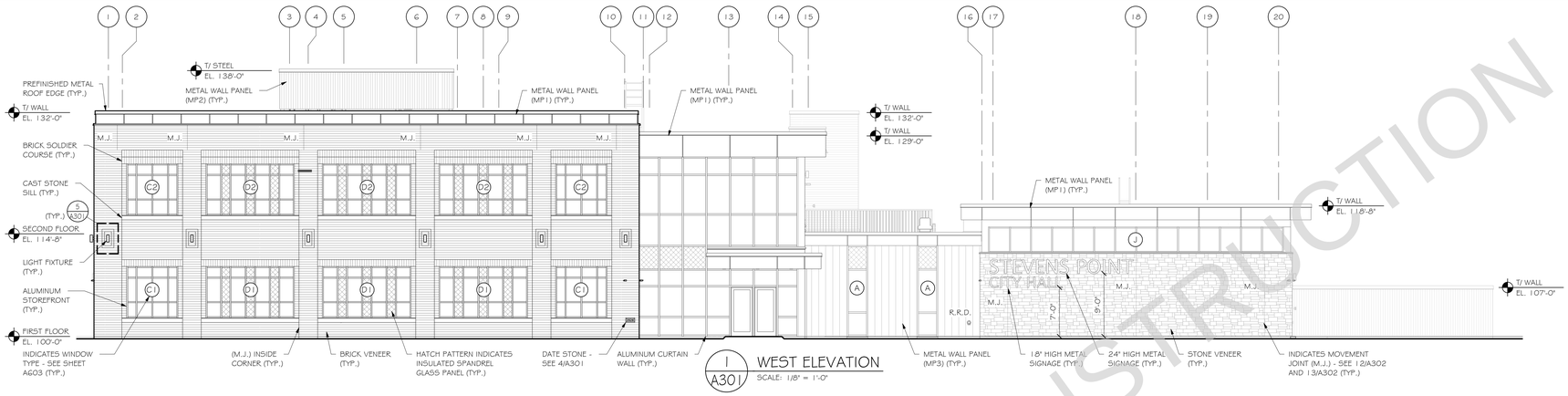
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by making a written request to Somerville, Inc. ©2026

Date: 4/6/2026
Project No. 7997
Sheet: **A104**

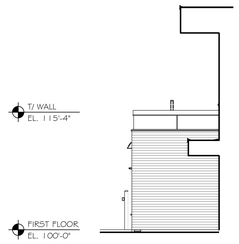
PRELIMINARY
4/6/2026 2:28:58 PM



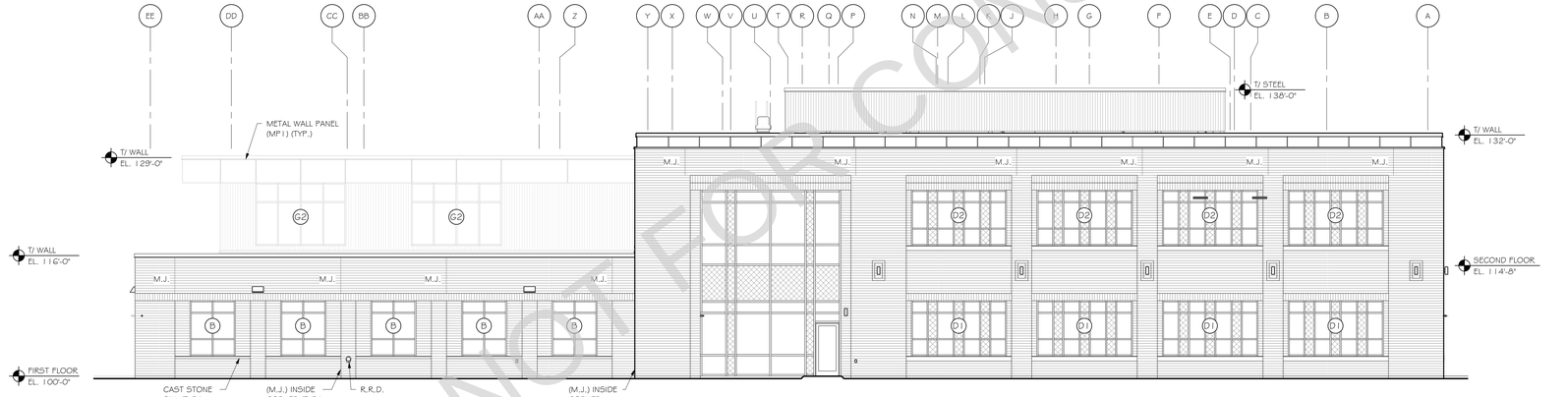
1A A301 WEST ELEVATION (ALTERNATE BID)
SCALE: 1/8" = 1'-0"



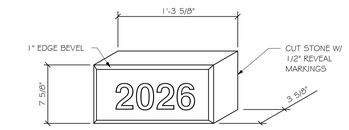
1 A301 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2A A301 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

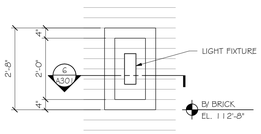


2 A301 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

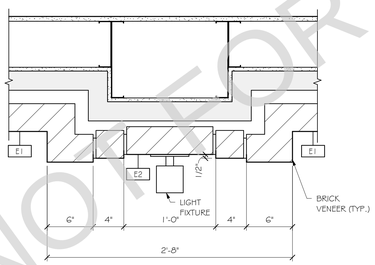


DATE STONE

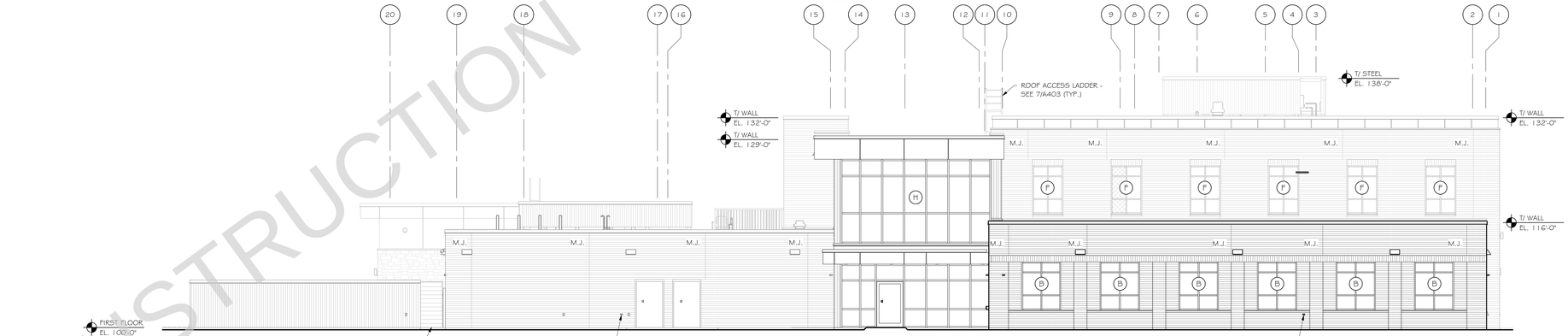
4 A301
1 1/2" = 1'-0"



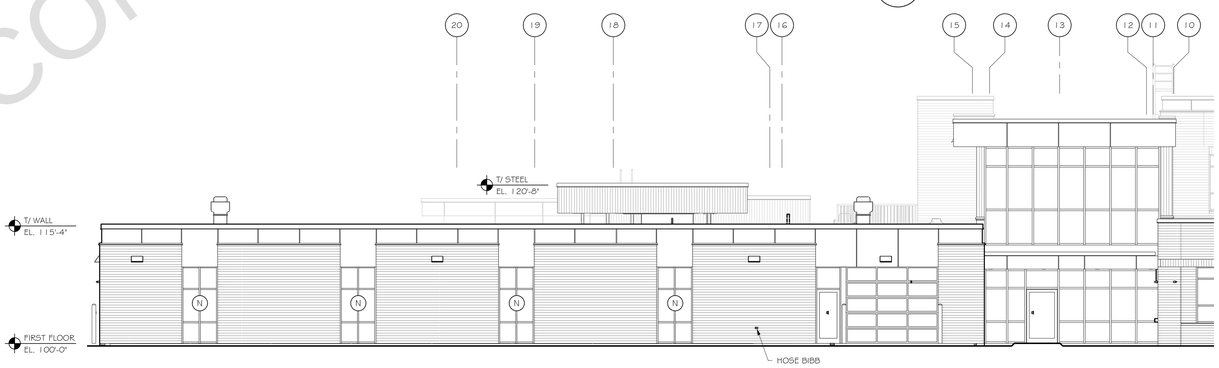
5 A301
1/2" = 1'-0"



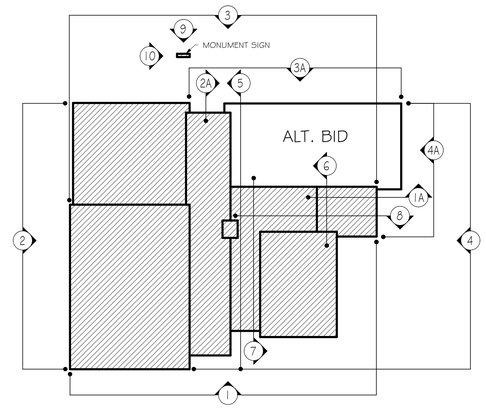
6 A301
1 1/2" = 1'-0"



3 A301 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3A A301 EAST ELEVATION (ALTERNATE BID)
SCALE: 1/8" = 1'-0"



KEY PLAN N

PRELIMINARY
4/6/2026 2:29:27 PM

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

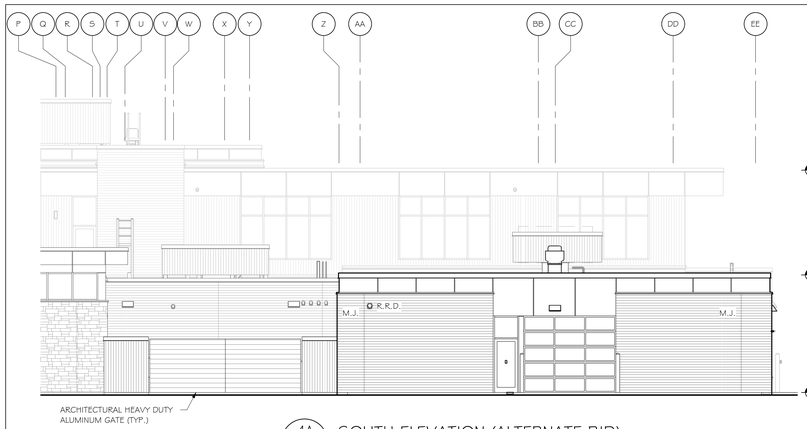
SCALE VERIFICATION
1" AT FULL SCALE

Revision | Description | Date

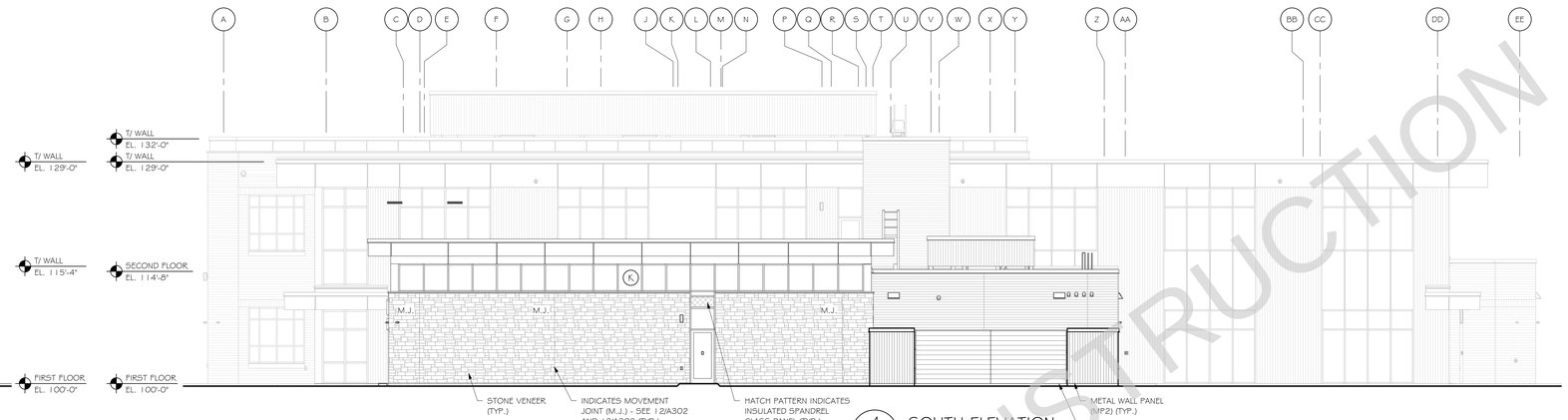
NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by purchase of reproduction fee. © Somerville, Inc. 2026

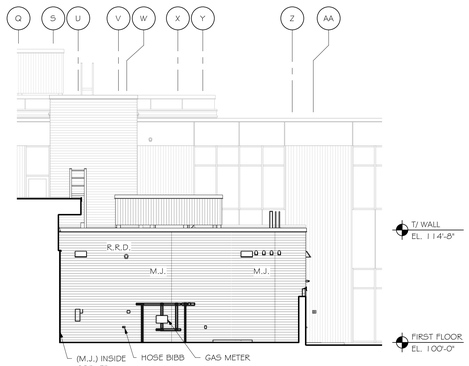
Date: 4/6/2026
Project No. 7997
Sheet: **A301**



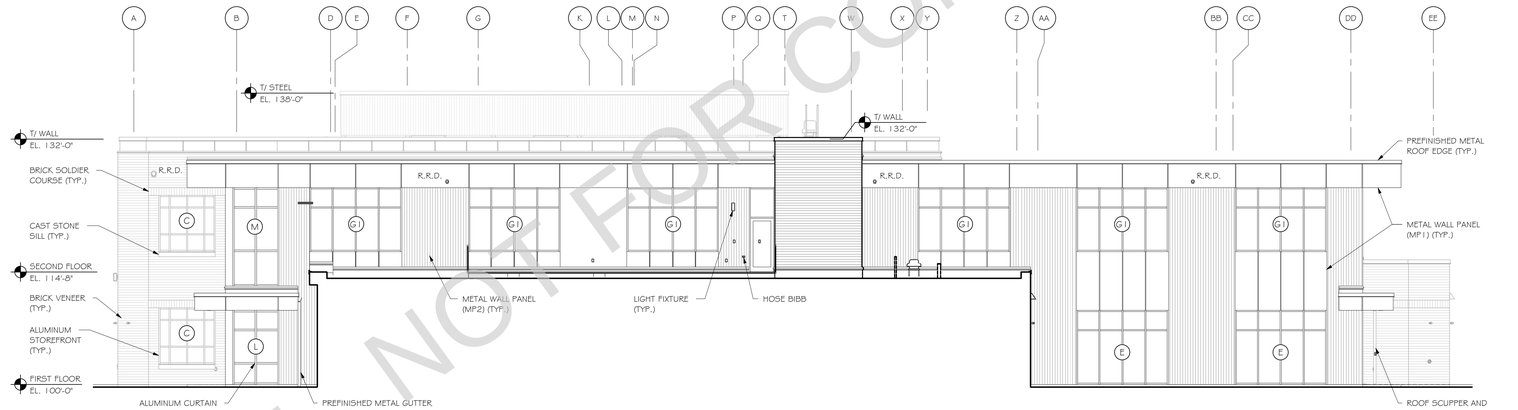
4A A302 SOUTH ELEVATION (ALTERNATE BID)
SCALE: 1/8" = 1'-0"



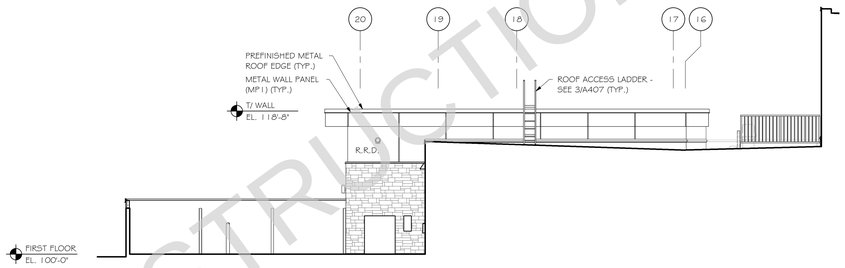
4 A302 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



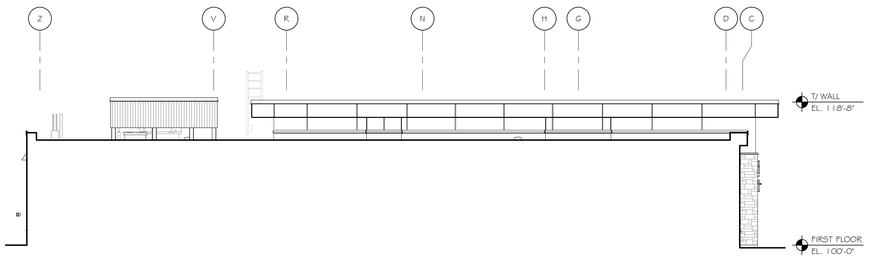
6 A302 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



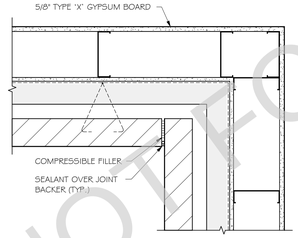
5 A302 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



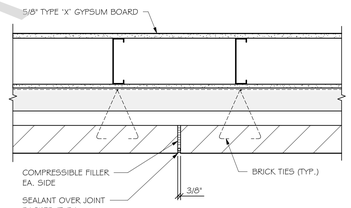
8 A302 EAST ELEVATION
SCALE: 1/8" = 1'-0"



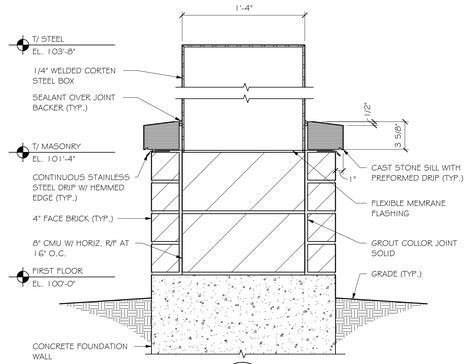
7 A302 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



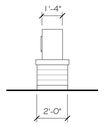
BRICK VENEER - MOVEMENT JOINT
13 A302
1 1/2" = 1'-0"



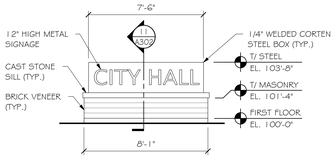
MASONRY VENEER - MOVEMENT JOINT
12 A302
1 1/2" = 1'-0"



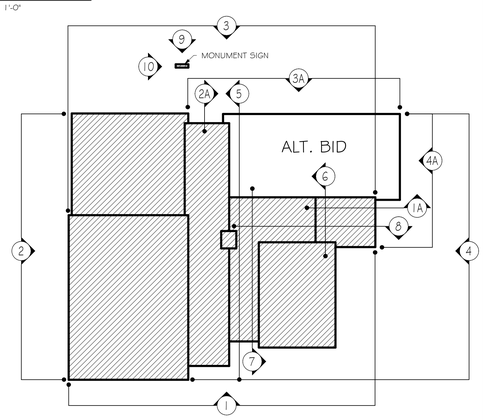
11 A302
1 1/2" = 1'-0"



10 A302 MONUMENT SIGN - NORTH ELEVATION
SCALE: 1/4" = 1'-0"



9 A302 MONUMENT SIGN - EAST ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN N

PRELIMINARY
4/6/2026 2:29:51 PM

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Date
Description
Revision

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing is by agreement only. Copyright Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: A302



1 A303 NORTHWEST PERSPECTIVE
SCALE:



2 A303 SOUTHWEST PERSPECTIVE
SCALE:



3 A303 NORTHEAST PERSPECTIVE
SCALE:



4 A303 SOUTHEAST PERSPECTIVE
SCALE:

NOT FOR CONSTRUCTION

design matters.
somerville
architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

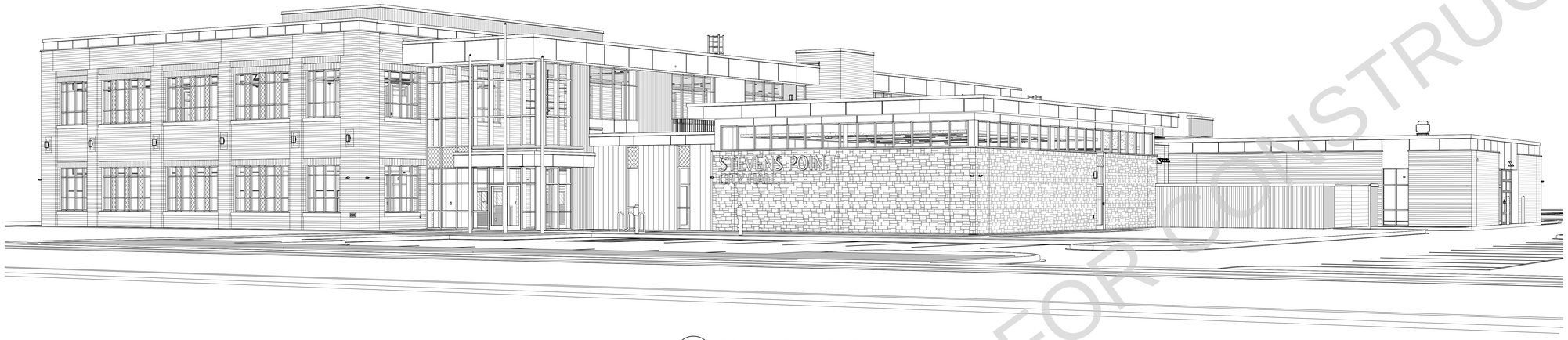
Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing will be granted for exemplary architectural projects. ©Somerville, Inc. 2026

Date:
4/6/2026
Project No.
7997
Sheet:
A303

PRELIMINARY
4/6/2026 2:30:19 PM



2A / A304 SOUTHWEST PERSPECTIVE (ALTERNATE BID)
SCALE:



3A / A304 NORTHEAST PERSPECTIVE (ALTERNATE BID)
SCALE:



4A / A304 SOUTHEAST PERSPECTIVE (ALTERNATE BID)
SCALE:

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:30:39 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

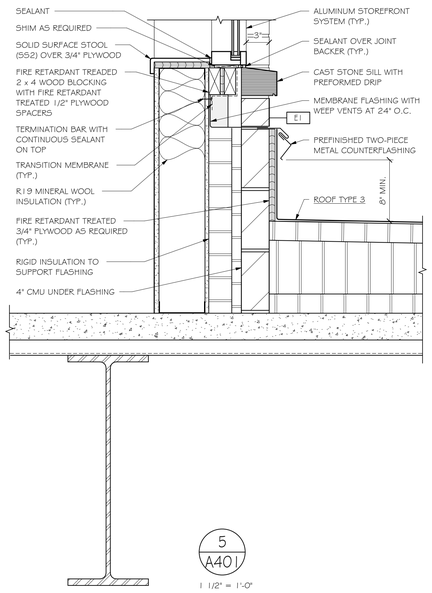
SCALE VERIFICATION
1" AT FULL SCALE

Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

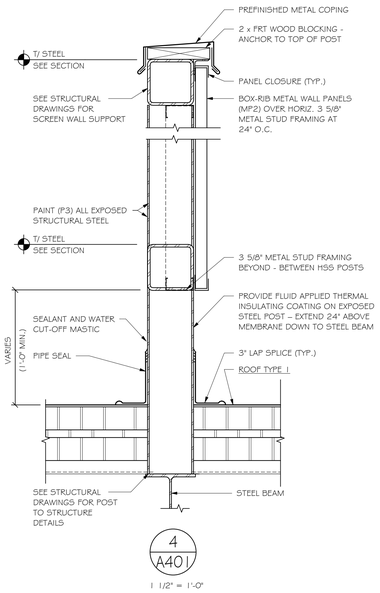
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by purchasing a fee-simple/limited-use agreement. ©2026 Somerville, Inc.

Date: 4/6/2026
Project No. 7997
Sheet: **A304**



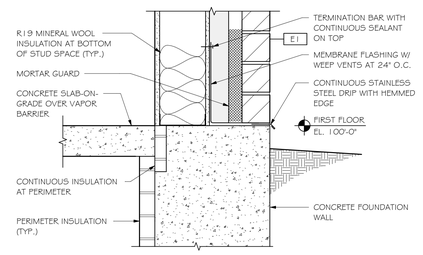
5
A401

1 1/2" = 1'-0"



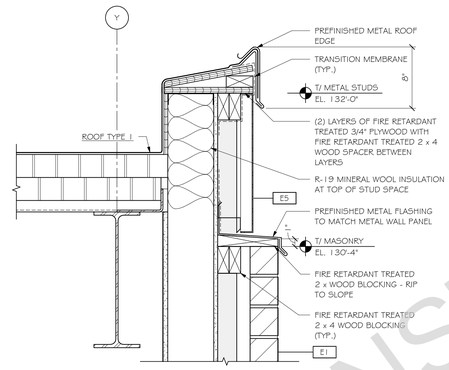
4
A401

1 1/2" = 1'-0"



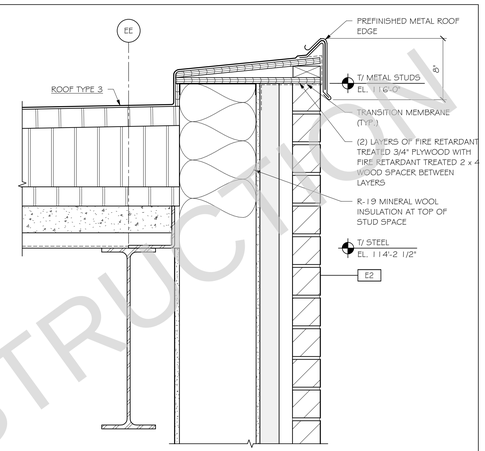
3
A401

1 1/2" = 1'-0"



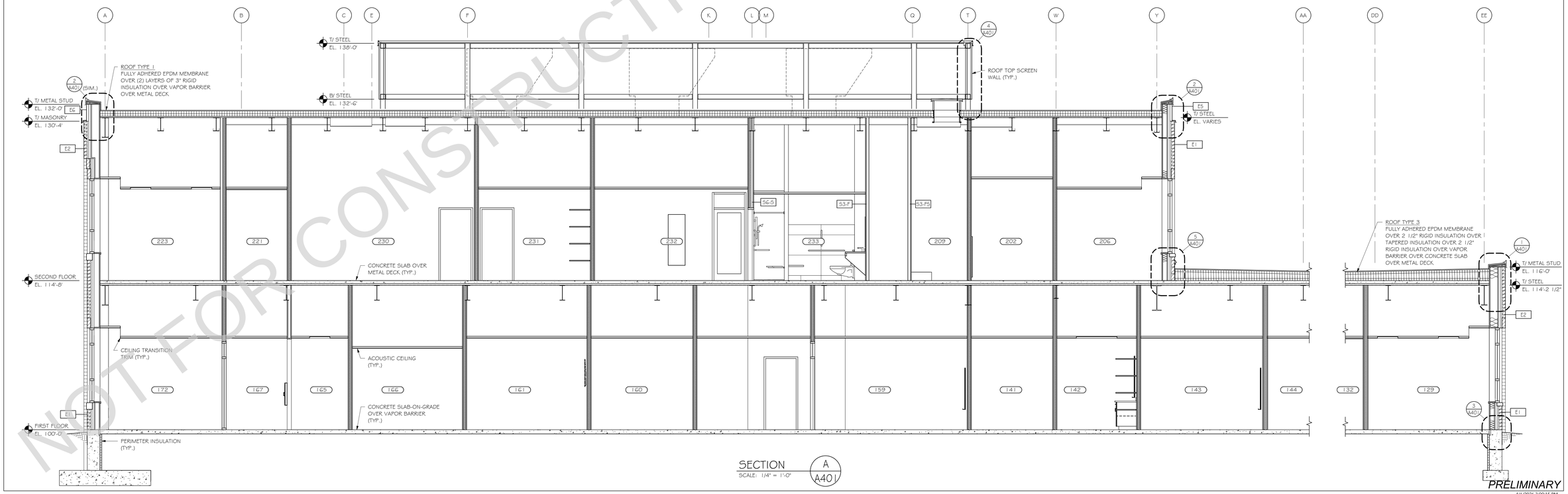
2
A401

1 1/2" = 1'-0"



1
A401

1 1/2" = 1'-0"



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

A
A401

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 3:09:15 PM

design matters..
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

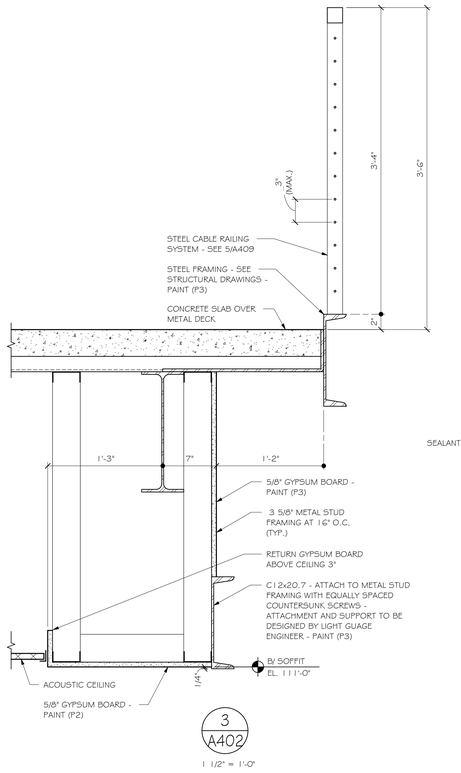
SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

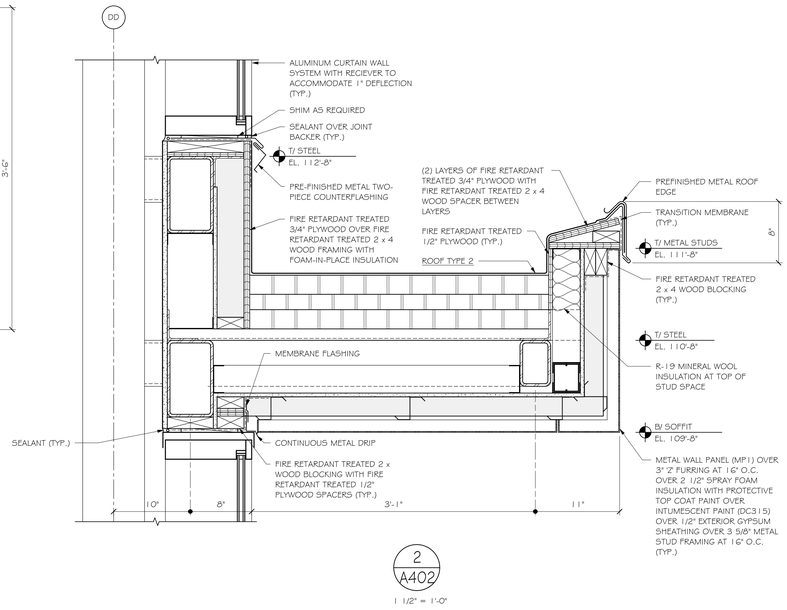
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing by a third party is strictly prohibited without written permission. © Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A401**



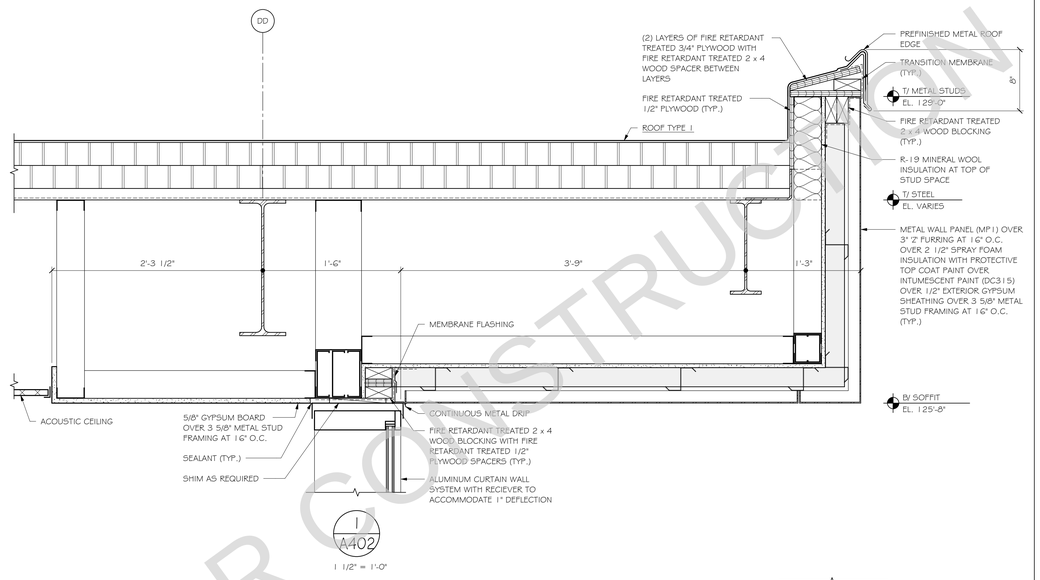
3
A402

1 1/2" = 1'-0"



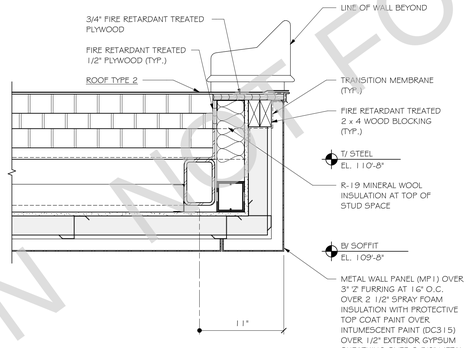
2
A402

1 1/2" = 1'-0"



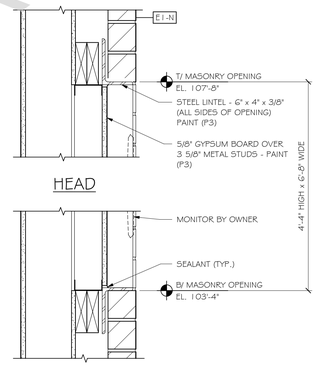
1
A402

1 1/2" = 1'-0"



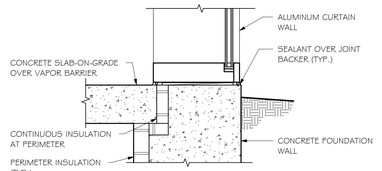
6
A402

1 1/2" = 1'-0"



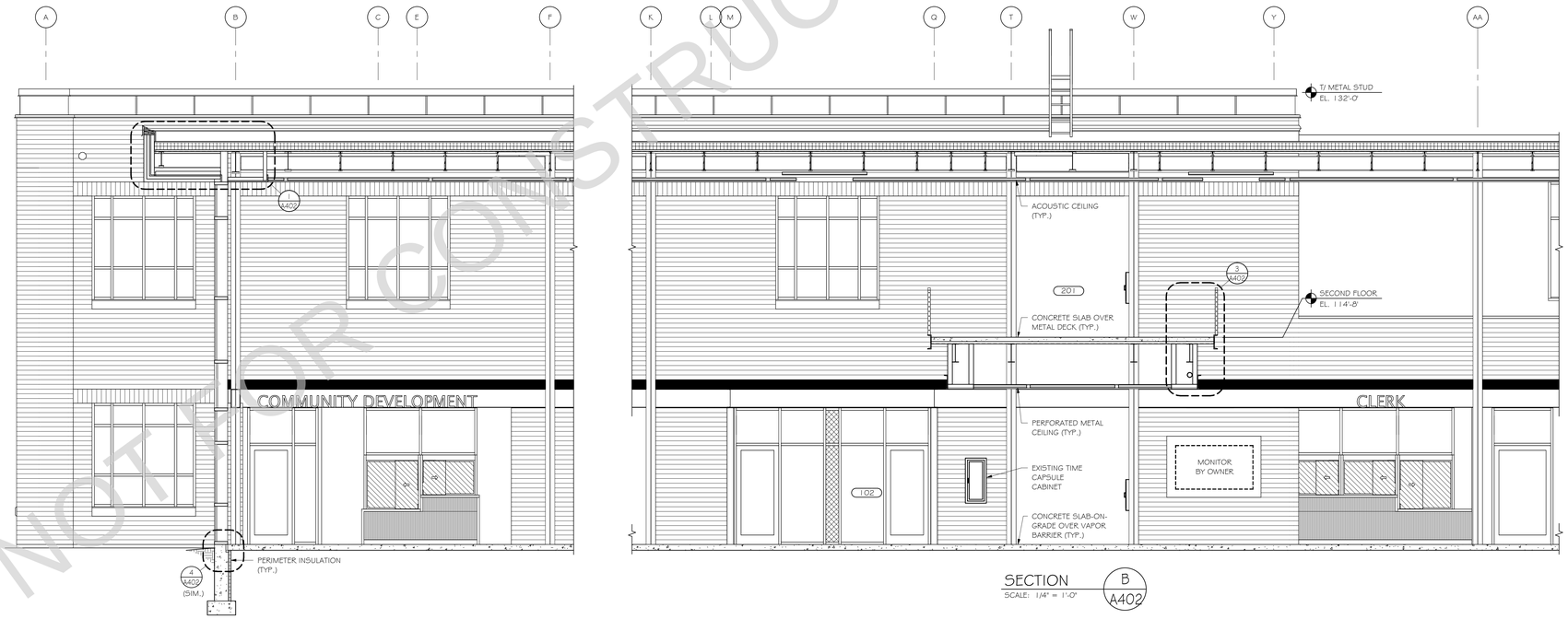
5
A402

1 1/2" = 1'-0"



4
A402

1 1/2" = 1'-0"



NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

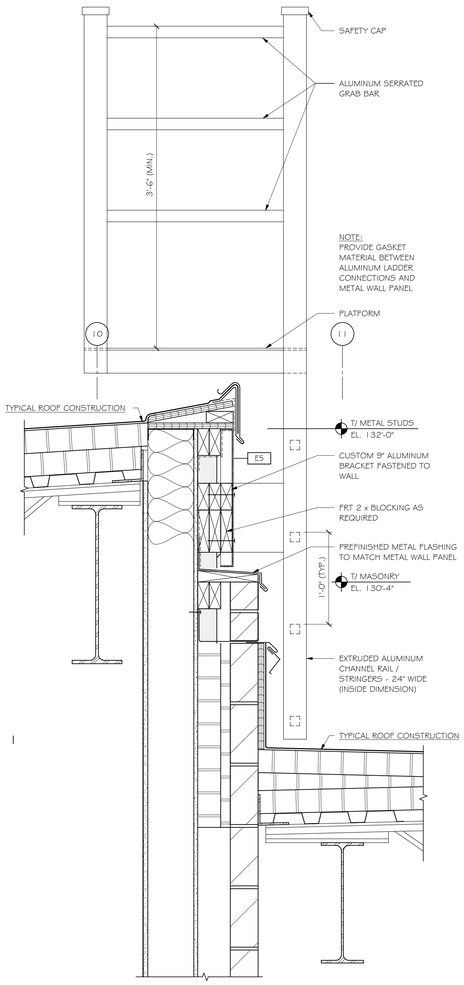
Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by properly compensating Somerville, Inc. © Somerville, Inc. 2026

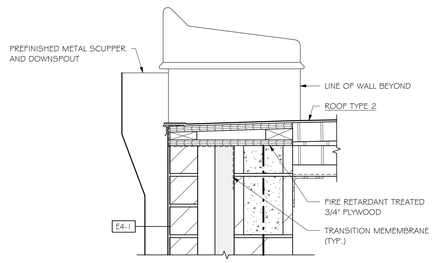
Date:
4/6/2026
Project No.
7997
Sheet:
A402

PRELIMINARY
4/6/2026 2:30:43 PM



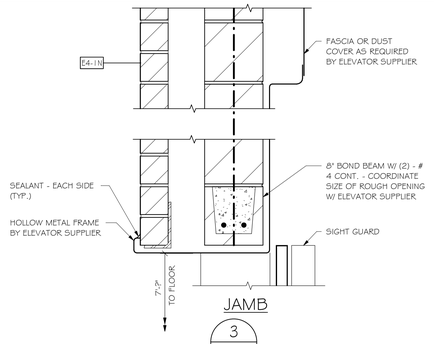
7
A403

1 1/2" = 1'-0"



4
A403

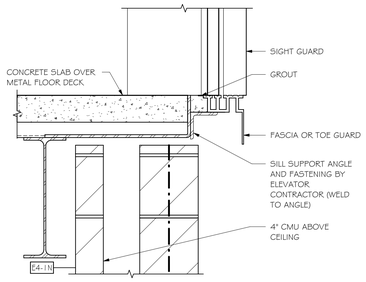
1 1/2" = 1'-0"



JAMB

3
A403

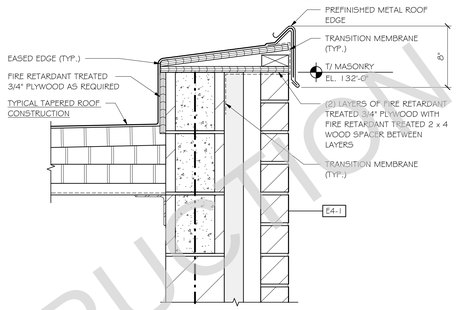
1 1/2" = 1'-0"



SILL

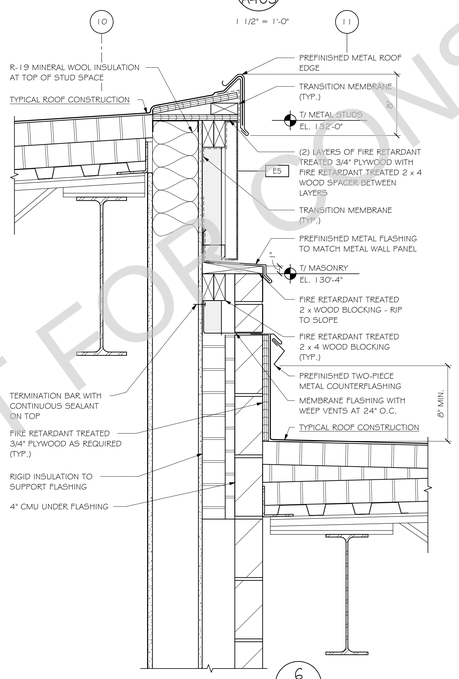
2
A403

1 1/2" = 1'-0"



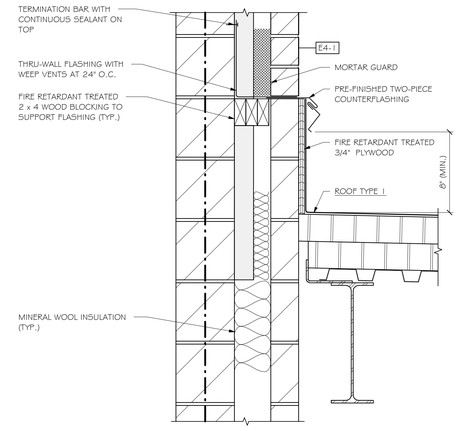
1
A403

1 1/2" = 1'-0"



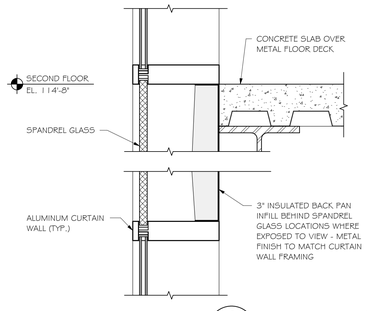
6
A403

1 1/2" = 1'-0"



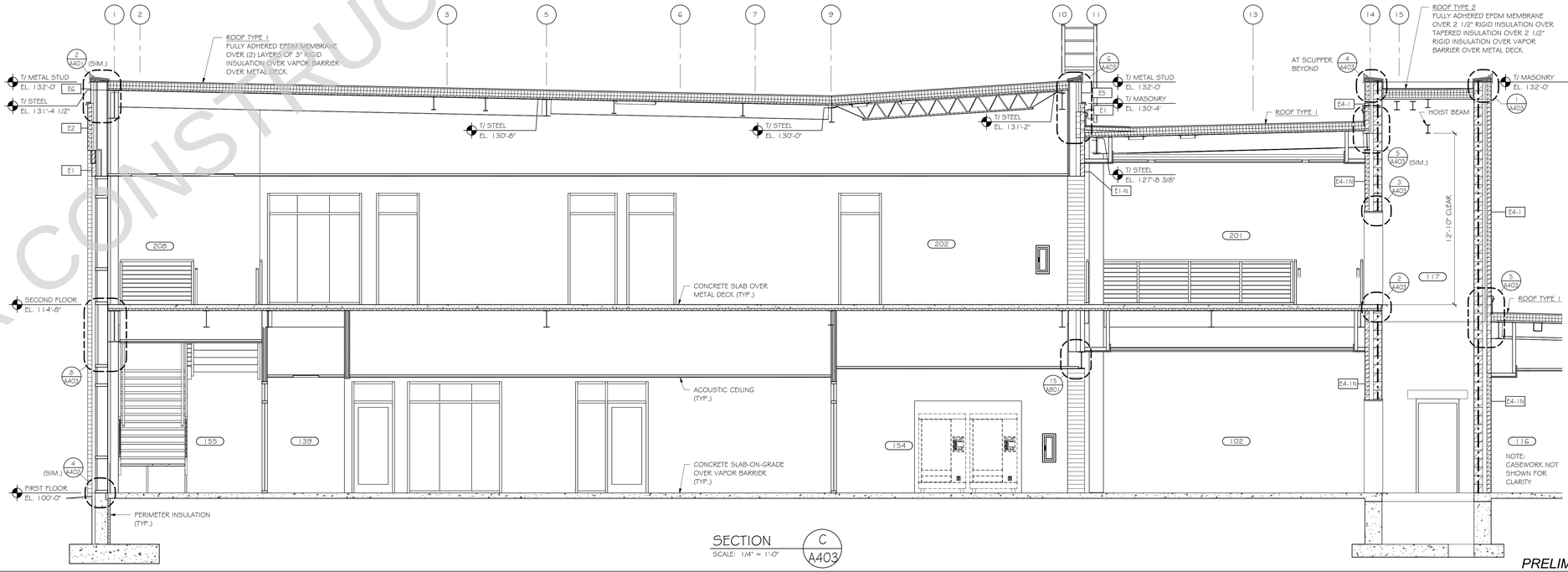
5
A403

1 1/2" = 1'-0"



8
A403

1 1/2" = 1'-0"



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

C
A403

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:30:46 PM

somerville architects | engineers
design matters.
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

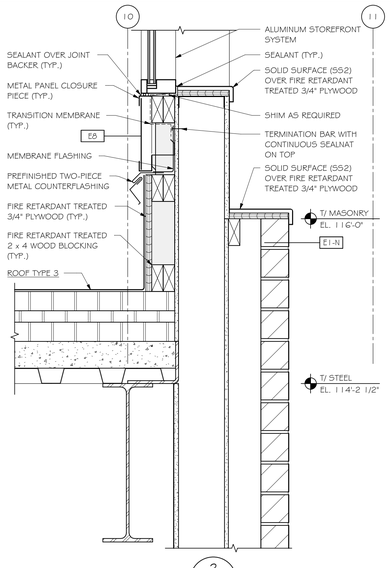
SCALE VERIFICATION
1" AT FULL SCALE

Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

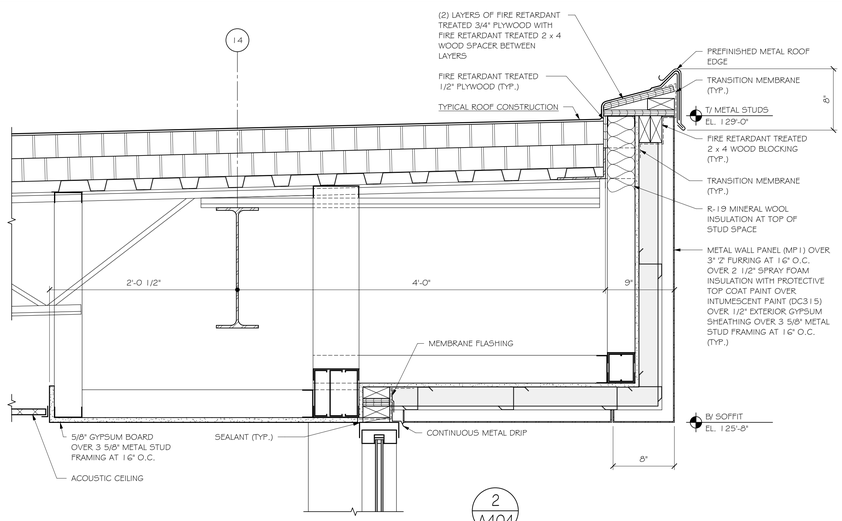
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing is by agreement only. Unauthorized reuse without permission is prohibited. © Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A403**



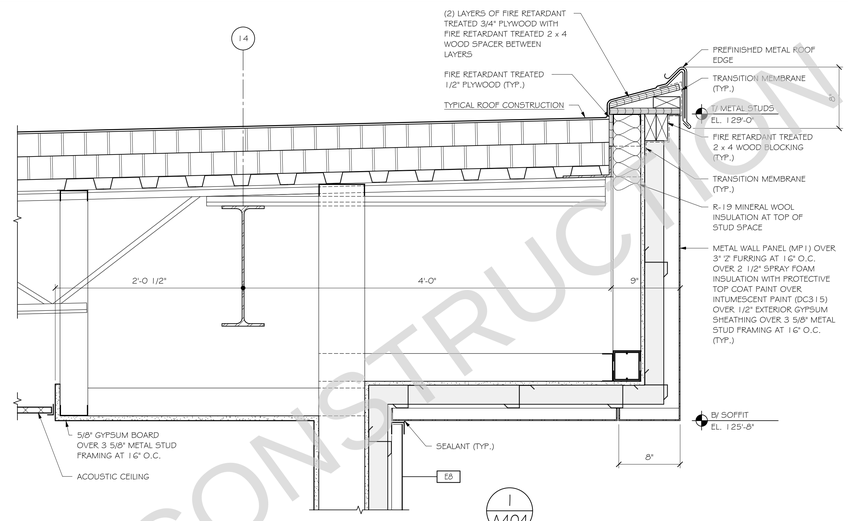
3
A404

1 1/2" = 1'-0"



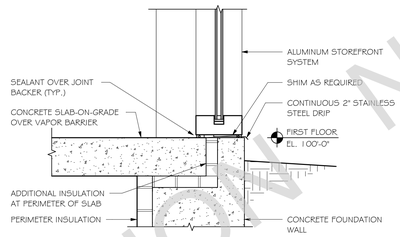
2
A404

1 1/2" = 1'-0"



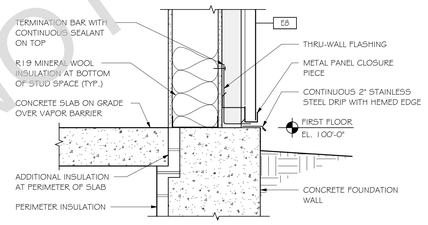
1
A404

1 1/2" = 1'-0"



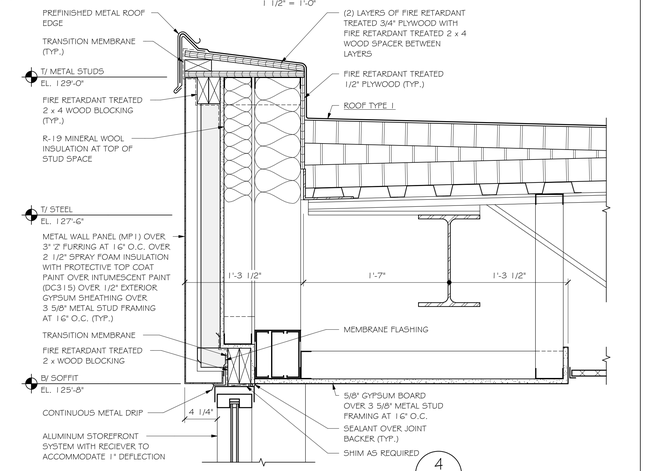
6
A404

1 1/2" = 1'-0"



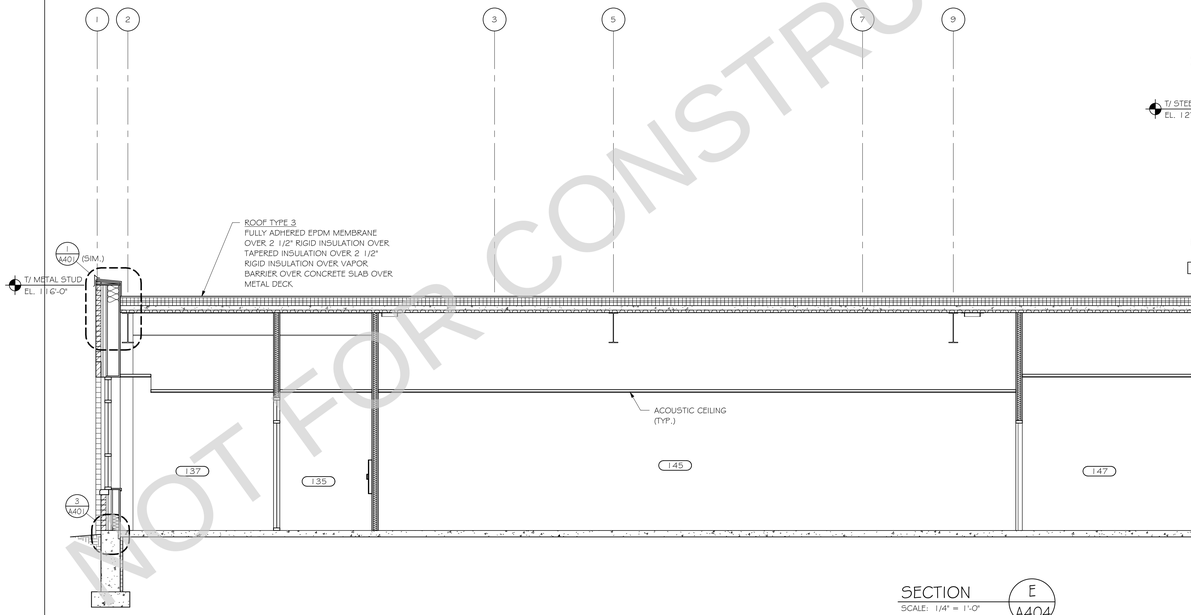
5
A404

1 1/2" = 1'-0"



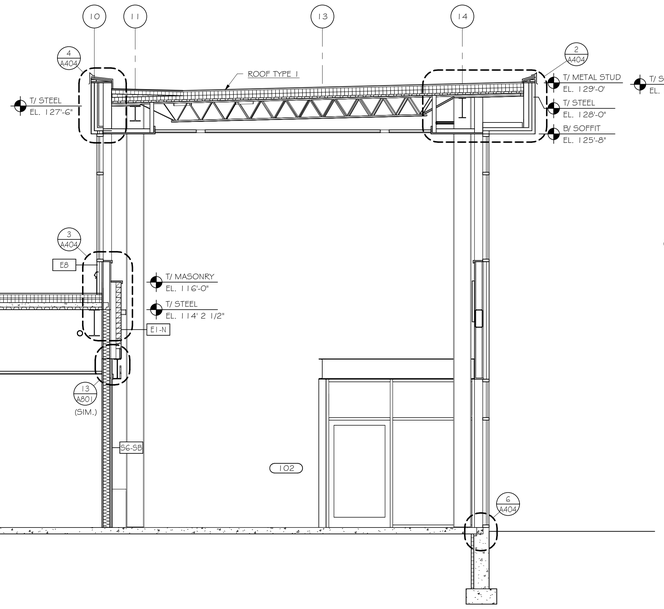
4
A404

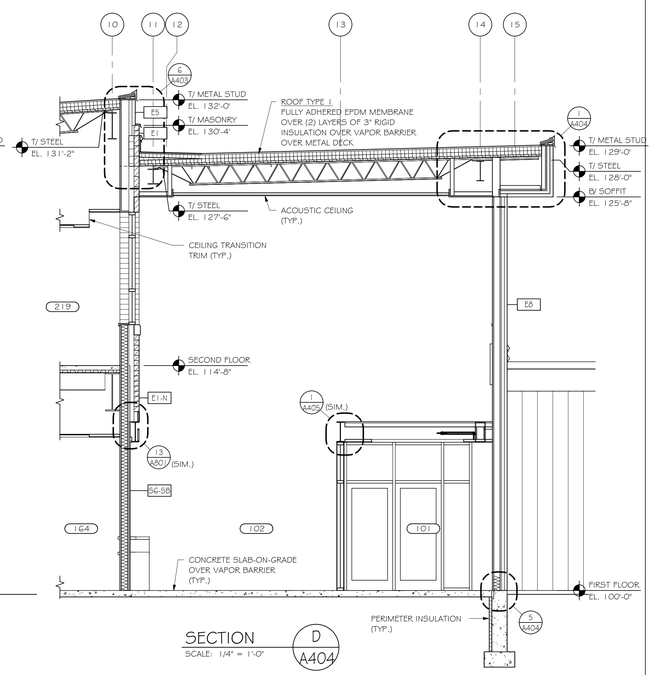
1 1/2" = 1'-0"



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

A404





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

A404

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:30:49 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

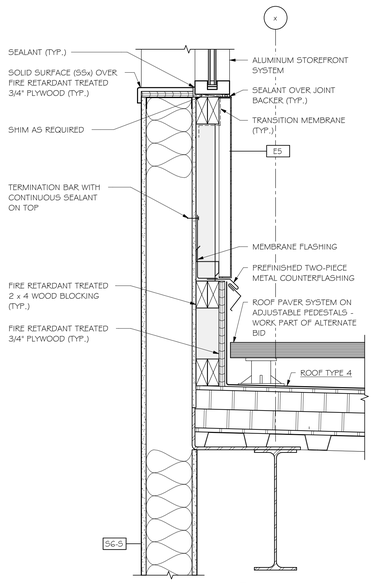
SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

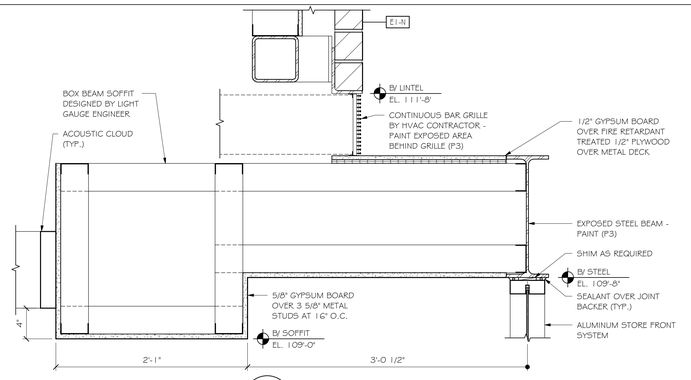
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by contacting the owner/author of record. ©Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A404**



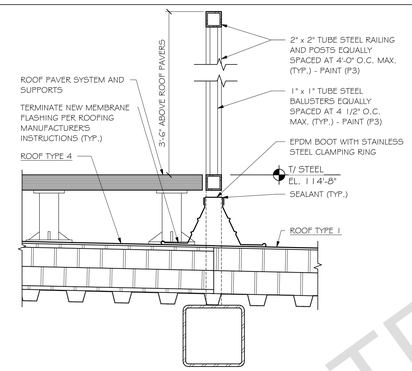
4
A405

1 1/2" = 1'-0"



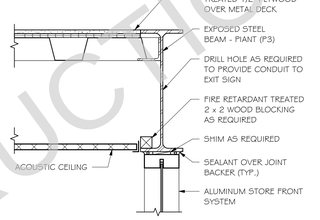
3
A405

1 1/2" = 1'-0"



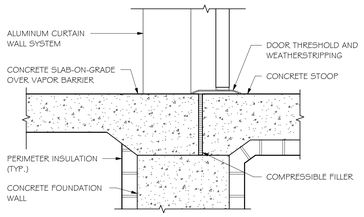
2
A405

1 1/2" = 1'-0"



1
A405

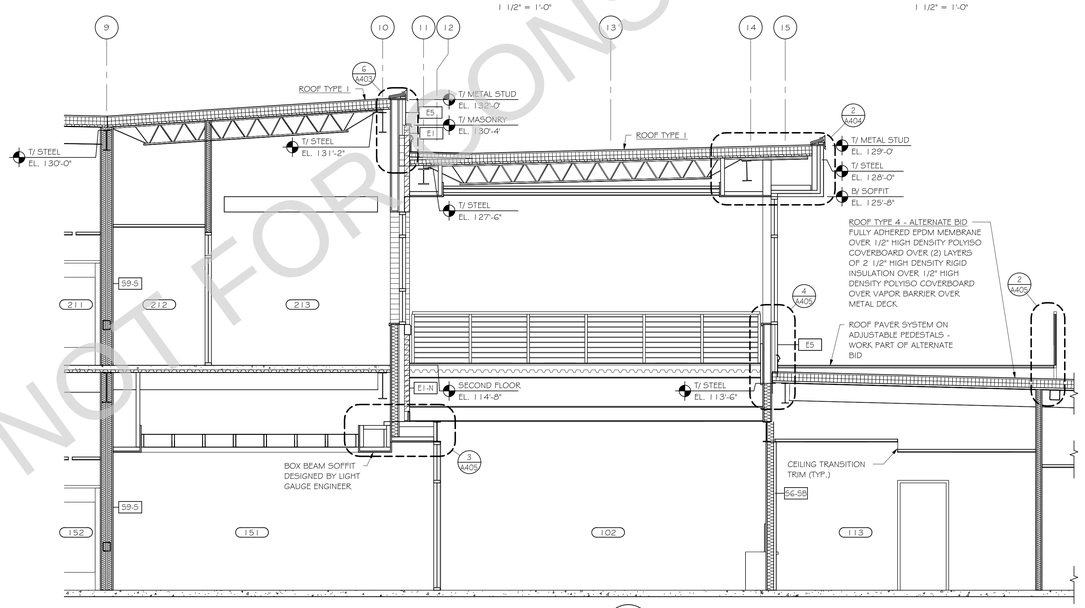
1 1/2" = 1'-0"



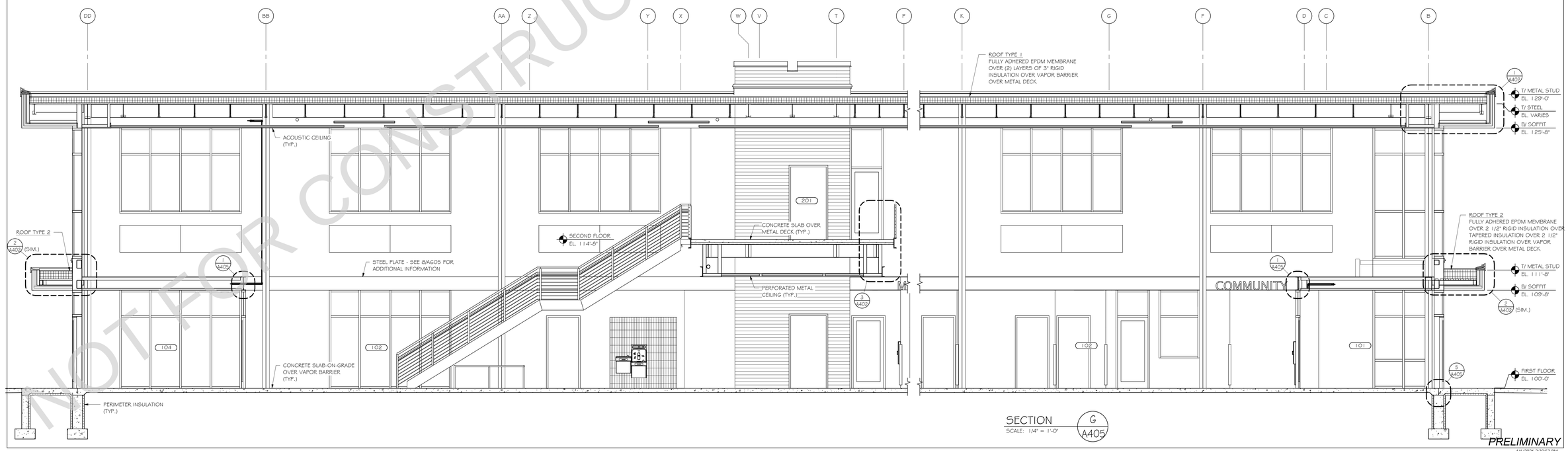
SILL

5
A405

1 1/2" = 1'-0"



SECTION F
SCALE: 1/4" = 1'-0"
A405



SECTION G
SCALE: 1/4" = 1'-0"
A405

NOT FOR CONSTRUCTION

PRELIMINARY

4/6/2026 2:30:53 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

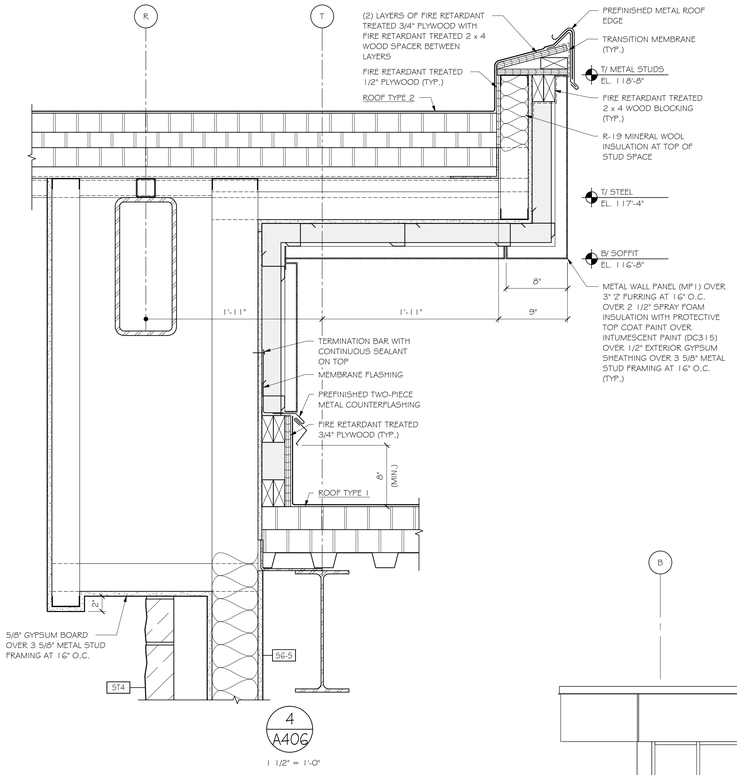
SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

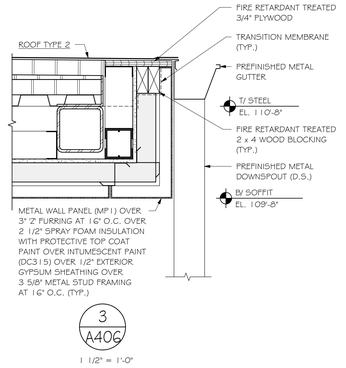
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by writing to somerville@somervilleinc.com ©Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A405**



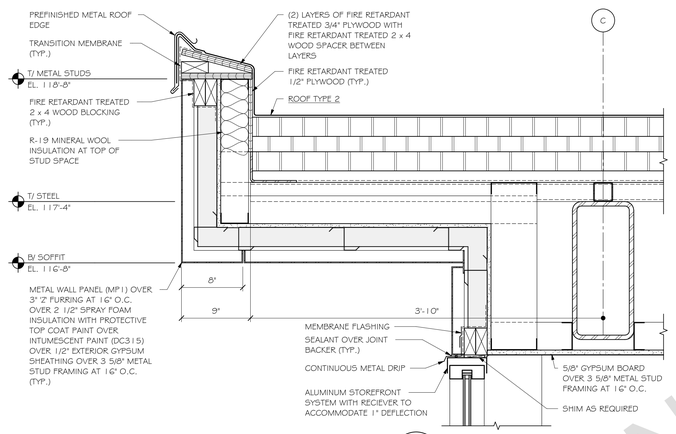
4 A406

1 1/2" = 1'-0"



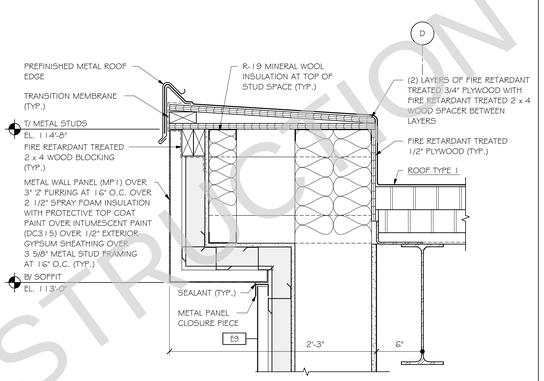
3 A406

1 1/2" = 1'-0"



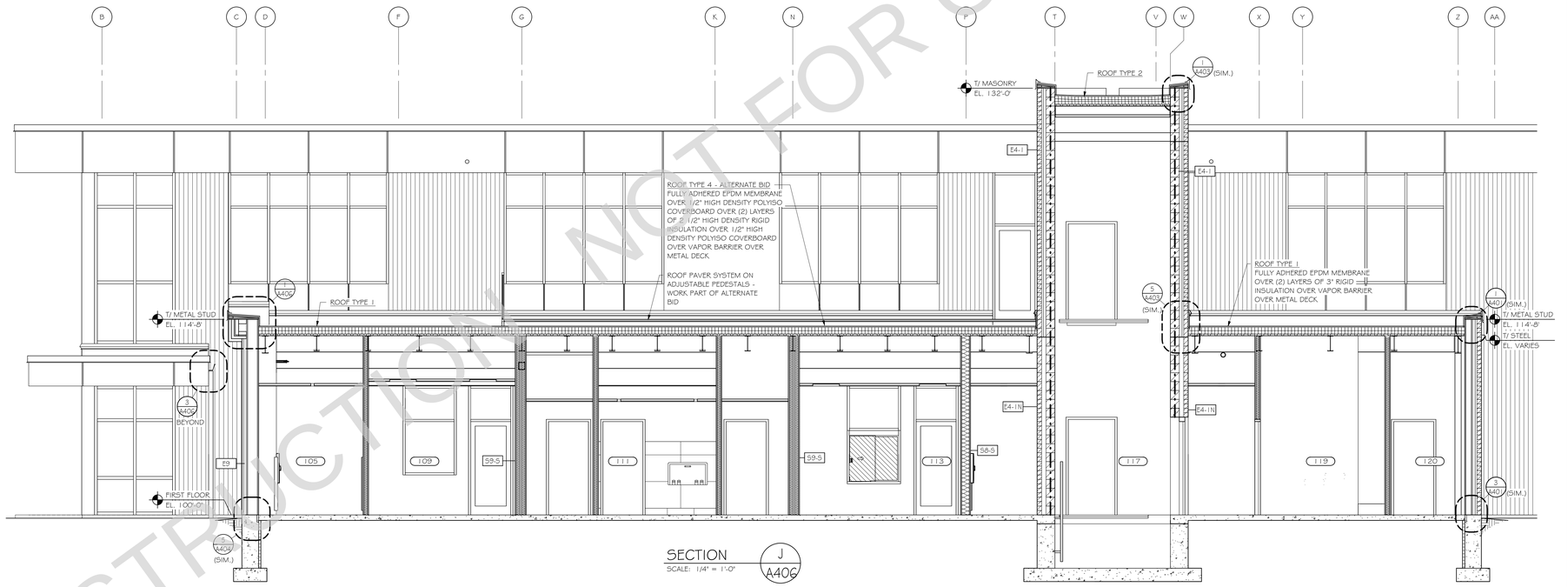
2 A406

1 1/2" = 1'-0"



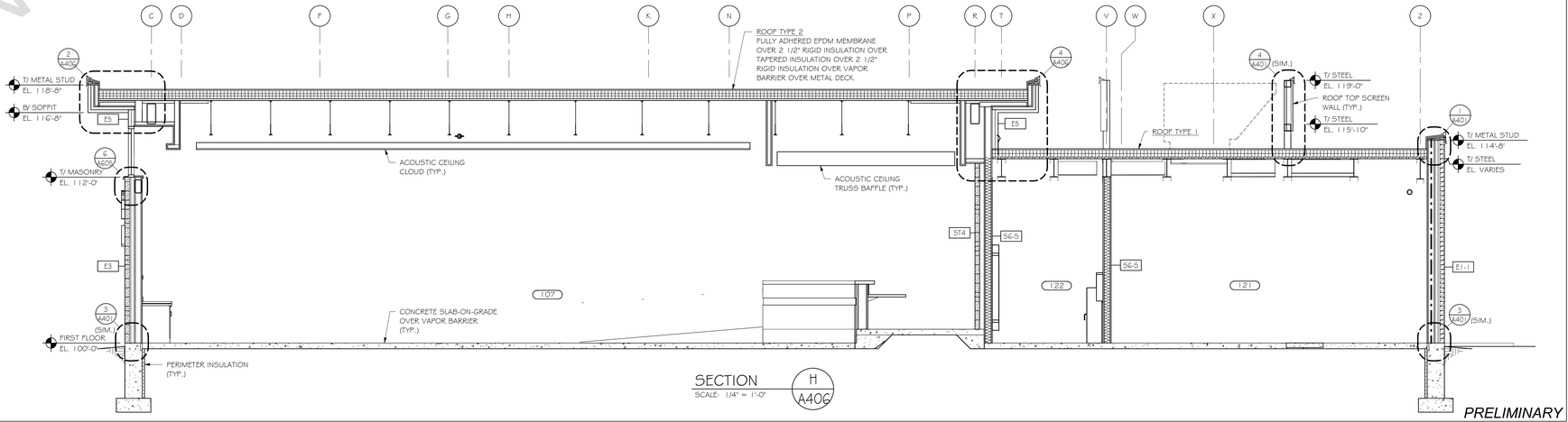
1 A406

1 1/2" = 1'-0"



SECTION J A406

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



SECTION H A406

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

NOT FOR CONSTRUCTION

PRELIMINARY

4/6/2026 2:30:56 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

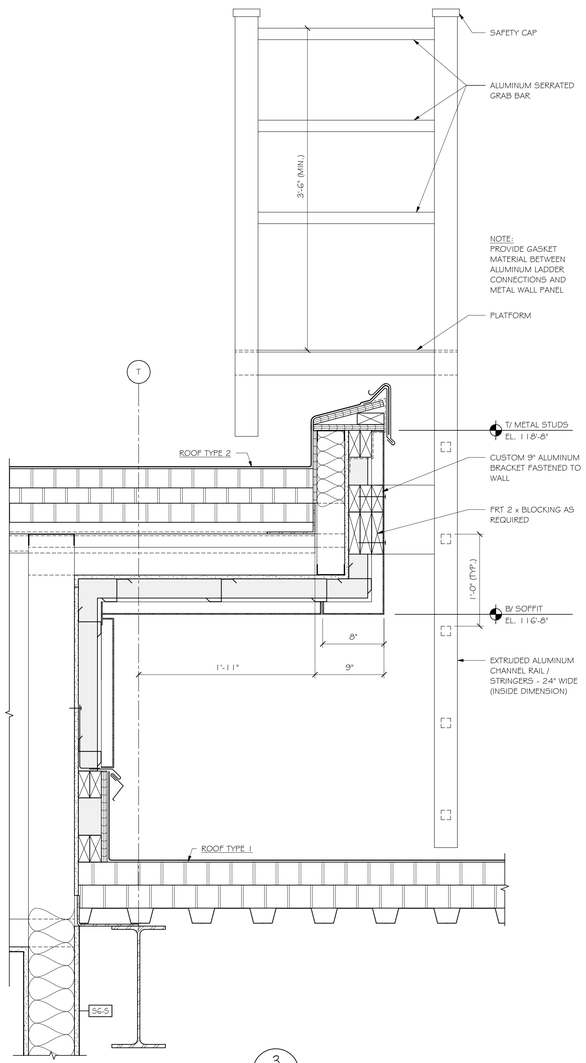
SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

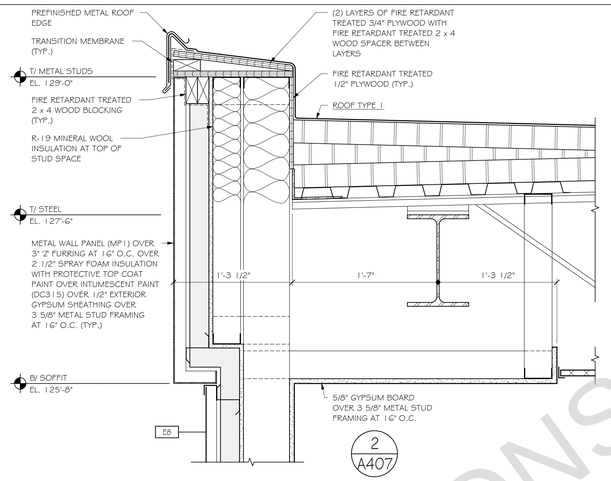
NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by making a request at info@somervilleinc.com

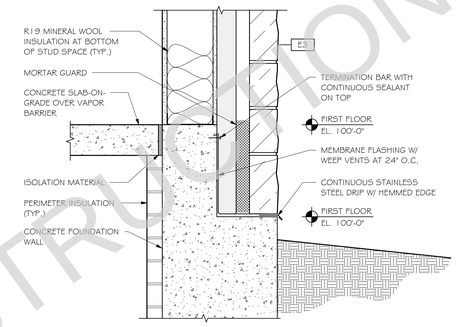
Date: 4/6/2026
Project No. 7997
Sheet: **A406**



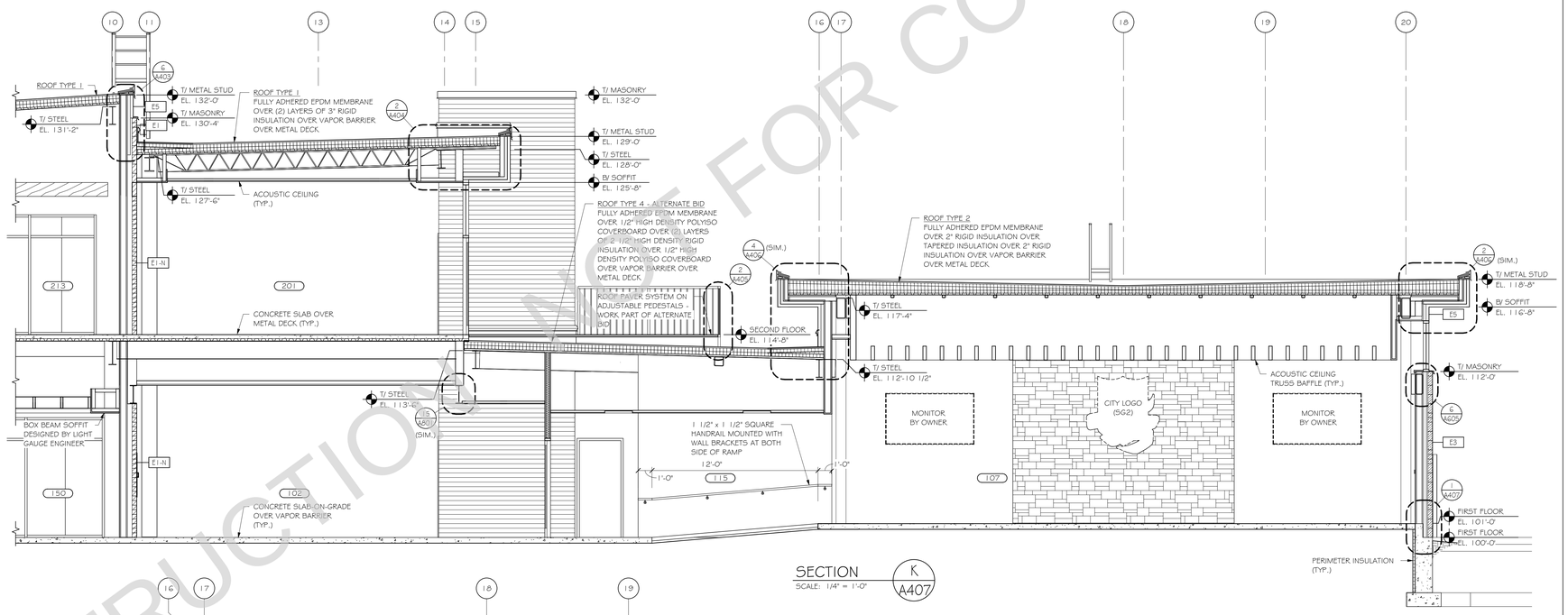
3 / A407
1 1/2" = 1'-0"



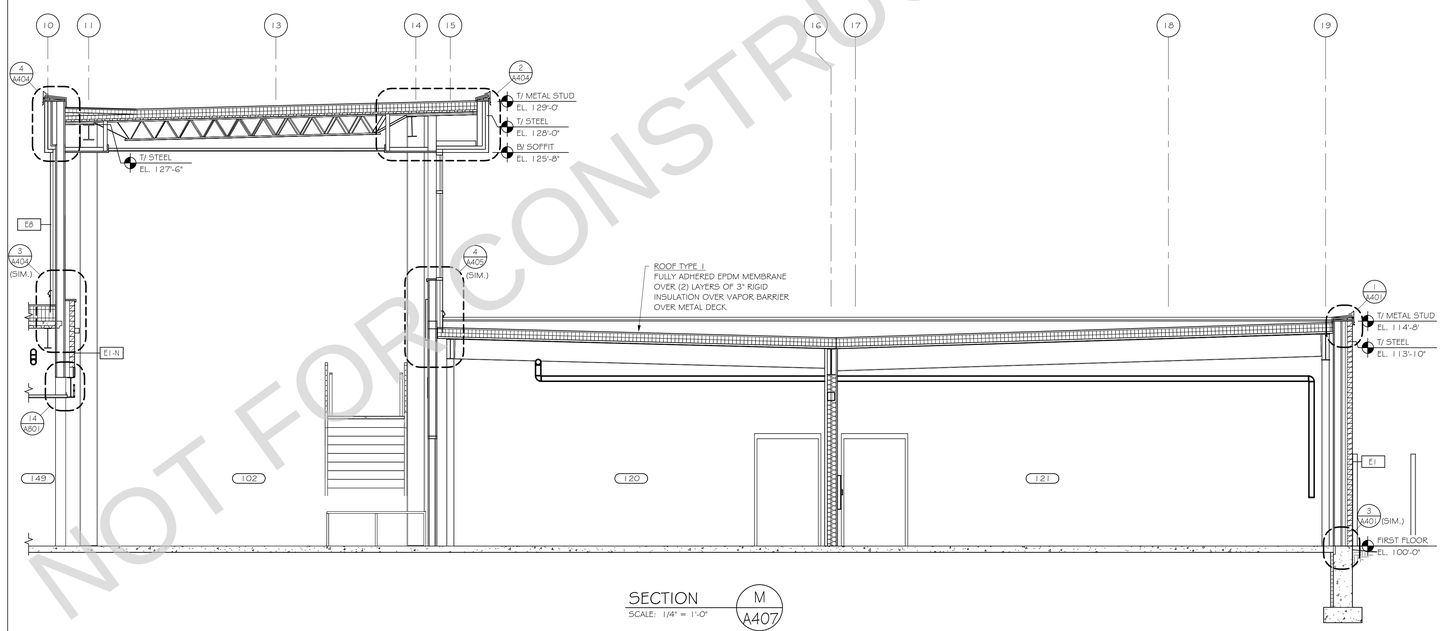
2 / A407
1 1/2" = 1'-0"



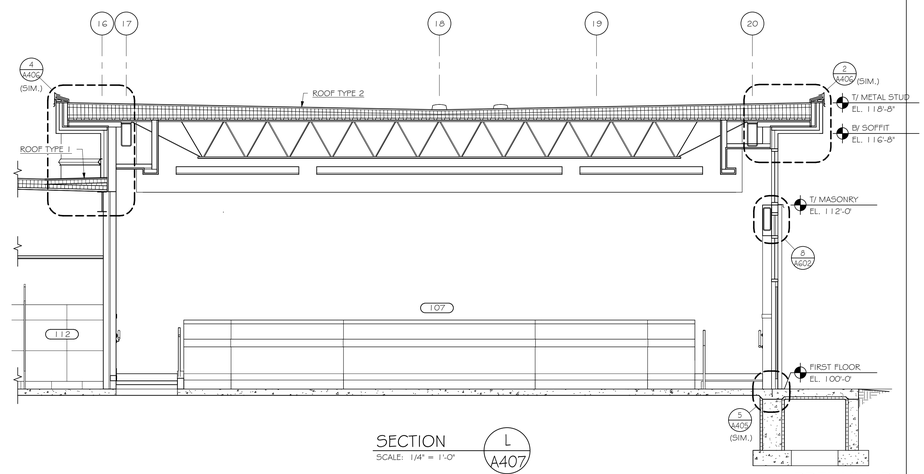
1 / A407
1 1/2" = 1'-0"



SECTION K / A407
SCALE: 1/4" = 1'-0"



SECTION M / A407
SCALE: 1/4" = 1'-0"



SECTION L / A407
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:31:00 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

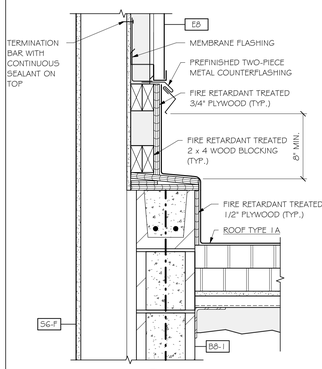
SCALE VERIFICATION
1" AT FULL SCALE

Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

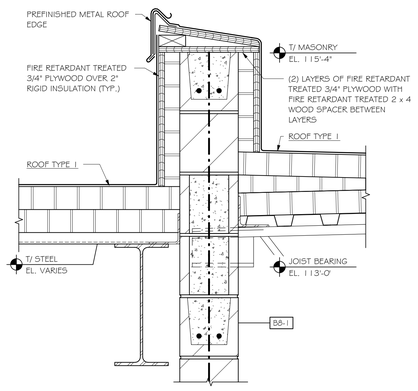
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing will be granted by an executed Somerville, Inc. agreement.

Date:
4/6/2026
Project No.
7997
Sheet:
A407



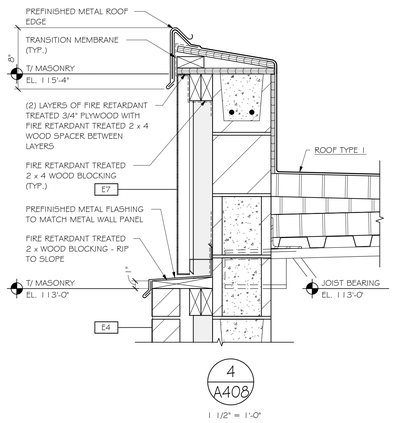
6 A408

1 1/2" = 1'-0"



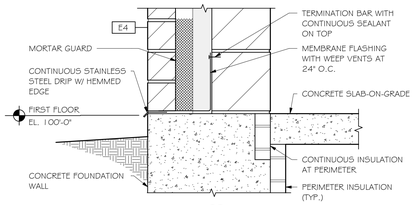
5 A408

1 1/2" = 1'-0"



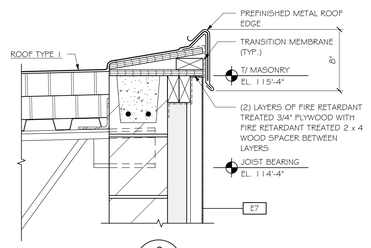
4 A408

1 1/2" = 1'-0"



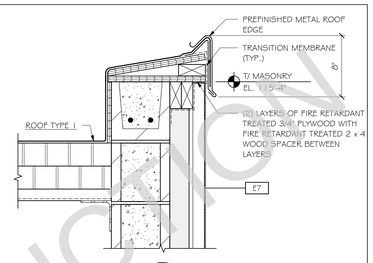
3 A408

1 1/2" = 1'-0"



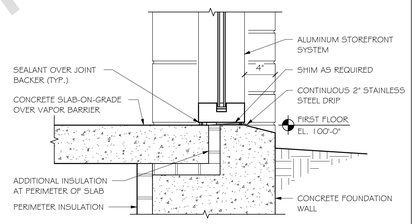
2 A408

1 1/2" = 1'-0"



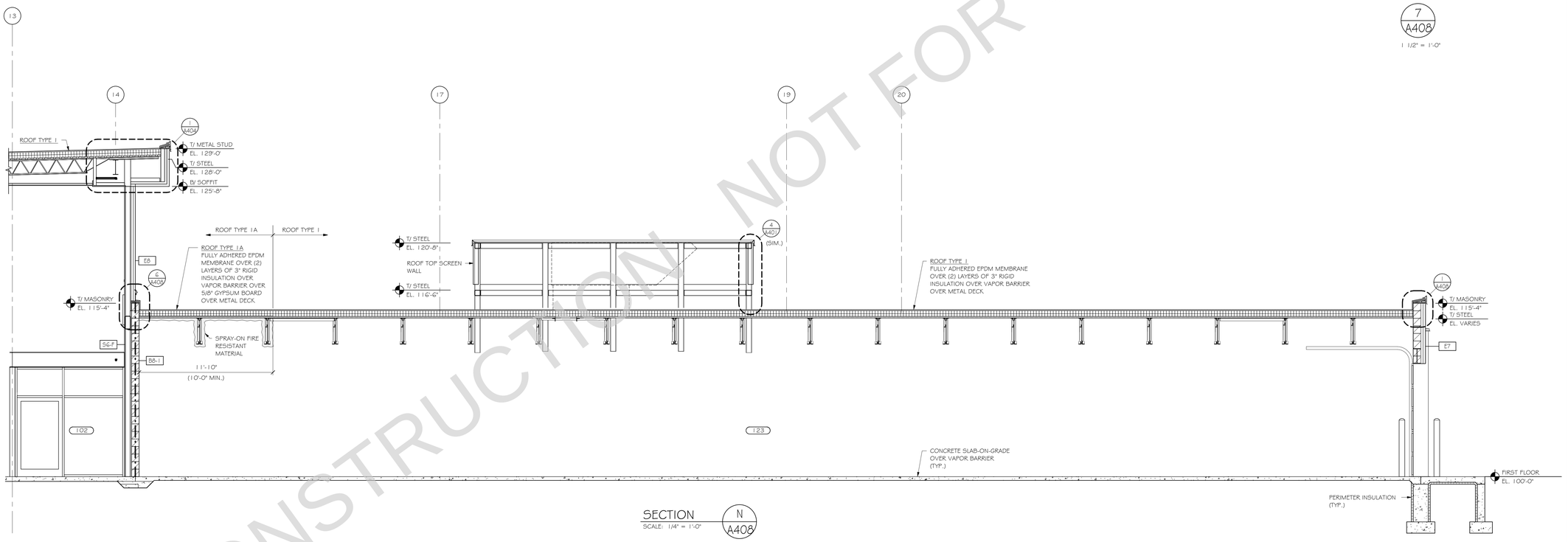
1 A408

1 1/2" = 1'-0"

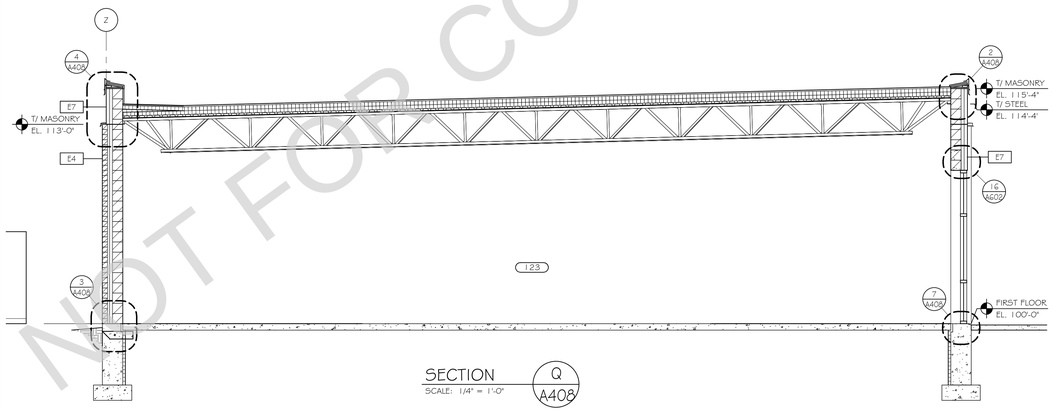


7 A408

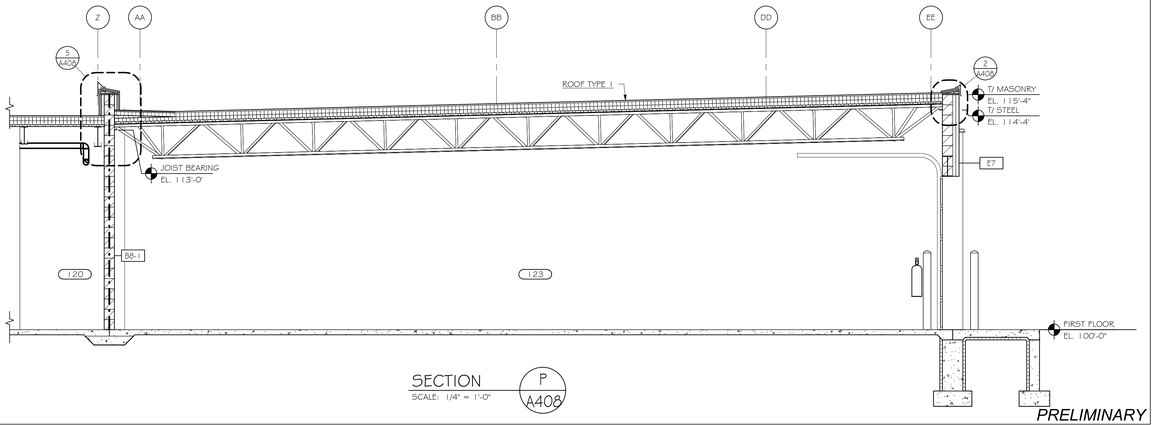
1 1/2" = 1'-0"



SECTION N
SCALE: 1/4" = 1'-0"
A408



SECTION Q
SCALE: 1/4" = 1'-0"
A408



SECTION P
SCALE: 1/4" = 1'-0"
A408

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:31:04 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

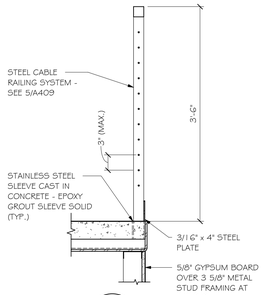
SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

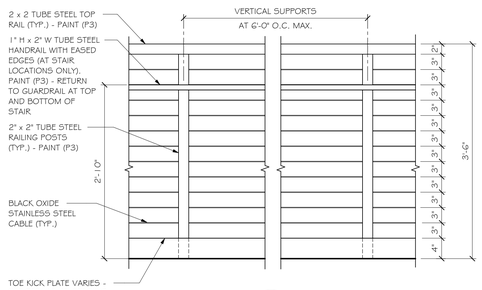
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by writing to somerville@somervilleinc.com Somerville, Inc. ©2026

Date: 4/6/2026
Project No. 7997
Sheet: **A408**



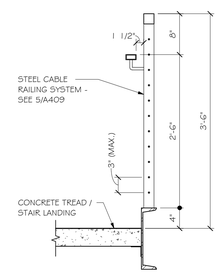
6 A409

1" = 1'-0"



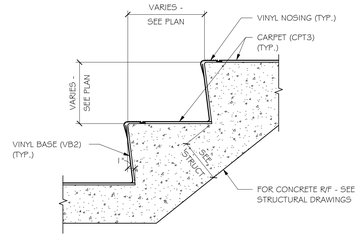
5 A409

1" = 1'-0"



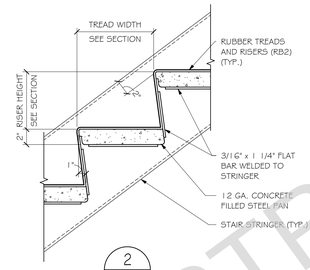
4 A409

1" = 1'-0"



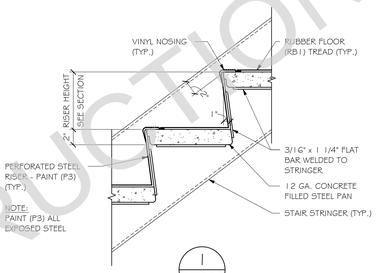
3 A409

1 1/2" = 1'-0"



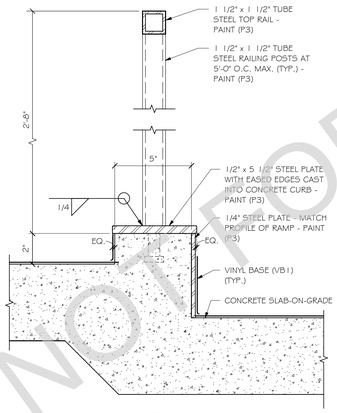
2 A409

1 1/2" = 1'-0"



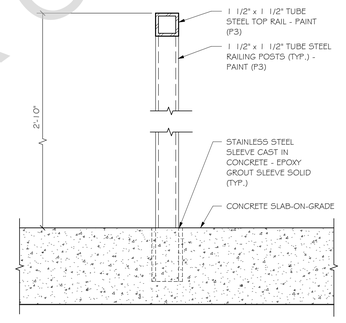
1 A409

1 1/2" = 1'-0"



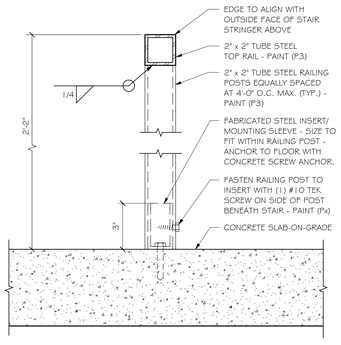
9 A409

3" = 1'-0"



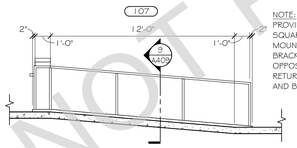
8 A409

3" = 1'-0"



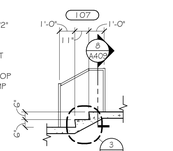
7 A409

3" = 1'-0"



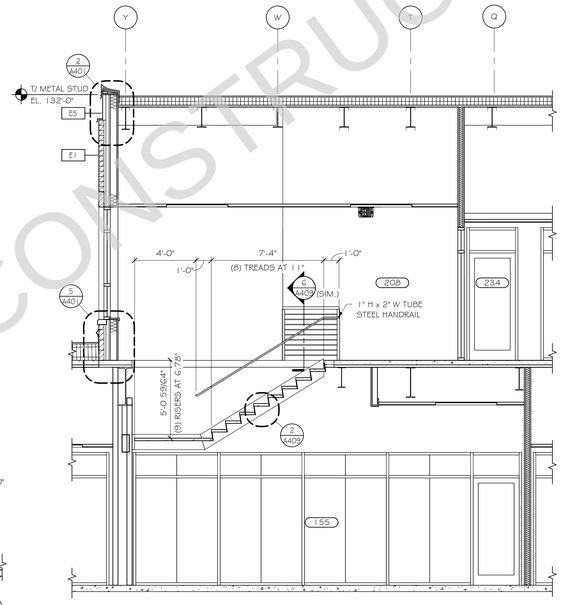
SECTION 55 A409

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



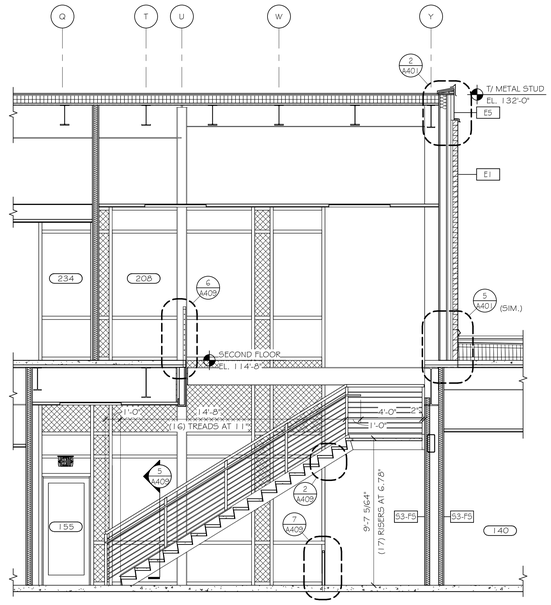
SECTION 54 A409

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



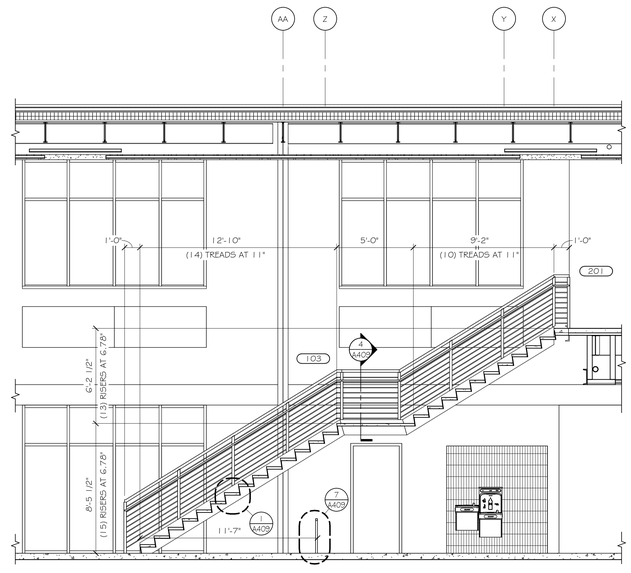
SECTION 53 A409

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



SECTION 52 A409

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



SECTION 51 A409

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

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

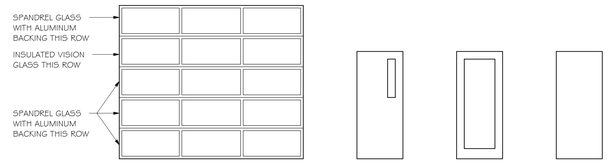
Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by purchasing drawings/specifications from Somerville, Inc. ©Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A409**

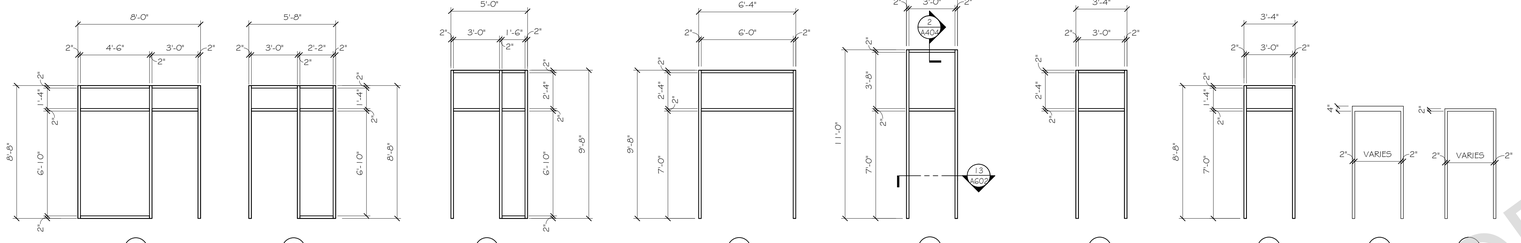
PRELIMINARY
4/6/2026 2:31:08 PM



OH (ALUMINUM AND GLASS OVERHEAD) · NL (NARROW LITE) · FG (FULL GLASS) · F (FLUSH)

DOOR TYPES

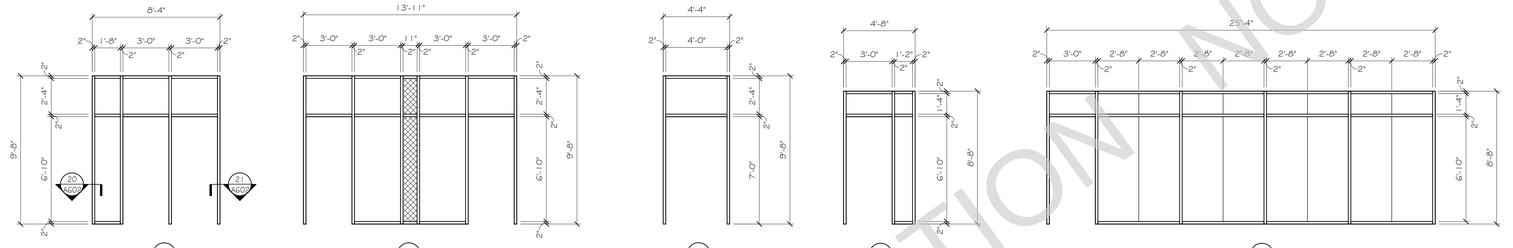
SCALE: 1/4" = 1'-0"



9 (STOREFRONT SYSTEM) · 8 (HOLLOW METAL) · 7 (STOREFRONT SYSTEM) · 6 (STOREFRONT SYSTEM) · 5 (STOREFRONT SYSTEM) · 4 (STOREFRONT SYSTEM) · 3 (HOLLOW METAL) · 2 · 1

FRAME TYPES

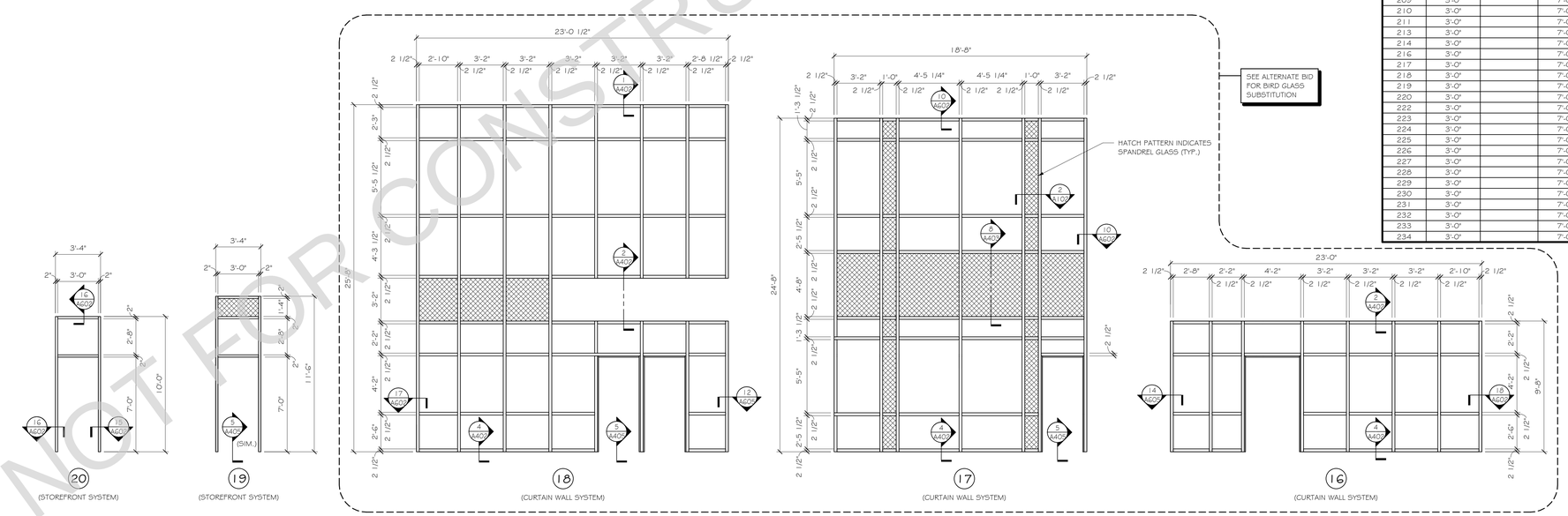
SCALE: 1/4" = 1'-0"



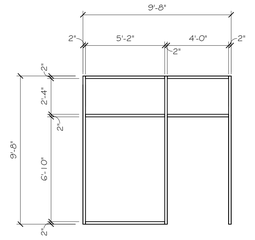
14 (STOREFRONT SYSTEM) · 13 (STOREFRONT SYSTEM) · 12 (STOREFRONT SYSTEM) · 11 (HOLLOW METAL) · 10

FRAME TYPES (CONTINUED)

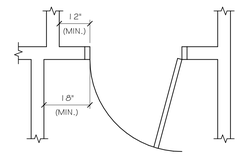
SCALE: 1/4" = 1'-0"



20 (STOREFRONT SYSTEM) · 19 (STOREFRONT SYSTEM) · 18 (CURTAIN WALL SYSTEM) · 17 (CURTAIN WALL SYSTEM) · 16 (CURTAIN WALL SYSTEM)



15 (STOREFRONT SYSTEM)



MINIMUM CLEARANCE AT DOORS WITH CLOSERS

1 / A601

FRAME TYPES (CONTINUED)

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

DOOR SCHEDULE-GARAGE ALTERNATE

MARK	DOOR LEAF 1	DOOR LEAF 2	DOOR HEIGHT	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	FRAME TYPE	FRAME DETAIL	FIRE RATING	ELEC. REQ.	HARDWARE GROUP	NOTES
120	4'-0"		7'-0"	FRP	F	FRP	1	11/A602	45 MIN.	YES	25	2, 4
121	4'-0"		7'-0"	FRP	F	FRP	1	11/A602	45 MIN.	YES	25	2, 4
123A	3'-0"		7'-0"	HM	F	HM	2	12/A602	45 MIN.	--	26	2
123B	12'-0"		10'-0"	AL	OH	AL	--	15/A602	--	YES	--	1, 2
123C	3'-0"		7'-0"	AL	FG	AL	20	15/A602, 16/A602	--	--	AL8	1, 2
123D	12'-0"		10'-0"	AL	OH	AL	--	15/A602	--	YES	--	1, 2
123E	3'-0"		7'-0"	AL	FG	AL	20	15/A602, 16/A602	--	--	AL8	1, 2

DOOR SCHEDULE NOTES:

1. DOOR TO HAVE FROSTED FILM.
2. DOOR PART OF ALTERNATE BID.
3. PROVIDE SAFETY FILM ON GLASS OF DOOR AND SIDE LIGHT WHERE APPLICABLE.
4. CARD READER - VERIFY EXACT LOCATION WITH OWNER.
5. MOTORIZED DOOR OPERATOR.
6. PROVIDE AUTO DOOR BOTTOMS.
7. PROVIDE SOLID SURFACE THRESHOLD - COORDINATE SIZE OF OPENING WIDTH. FEATHER FLOOR ON EACH SIDE OF THRESHOLD FOR TOP OF FINISHED FLOORING TO BE FLUSH WITH THRESHOLD.

DOOR SCHEDULE

MARK	DOOR LEAF 1	DOOR LEAF 2	DOOR HEIGHT	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	FRAME TYPE	FRAME DETAIL	FIRE RATING	ELEC. REQ.	HARDWARE GROUP	NOTES
101A	3'-0"		7'-0"	AL	FG	AL	18	1/A402, 2/A402, 4/A402, 5/A405, 17/A602, 12/A605	--	--	AL1	
101B	3'-0"		7'-0"	AL	FG	AL	18	1/A402, 2/A402, 4/A402, 5/A405, 17/A602, 12/A605	--	YES	AL1	4, 5
101C	3'-0"		7'-0"	AL	FG	AL	14	1/A405, 21/A602	--	--	AL2	
101D	3'-0"		7'-0"	AL	FG	AL	14	1/A405, 20/A602	--	YES	AL2	4, 5
104A	4'-0"		7'-0"	AL	FG	AL	16	2/A402, 4/A402, 5/A405, 18/A602, 14/A605	--	YES	AL3	4, 5
104B	4'-0"		7'-0"	AL	FG	AL	15	1/A405	--	YES	AL4	4, 5
106	3'-0"	3'-0"	7'-0"	AL	FG	AL	6	5/A602	--	YES	AL5	4, 5
107	3'-0"		7'-0"	AL	FG	AL	19	5/A405 (SIM.), 8/A602	--	--	AL6	1
108	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	01	
109	3'-0"		7'-0"	AL	FG	AL	4	6/A602	--	YES	AL7	1, 4
110	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	YES	02	5
111	3'-0"		7'-0"	WD	F	HM	1	3/A602	--	--	03	
112	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	YES	02	5
113A	3'-0"		7'-0"	AL	FG	AL	4	6/A602	--	YES	AL7	3, 4
113B	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	YES	04	4
114	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	05	
115	3'-0"		7'-0"	WD	FG	HM	1	2/A602	--	YES	06	1, 4, 5
116A	3'-0"		7'-0"	WD	FG	HM	1	2/A602	--	YES	07	1, 4
116B	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	01	
117	3'-0"		7'-0"	HM	F	HM	2	7/A602	45 MIN.	--	08	
119	3'-0"		7'-0"	HM	F	HM	1	2/A602	--	YES	05	4
120A	4'-0"		7'-0"	FRP	F	FRP	2	9/A602	45 MIN.	YES	09	4
120B	3'-0"		7'-0"	WD	F	HM	1	3/A602	--	--	05	
121	4'-0"		7'-0"	FRP	F	FRP	2	9/A602	45 MIN.	YES	09	4
122A	4'-0"		7'-0"	HM	F	HM	1	3/A602	--	--	10	
122B	3'-0"		7'-0"	HM	F	HM	1	3/A602	--	--	11	
124	3'-0"		7'-0"	AL	FG	AL	7	5/A602	--	YES	AL7	3, 4
127	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
128	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
129	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
130	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
131	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
134	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	05	
135	3'-0"		7'-0"	WD	FG	HM	8	1/A602	--	--	13	
136	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
137	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
138	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
140	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	14	
141	3'-0"		7'-0"	AL	FG	AL	9	5/A602	--	YES	AL7	4
142A	3'-0"		7'-0"	WD	FG	HM	3	1/A602	--	--	13	
142B	3'-0"		7'-0"	WD	FG	HM	11	1/A602	--	YES	15	4
143	3'-0"		7'-0"	WD	F	HM	3	3/A602 (SIM.)	--	--	12	
144	3'-0"		7'-0"	WD	F	HM	3	3/A602 (SIM.)	--	YES	12	4
145A	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	YES	05	4
145B	4'-0"		7'-0"	WD	F	HM	1	2/A602	--	YES	16	4
146	3'-0"		7'-0"	WD	NL	HM	1	4/A602	--	--	05	
147A	4'-0"		7'-0"	AL	FG	AL	12	6/A602	--	YES	AL7	1, 3, 4
147B	4'-0"		7'-0"	AL	FG	AL	12	6/A602	--	YES	AL7	1, 3, 4
147C	3'-0"		7'-0"	WD	NL	HM	1	4/A602	--	YES	01	4
148A	3'-0"		7'-0"	AL	FG	AL	4	5/A602	--	YES	AL7	3, 4
148B	3'-0"		7'-0"	WD	FG	HM	8	1/A602	--	YES	13	4
150	3'-0"		7'-0"	AL	FG	AL	13	3/A405	--	YES	AL7	4
151	3'-0"		7'-0"	AL	FG	AL	13	3/A405	--	YES	AL7	4
152	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	17	
153	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	17	
155A	3'-0"		7'-0"	AL	FG	AL	17	4/A402, 5/A405, 10/A602	--	YES	AL8	4
155B	3'-0"		7'-0"	WD	FG	HM	10	1/A602	--	YES	18	4
156	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	14	
157	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	14	
158	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	19	
159	3'-0"		7'-0"	WD	F	HM	11	1/A602	--	--	12	
160	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
161	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
162A	3'-0"		7'-0"	AL	FG	AL	4	5/A602	--	--	AL7	3
162B	3'-0"		7'-0"	WD	FG	HM	11	1/A602	--	YES	13	4
164	3'-0"		7'-0"	AL	FG	AL	7	5/A602	--	YES	AL7	3, 4
166	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	15	
168	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
169	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
170	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
171	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
172	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
173	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
174	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
176	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
177	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
178	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
179	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	12	
180	3'-0"		7'-0"	WD	FG	HM	8	1/A602	--	--	13	
201	3'-0"		7'-0"	AL	FG	AL	5	2/A404, 13/A602	--	YES	AL9	2, 4
203	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	YES	20	4
205	3'-6"		7'-0"	WD	F	HM	3	1/A602	--	--	21	
206	3'-6"		7'-0"	WD	F	HM	3	1/A602	--	--	21	
207	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	YES	01	4
209	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	YES	05	4
210	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	02	
211	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	--	02	
213	3'-0"		7'-0"	WD	FG	HM	3	1/A602	--	YES	04	4
214	3'-0"		7'-0"	WD	FG	HM	8	19/A602	--	YES	01	3, 4
216	3'-0"		7'-0"	WD	NL	HM	3	1/A602	--	--	14	
217	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	14	
218	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	14	
219	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	14	
220	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	14	
222	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	14	
223	3'-0"		7'-0"	WD	F	HM	3	3/A602 (SIM.)	--	--	14	6, 7
224	3'-0"		7'-0"	WD	NL	HM	1	2/A602	--	--	14	
225	3'-0"		7'-0"	WD	F	HM	3	1/A602	--	--	22	
226	3'-0"		7'-0"	WD	NL	HM	1	2/A602	--	--	14	
227	3'-0"		7'-0"	WD	F	HM	3	3/A602 (SIM.)	--	--	14	6, 7
228	3'-0"		7'-0"	WD	F	HM	3	3/A602 (SIM.)	--	--	14	6, 7
229	3'-0"		7'-0"	WD	FG	HM	8	1/A602	--	YES	01	4
230	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	YES	01	4
231	3'-0"		7'-0"	WD	F	HM	1	2/A602	--	YES	13	4
232	3'-0"		7'-0"	WD	FG	HM	3	1/A602	--	--	23	1
233	3'-0"		7'-0"	WD	F	HM	1	3/A602	--	--	24	
234	3'-0"		7'-0"	WD	FG	HM	3	1/A602	--	--	23	

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

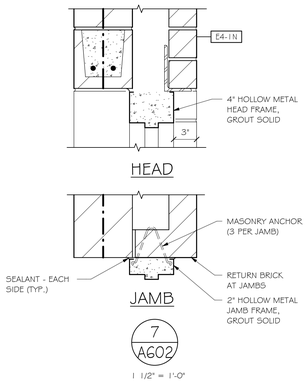
Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

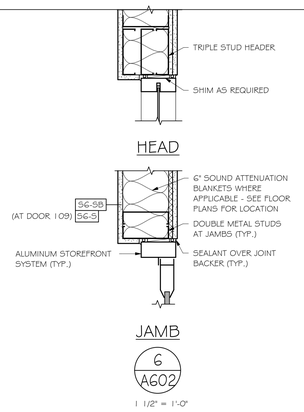
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing will be granted only by prior written agreement with Somerville, Inc. ©2026

Date: 4/6/2026
Project No. 7997
Sheet: **A601**

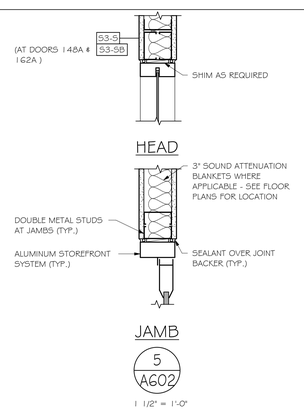
1/2" = 1'-0" *PRELIMINARY*
4/6/2026 2:31:16 PM



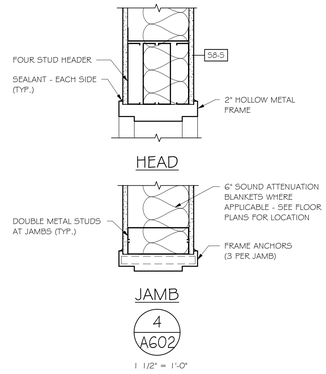
1 1/2" = 1'-0"



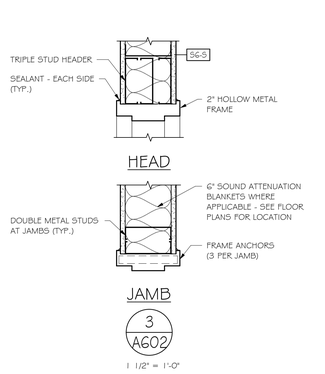
1 1/2" = 1'-0"



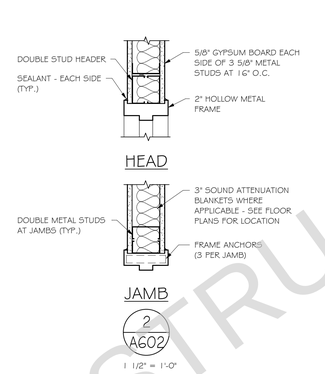
1 1/2" = 1'-0"



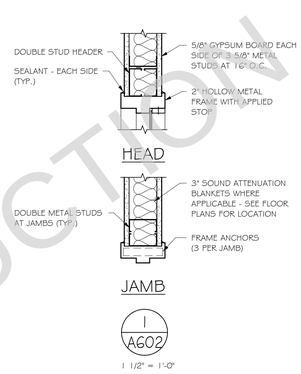
1 1/2" = 1'-0"



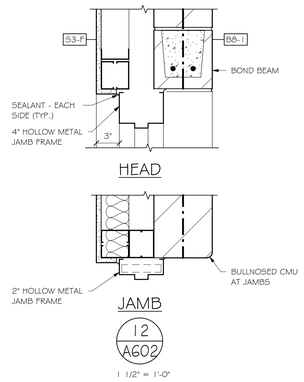
1 1/2" = 1'-0"



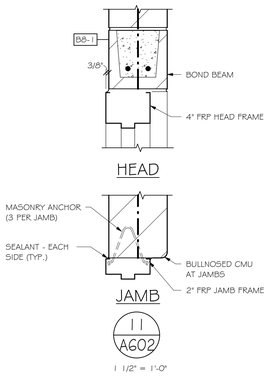
1 1/2" = 1'-0"



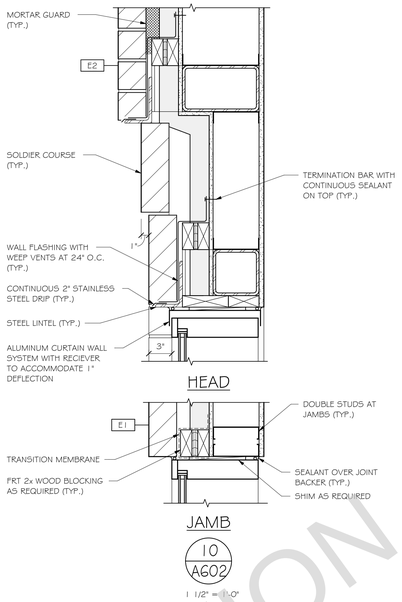
1 1/2" = 1'-0"



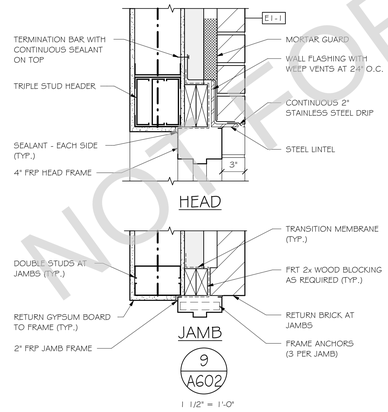
1 1/2" = 1'-0"



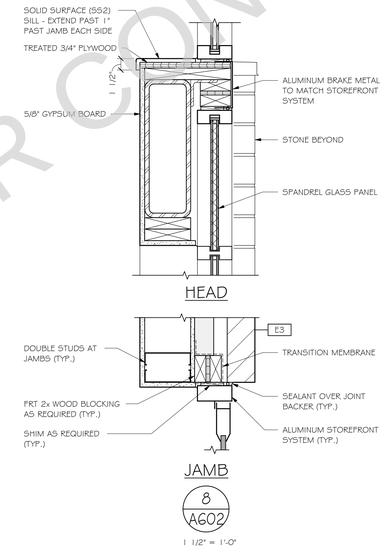
1 1/2" = 1'-0"



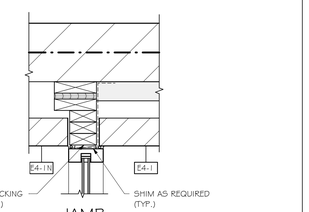
1 1/2" = 1'-0"

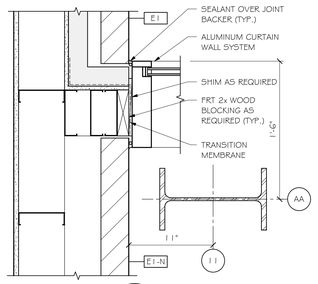


1 1/2" = 1'-0"

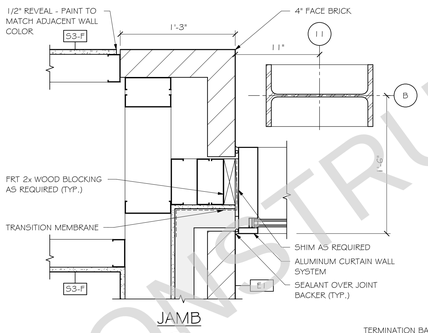


1 1/2" = 1'-0"

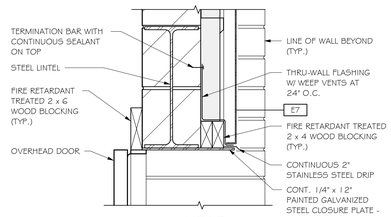




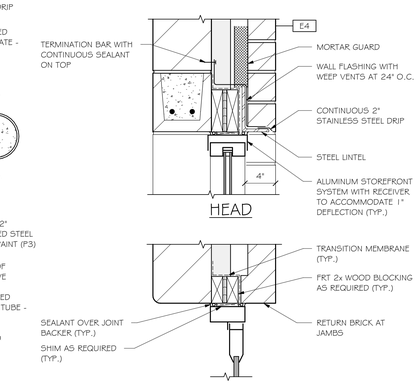
1 1/2" = 1'-0"



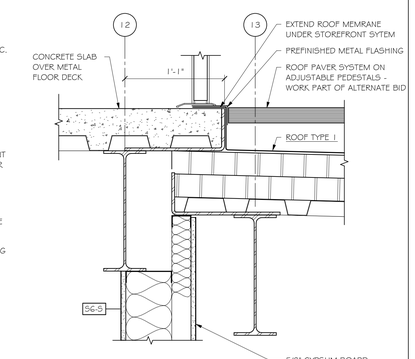
1 1/2" = 1'-0"



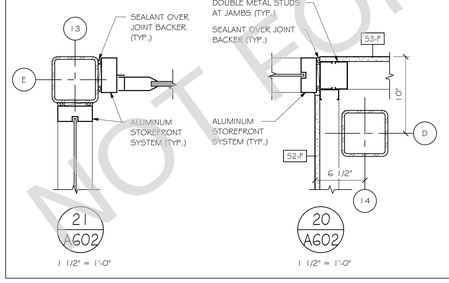
1 1/2" = 1'-0"



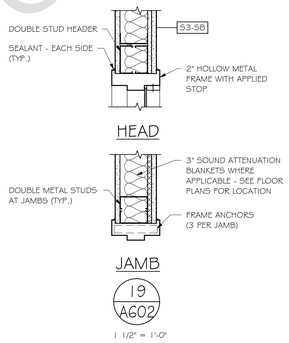
1 1/2" = 1'-0"



1 1/2" = 1'-0"



1 1/2" = 1'-0"



1 1/2" = 1'-0"

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

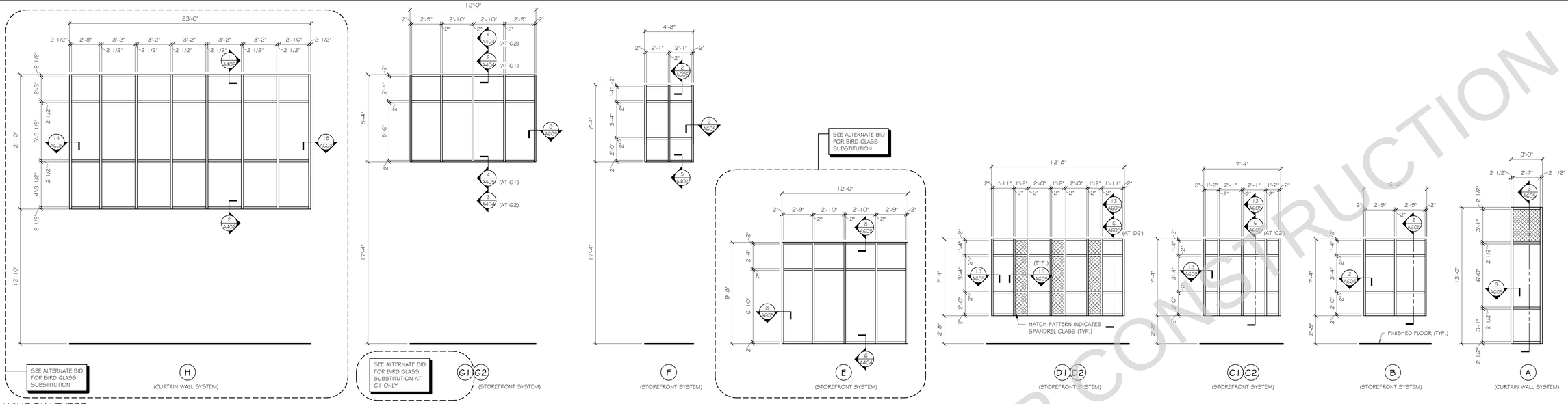
Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by purchasing from somervilleinc.com

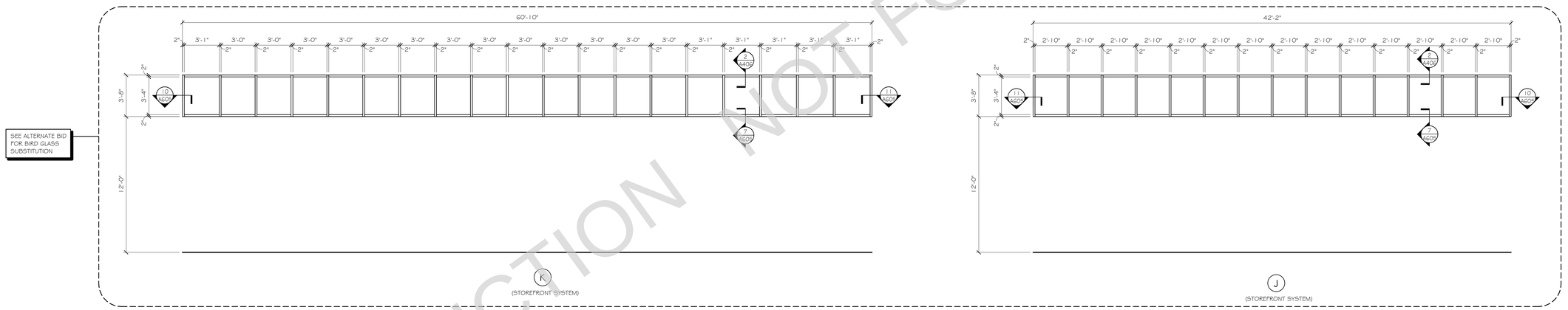
Date: 4/6/2026
Project No. 7997
Sheet: **A602**

PRELIMINARY
4/6/2026 2:31:19 PM



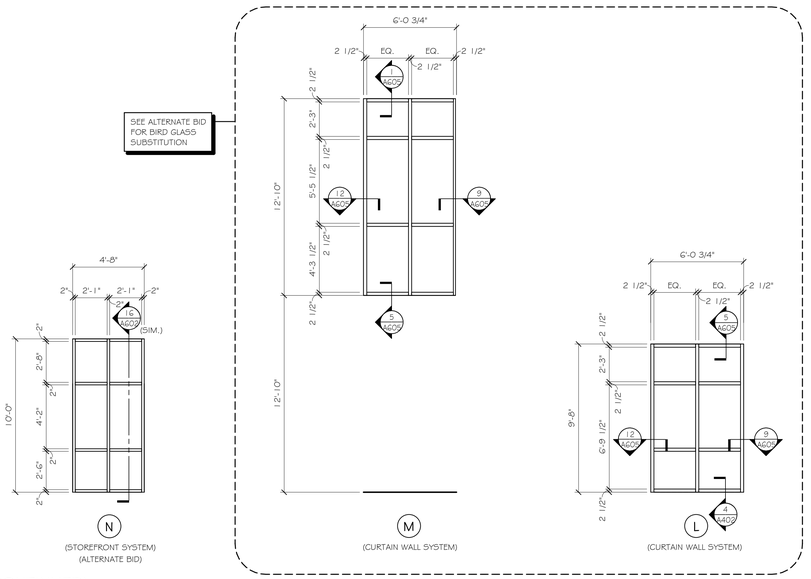
WINDOW TYPES

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



WINDOW TYPES (CONTINUED)

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



WINDOW TYPES (CONTINUED)

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

PRELIMINARY

4/6/2026 2:31:24 PM

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

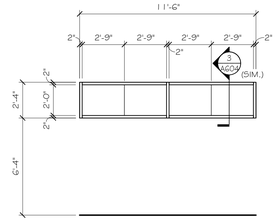
SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

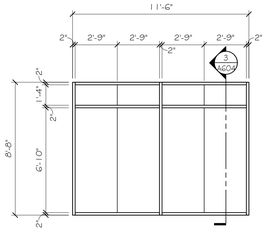
NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by contacting Somerville at the above address or phone number. © Somerville, Inc. 2026

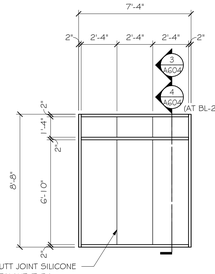
Date: 4/6/2026
Project No. 7997
Sheet: **A603**



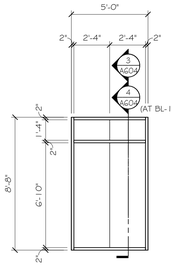
BL-143A
(HOLLOW METAL)



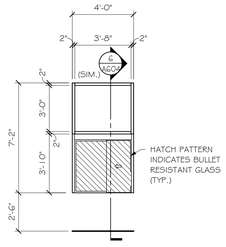
BL-140, BL-159, BL-161A, BL-213B, BL-218B, BL-222, BL-234A
(HOLLOW METAL)



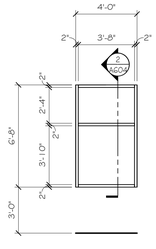
BL-130, BL-136, BL-137, BL-142B, BL-176, BL-207, BL-217A, BL-227, BL-234B
(HOLLOW METAL)



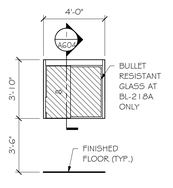
BL-127, BL-128, BL-129, BL-138, BL-142A, BL-143B, BL-157, BL-160B, BL-161B, BL-169, BL-170, BL-171, BL-172, BL-173, BL-177, BL-176, BL-220B
(HOLLOW METAL)



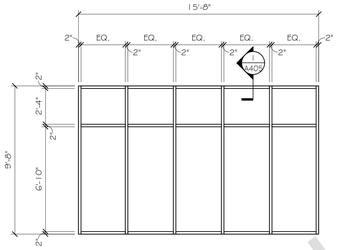
BL-113, BL-124
(STOREFRONT SYSTEM)



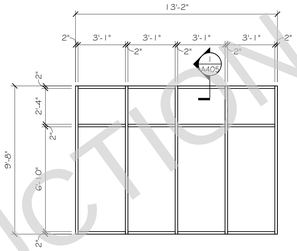
BL-109
(STOREFRONT SYSTEM)



BL-108, BL-218A
(SLIDER WINDOW SYSTEM)



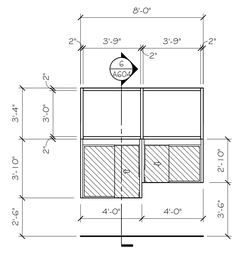
BL-104
(STOREFRONT SYSTEM)



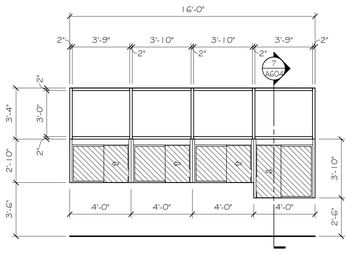
BL-101
(STOREFRONT SYSTEM)

BORROWED LITE TYPES

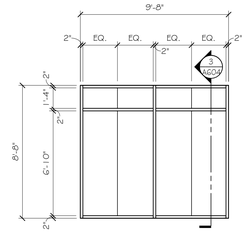
SCALE: 1/4" = 1'-0"



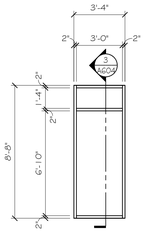
BL-164
(STOREFRONT / SLIDER WINDOW SYSTEM)



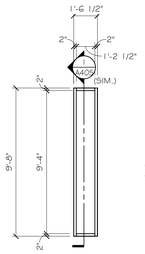
BL-163
(STOREFRONT / SLIDER WINDOW SYSTEM)



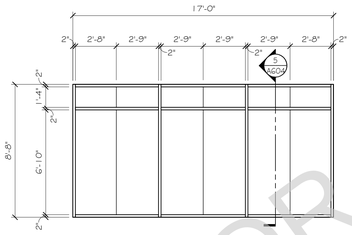
BL-160A, BL-213A
(HOLLOW METAL)



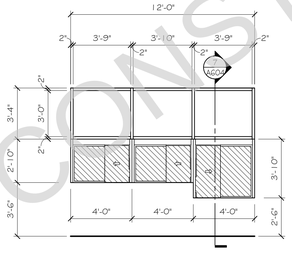
BL-156, BL-168
(HOLLOW METAL)



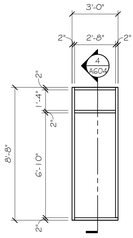
BL-150B, BL-151
(STOREFRONT SYSTEM)



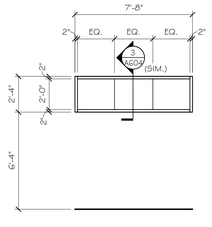
BL-150A
(STOREFRONT SYSTEM)



BL-149
(STOREFRONT / SLIDER WINDOW SYSTEM)



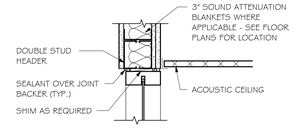
BL-144B
(HOLLOW METAL)



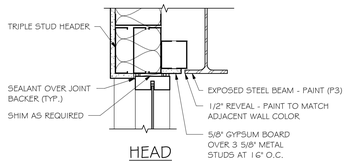
BL-144A
(HOLLOW METAL)

BORROWED LITE TYPES (CONTINUED)

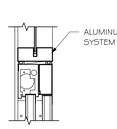
SCALE: 1/4" = 1'-0"



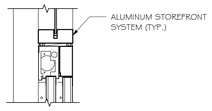
HEAD



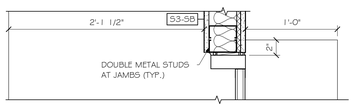
HEAD



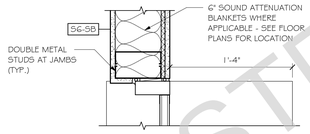
MULLION



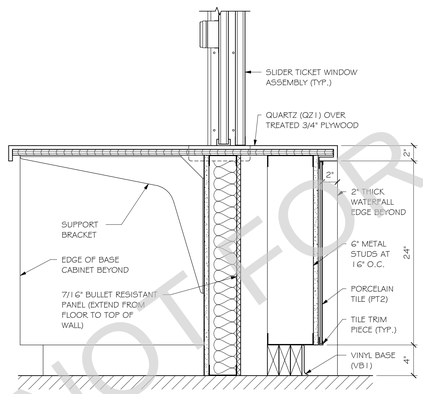
MULLION



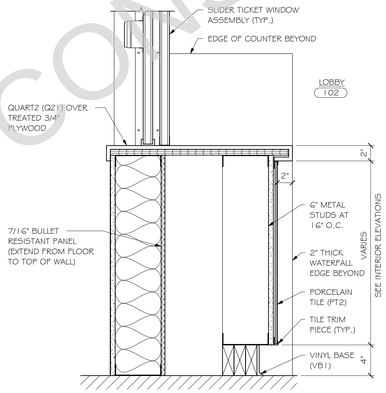
JAMB



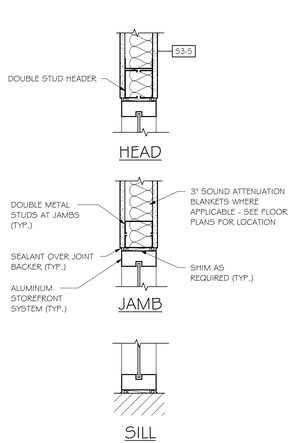
JAMB



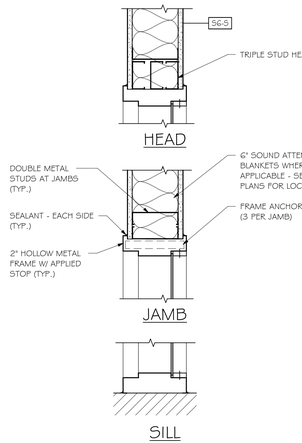
7 A604
1 1/2" = 1'-0"



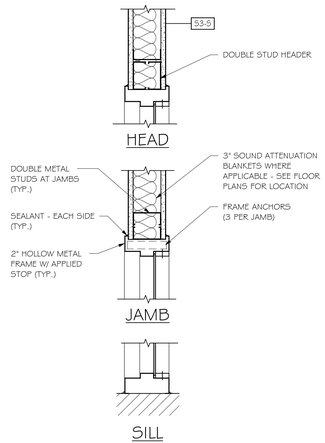
6 A604
1 1/2" = 1'-0"



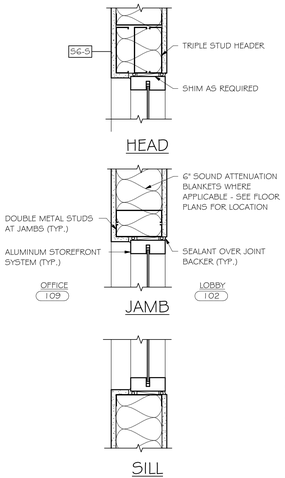
5 A604
1 1/2" = 1'-0"



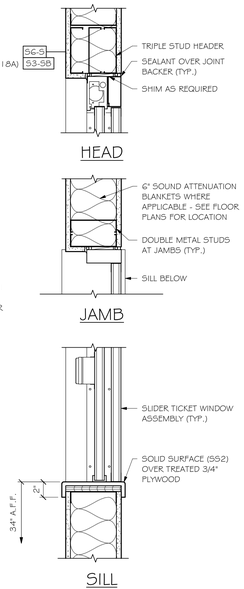
4 A604
1 1/2" = 1'-0"



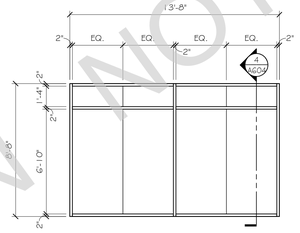
3 A604
1 1/2" = 1'-0"



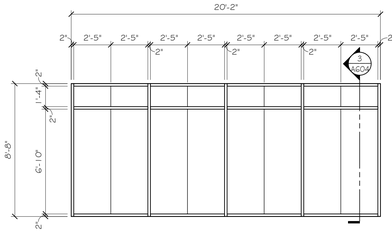
2 A604
1 1/2" = 1'-0"



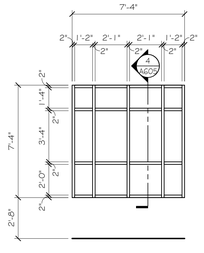
1 A604
1 1/2" = 1'-0"



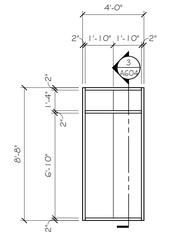
BL-223
(HOLLOW METAL)



BL-217B
(HOLLOW METAL)



BL-213C, BL-218C, BL-219
(STOREFRONT SYSTEM)



BL-179, BL-220A, BL-225A, BL-225B
(HOLLOW METAL)

BORROWED LITE TYPES (CONTINUED)

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

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:31:32 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

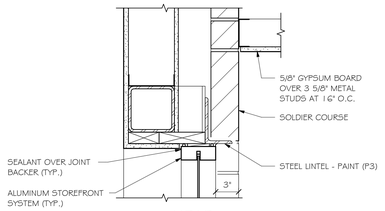
SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

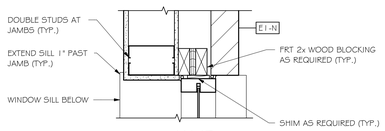
NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing will be allowed by the project/architect/owner. © Somerville, Inc. 2026

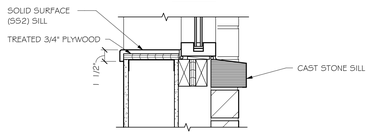
Date: 4/6/2026
Project No. 7997
Sheet: **A604**



HEAD



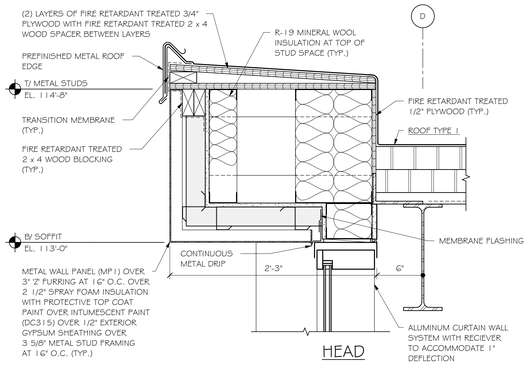
JAMB



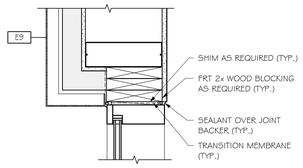
SILL

4 A605

1 1/2" = 1'-0"



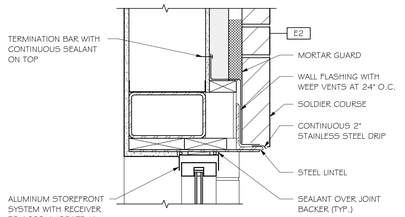
HEAD



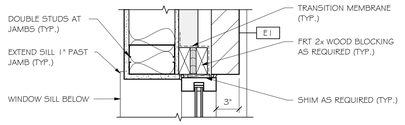
JAMB

3 A605

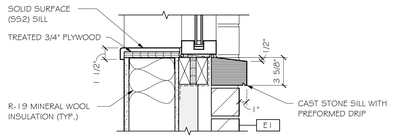
1 1/2" = 1'-0"



HEAD



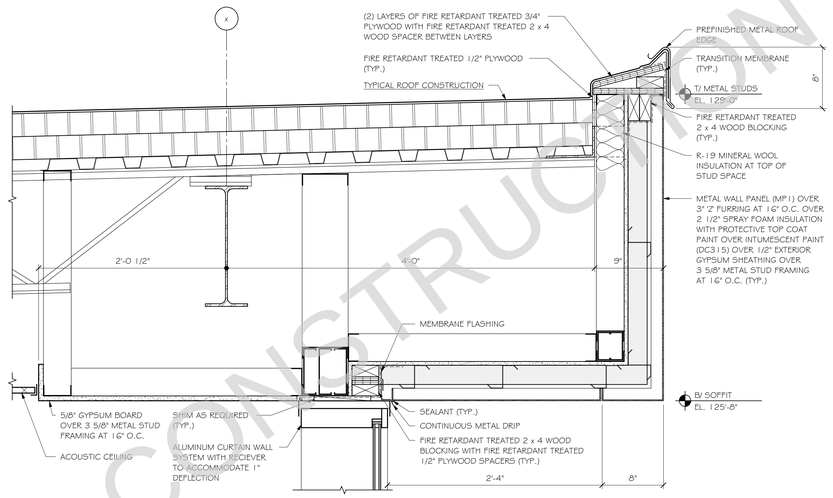
JAMB



SILL

2 A605

1 1/2" = 1'-0"



1 A605

1 1/2" = 1'-0"

HEAD

JAMB

8 A605

1 1/2" = 1'-0"

SILL

7 A605

1 1/2" = 1'-0"

HEAD

6 A605

1 1/2" = 1'-0"

5 A605

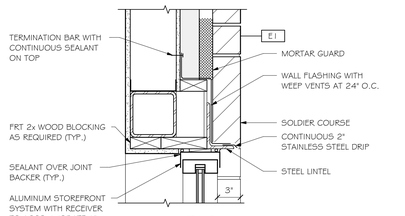
1 1/2" = 1'-0"

11 A605

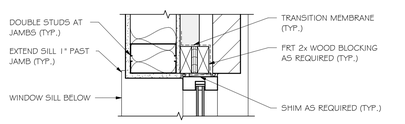
1 1/2" = 1'-0"

10 A605

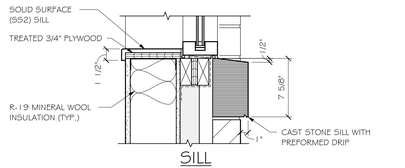
1 1/2" = 1'-0"



HEAD



JAMB



SILL

13 A605

1 1/2" = 1'-0"

JAMB

9 A605

1 1/2" = 1'-0"

15 A605

1 1/2" = 1'-0"

14 A605

1 1/2" = 1'-0"

12 A605

1 1/2" = 1'-0"

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

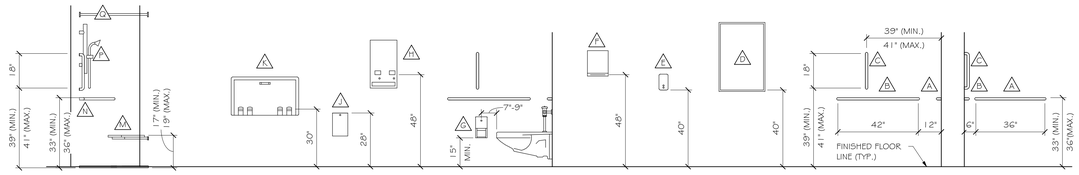
Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be electronically purchased from somervilleinc.com © Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A605**

PRELIMINARY
4/6/2026 2:31:34 PM



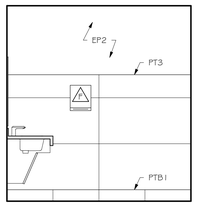
TOILET ACCESSORIES

SCALE: 3/8" = 1'-0"

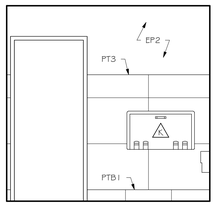
ACCESSORY KEY		
ITEM	DESCRIPTION	NOTES
A	GRAB BAR - 36" LONG	1, 2
A1	GRAB BAR - 42" LONG	1, 2
A2	VERTICAL GRAB BAR - 18" LONG	1, 2
A3	24" x 36" MIRROR	1, 2
A4	SOAP DISPENSER	1, 2
A5	SURFACE MOUNTED PAPER TOWEL DISPENSER	1, 2
A6	TOILET TISSUE DISPENSER	1, 2
A7	FEMININE NAPKIN DISPENSER	1, 2
A8	FEMININE NAPKIN DISPOSAL	1, 2
A9	BABY CHANGING STATION	1, 2
A10	ADA SHOWER SEAT	1, 2
A11	GRAB BAR - 18" x 30"	1, 2
B	ADA SHOWER HEAD	1, 2
C	SHOWER CURTAIN ROD	1, 2

ACCESSORY KEY NOTES:

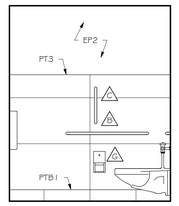
1. MOUNT ALL ACCESSORIES AT ADA RECOMMENDED HEIGHTS.
2. ACCESSORY TO BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR.



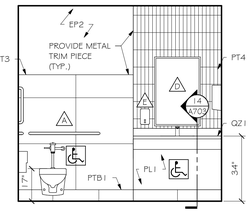
4 A701 TOILET
SCALE: 3/8" = 1'-0" ROOM: 111



3 A701 TOILET
SCALE: 3/8" = 1'-0" ROOM: 111



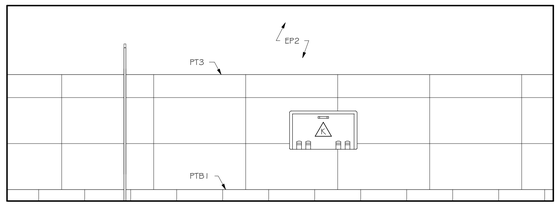
2 A701 TOILET
SCALE: 3/8" = 1'-0" ROOM: 111



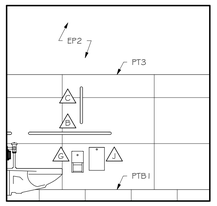
1 A701 TOILET
SCALE: 3/8" = 1'-0" ROOM: 111

PLAN NOTES: (X)

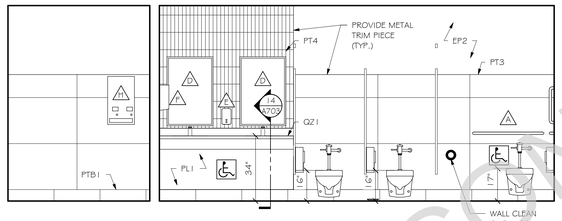
14 16" x 16" ACCESS PANEL - COORDINATE EXACT LOCATOIN WITH PLUMBING CONTRACTOR.



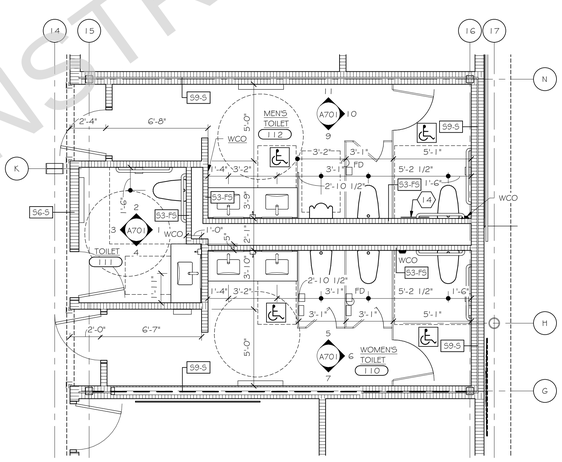
7 A701 WOMEN'S TOILET
SCALE: 3/8" = 1'-0" ROOM: 110



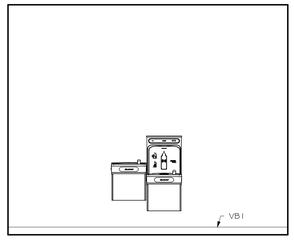
6 A701 WOMEN'S TOILET
SCALE: 3/8" = 1'-0" ROOM: 110



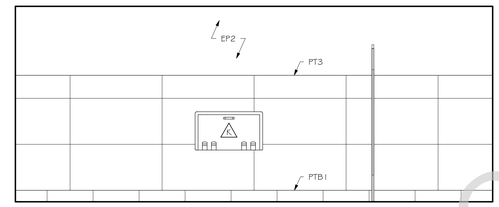
5 A701 WOMEN'S TOILET
SCALE: 3/8" = 1'-0" ROOM: 110



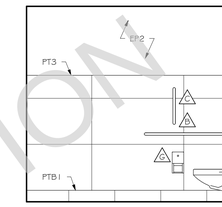
8 A701 ENLARGED PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" N



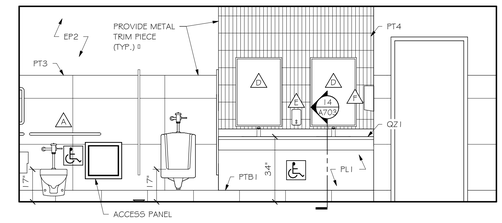
15 A701 CORRIDOR
SCALE: 3/8" = 1'-0" ROOMS: 141, 202



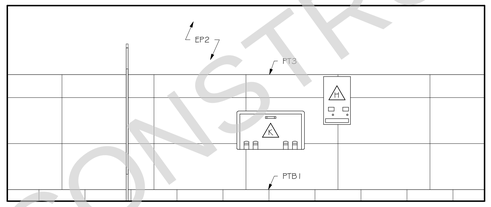
14 A701 MEN'S TOILET
SCALE: 3/8" = 1'-0" ROOMS: 152, 211



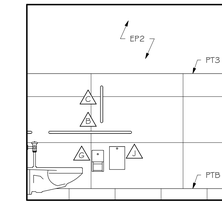
13 A701 MEN'S TOILET
SCALE: 3/8" = 1'-0" ROOMS: 152, 211



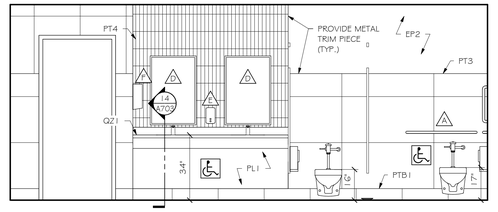
12 A701 MEN'S TOILET
SCALE: 3/8" = 1'-0" ROOMS: 152, 211



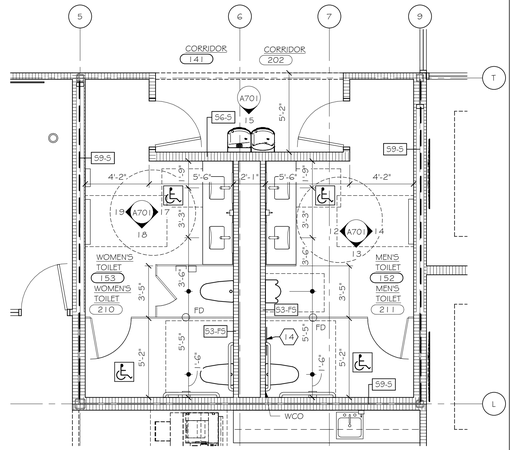
19 A701 WOMEN'S TOILET
SCALE: 3/8" = 1'-0" ROOMS: 153, 210



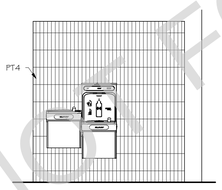
18 A701 WOMEN'S TOILET
SCALE: 3/8" = 1'-0" ROOMS: 153, 210



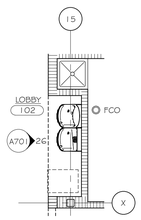
17 A701 WOMEN'S TOILET
SCALE: 3/8" = 1'-0" ROOMS: 153, 210



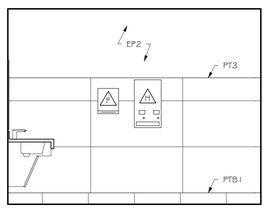
16 A701 ENLARGED PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0" N



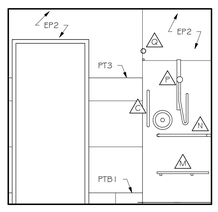
26 A701 LOBBY
SCALE: 3/8" = 1'-0" ROOM: 102



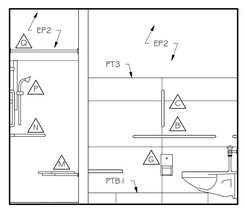
25 A701 ENLARGED PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" N



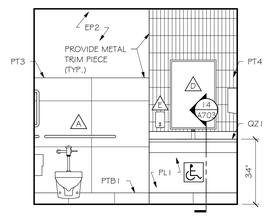
24 A701 SHOWER ROOM
SCALE: 3/8" = 1'-0" ROOM: 233



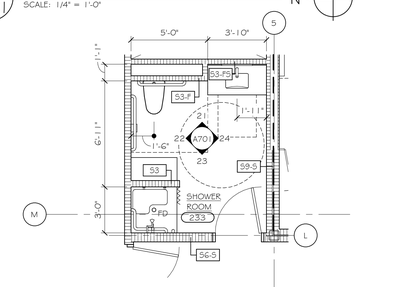
23 A701 SHOWER ROOM
SCALE: 3/8" = 1'-0" ROOM: 233



22 A701 SHOWER ROOM
SCALE: 3/8" = 1'-0" ROOM: 233



21 A701 SHOWER ROOM
SCALE: 3/8" = 1'-0" ROOM: 233



20 A701 ENLARGED PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" N

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:31:45 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

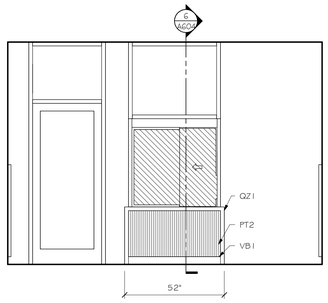
SCALE VERIFICATION
1" AT FULL SCALE

Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

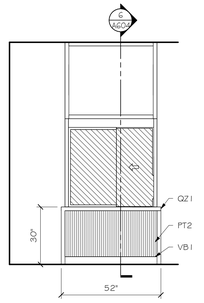
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by providing a compensation agreement. © Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A701**



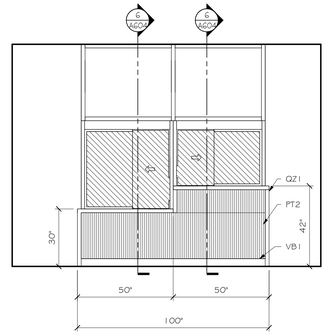
SOUTH ELEVATION

4 A702 LOBBY
SCALE: 3/8" = 1'-0" ROOM: 102



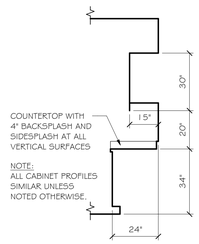
NORTH ELEVATION

3 A702 LOBBY
SCALE: 3/8" = 1'-0" Room: 102

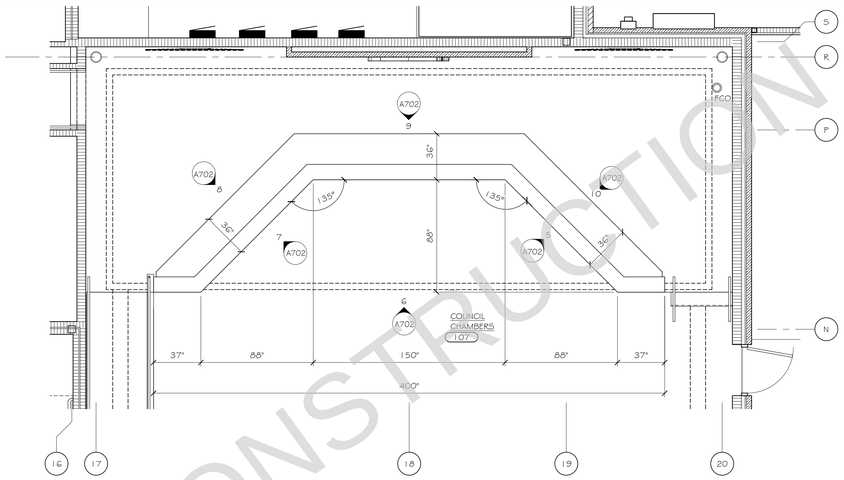


NORTH ELEVATION

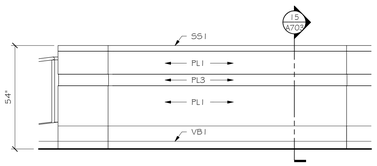
2 A702 LOBBY
SCALE: 3/8" = 1'-0" ROOM: 102



TYPICAL CABINET PROFILE
SCALE: 3/8" = 1'-0"

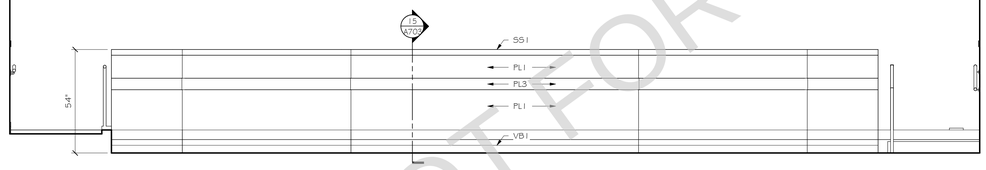


1 A702 ENLARGED PARTIAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



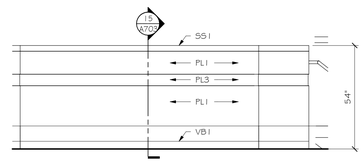
NORTH EAST ELEVATION

7 A702 COUNCIL CHAMBERS
SCALE: 3/8" = 1'-0" ROOM: 107



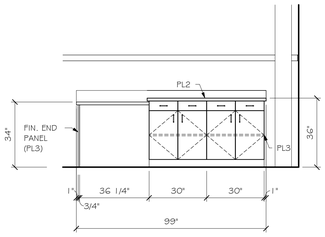
EAST ELEVATION

6 A702 COUNCIL CHAMBERS
SCALE: 3/8" = 1'-0" ROOM: 107



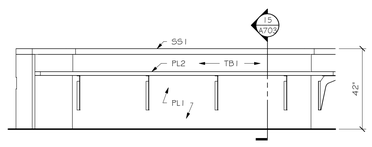
SOUTH EAST ELEVATION

5 A702 COUNCIL CHAMBERS
SCALE: 3/8" = 1'-0" ROOM: 107



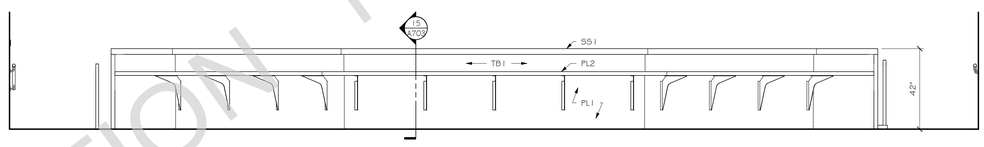
WEST ELEVATION

11 A702 COUNCIL CHAMBERS
SCALE: 3/8" = 1'-0" ROOM: 107



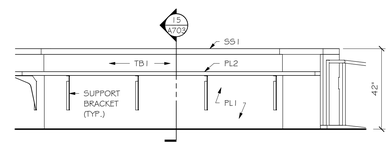
SOUTH WEST ELEVATION

10 A702 COUNCIL CHAMBERS
SCALE: 3/8" = 1'-0" ROOM: 107



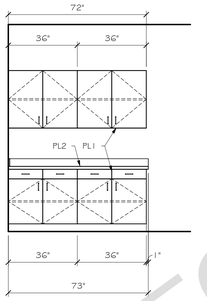
WEST ELEVATION

9 A702 COUNCIL CHAMBERS
SCALE: 3/8" = 1'-0" ROOM: 107



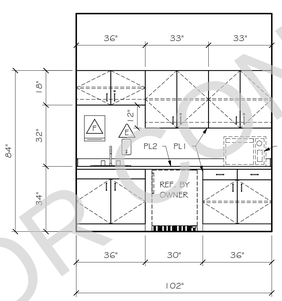
NORTH WEST ELEVATION

8 A702 COUNCIL CHAMBERS
SCALE: 3/8" = 1'-0" ROOM: 107



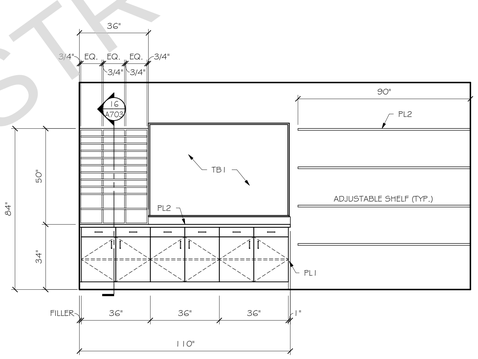
WEST ELEVATION

17 A702 OPEN WORK AREA
SCALE: 3/8" = 1'-0" ROOM: 148



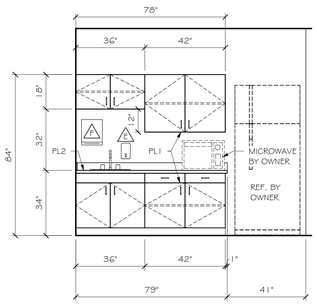
NORTH ELEVATION

16 A702 VOTE ROOM
SCALE: 3/8" = 1'-0" ROOM: 147



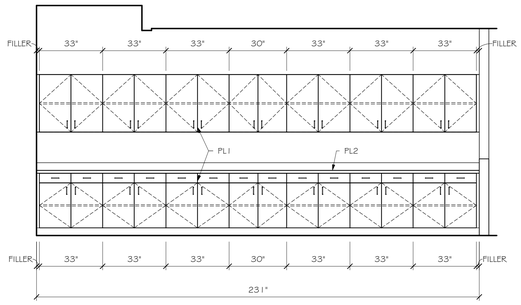
EAST ELEVATION

15 A702 MAIL
SCALE: 3/8" = 1'-0" ROOM: 142



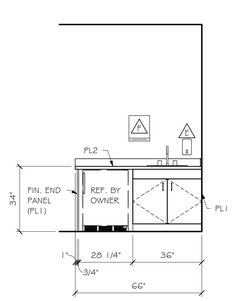
SOUTH ELEVATION

14 A702 CORRIDOR
SCALE: 3/8" = 1'-0" ROOM: 135



WEST ELEVATION

13 A702 LAYOUT / PRINT AREA
SCALE: 3/8" = 1'-0" ROOM: 126



NORTH ELEVATION

12 A702 CLOSED MEETINGS
SCALE: 3/8" = 1'-0" ROOM: 116

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

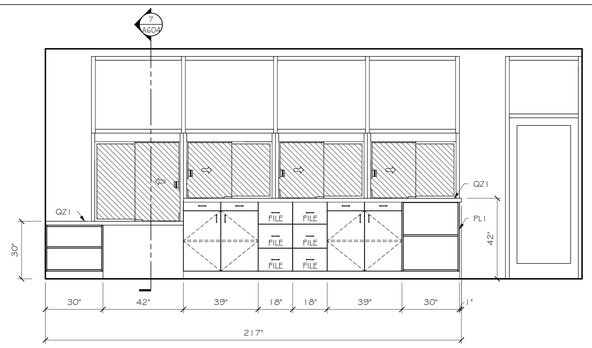
Date
Description
Revision

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by providing a written request to Somerville, Inc. © Somerville, Inc. 2026

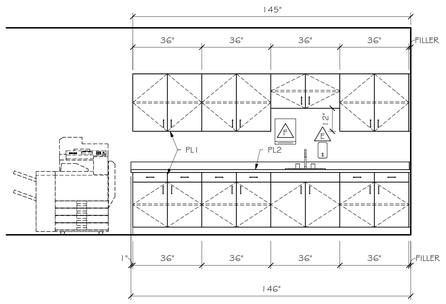
Date:
4/6/2026
Project No.
7997
Sheet:
A702

PRELIMINARY
4/6/2026 2:31:52 PM



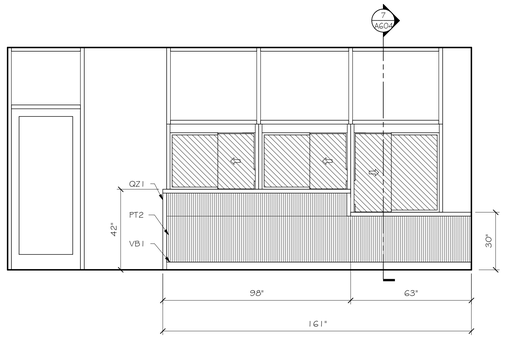
SOUTH ELEVATION

4 A703 OPEN WORK AREA
SCALE: 3/8" = 1'-0" ROOM: 162



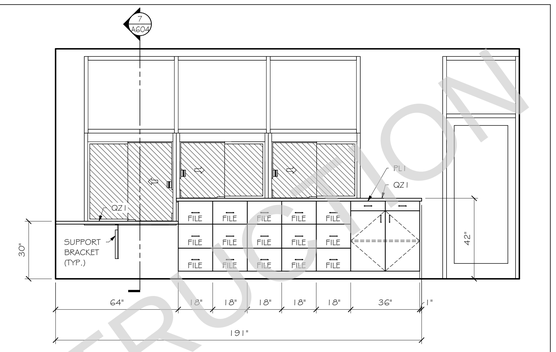
EAST ELEVATION

3 A703 OPEN WORK AREA
SCALE: 3/8" = 1'-0" ROOM: 162



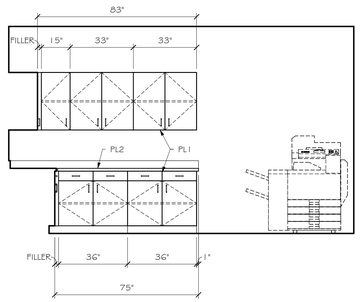
NORTH ELEVATION

2 A703 ALCOVE
SCALE: 3/8" = 1'-0" ROOM: 149



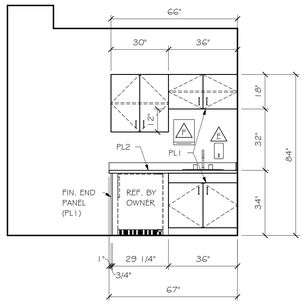
SOUTH ELEVATION

1 A703 OPEN WORK AREA
SCALE: 3/8" = 1'-0" ROOM: 148



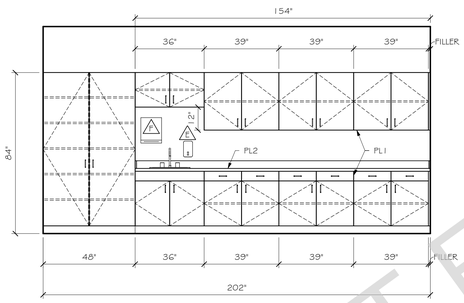
NORTH ELEVATION

9 A703 WORK ROOM
SCALE: 3/8" = 1'-0" ROOM: 216



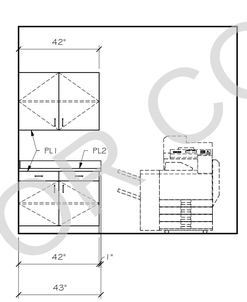
SOUTH ELEVATION

8 A703 PHYSICAL / FIRST AID
SCALE: 3/8" = 1'-0" ROOM: 205
ROOM: 203 (SIM.) (OPP.)



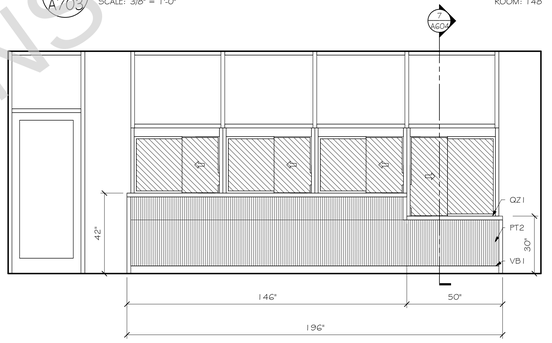
SOUTH ELEVATION

7 A703 LAYOUT / PRINT AREA
SCALE: 3/8" = 1'-0" ROOM: 175



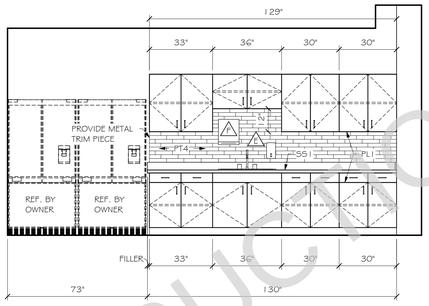
EAST ELEVATION

6 A703 CORRIDOR
SCALE: 3/8" = 1'-0" ROOM: 167



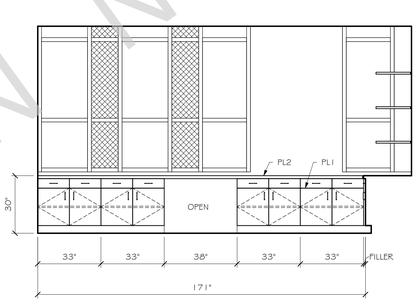
NORTH ELEVATION

5 A703 ALCOVE
SCALE: 3/8" = 1'-0" ROOM: 163



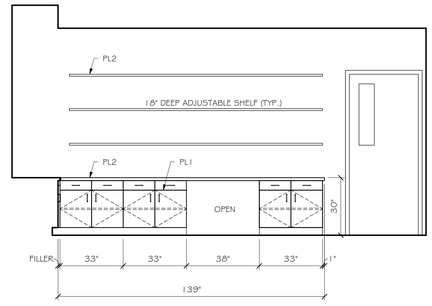
WEST ELEVATION

13 A703 BREAKROOM
SCALE: 3/8" = 1'-0" ROOM: 234



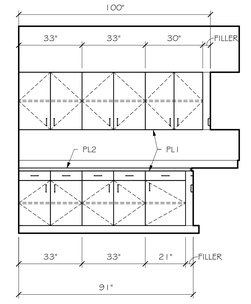
NORTH ELEVATION

12 A703 WORK BENCH
SCALE: 3/8" = 1'-0" ROOM: 225



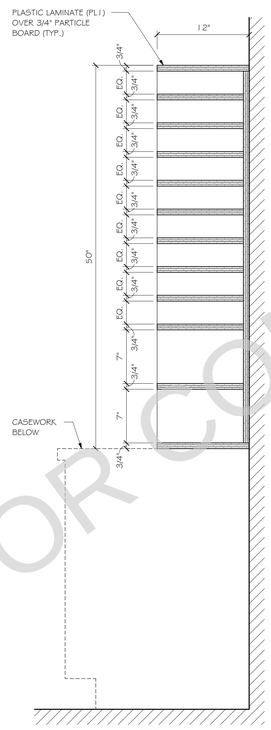
EAST ELEVATION

11 A703 WORK BENCH
SCALE: 3/8" = 1'-0" ROOM: 225

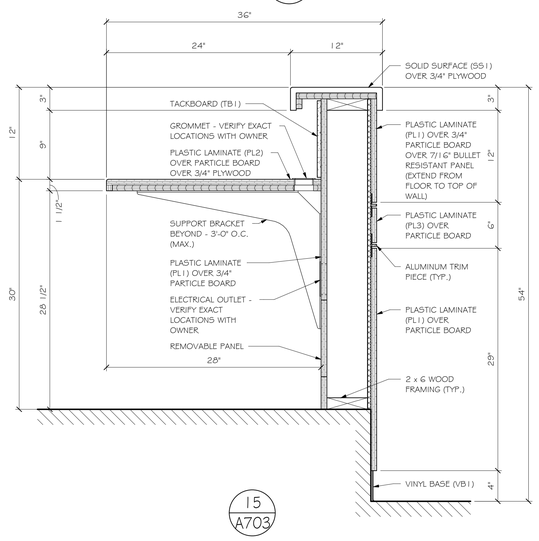


WEST ELEVATION

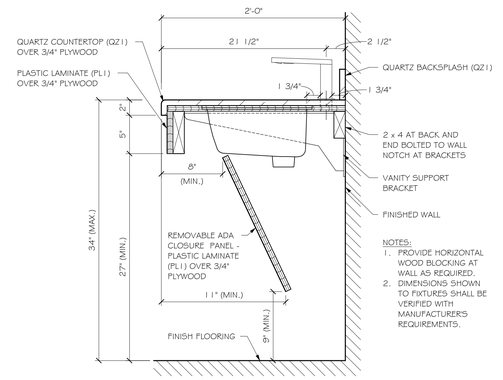
10 A703 WORK ROOM
SCALE: 3/8" = 1'-0" ROOM: 216



16 A703
1 1/2" = 1'-0"

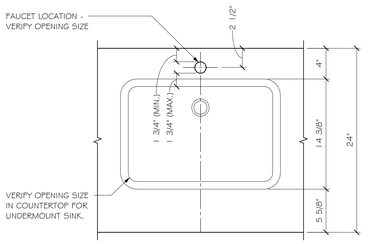


15 A703
1 1/2" = 1'-0"



COUNTER AND ADA SHROUD

14 A703
1 1/2" = 1'-0"



PARTIAL VANITY PLAN

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing is not granted by delivery to governmental agencies. © Somerville, Inc. 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A703**

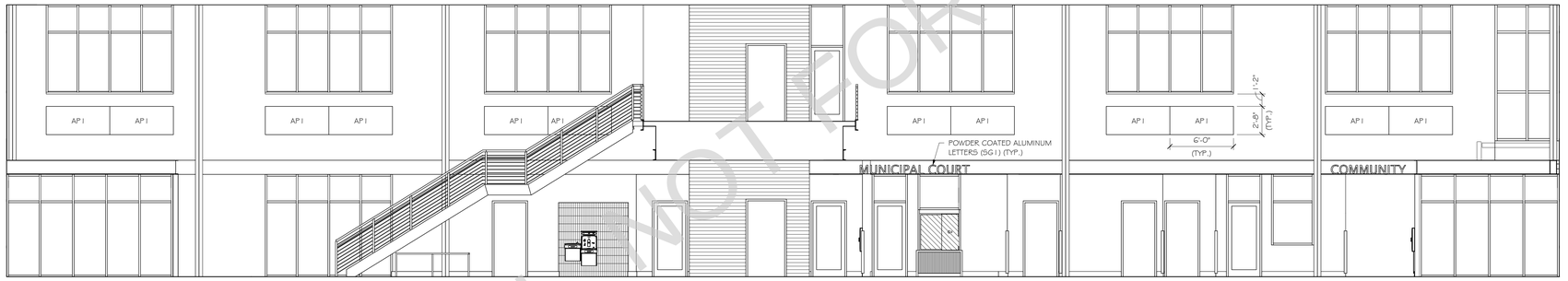
PRELIMINARY
4/6/2026 2:31:57 PM



NORTH ELEVATION

1 A704 LOBBY
SCALE: 3/16" = 1'-0"

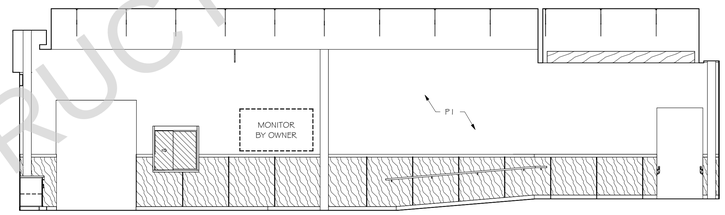
ROOM 102



SOUTH ELEVATION

2 A704 LOBBY
SCALE: 3/16" = 1'-0"

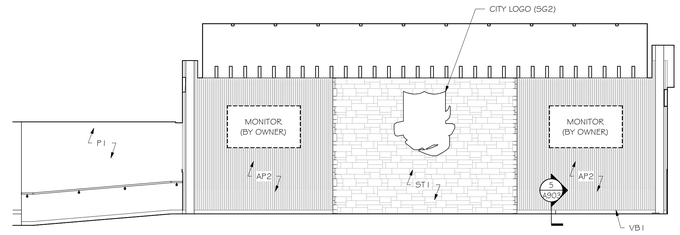
ROOM 102



NORTH ELEVATION

4 A704 COUNCIL CHAMBERS
SCALE: 3/16" = 1'-0"

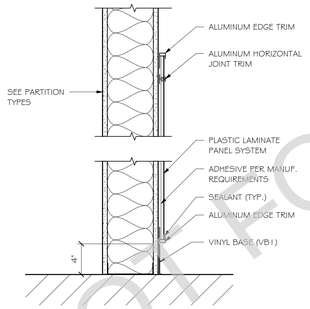
ROOM 107



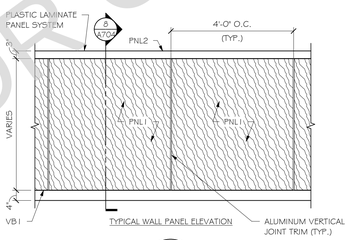
EAST ELEVATION

3 A704 COUNCIL CHAMBERS
SCALE: 3/16" = 1'-0"

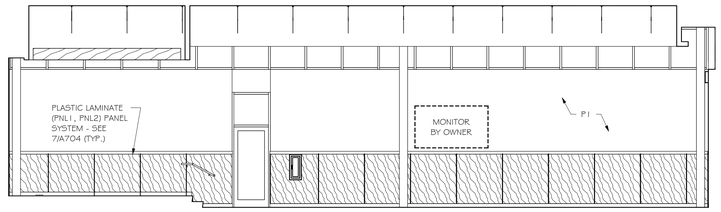
ROOM 107



8 A704
1 1/2" = 1'-0"



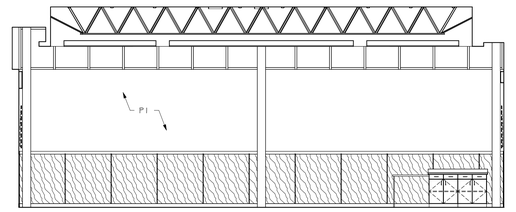
7 A704
1/2" = 1'-0"



SOUTH ELEVATION

6 A704 COUNCIL CHAMBERS
SCALE: 3/16" = 1'-0"

ROOM 107



WEST ELEVATION

5 A704 COUNCIL CHAMBERS
SCALE: 3/16" = 1'-0"

ROOM 107

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

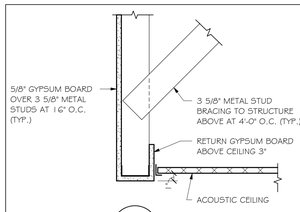
Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing is granted only to parties authorized by Somerville, Inc. © Somerville, Inc. 2026

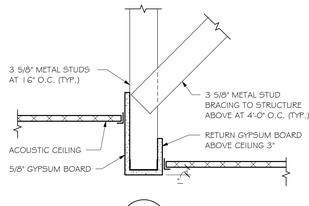
Date: 4/6/2026
Project No. 7997
Sheet: **A704**

PRELIMINARY
4/6/2026 2:32:04 PM



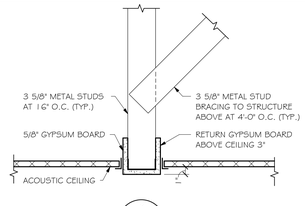
4 A801

1 1/2" = 1'-0"



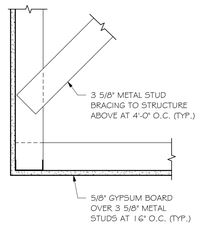
3 A801

1 1/2" = 1'-0"



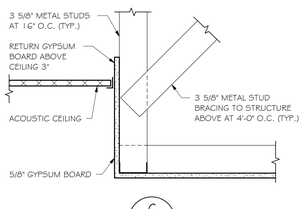
2 A801

1 1/2" = 1'-0"



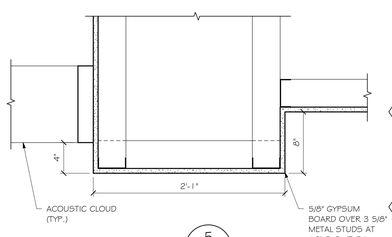
7 A801

1 1/2" = 1'-0"



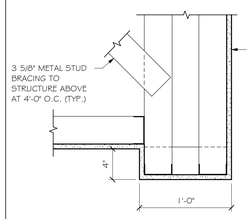
6 A801

1 1/2" = 1'-0"



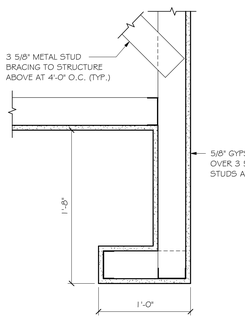
5 A801

1 1/2" = 1'-0"



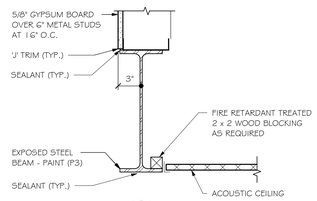
10 A801

1 1/2" = 1'-0"



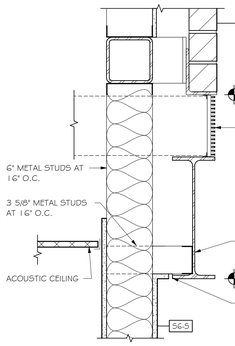
9 A801

1 1/2" = 1'-0"



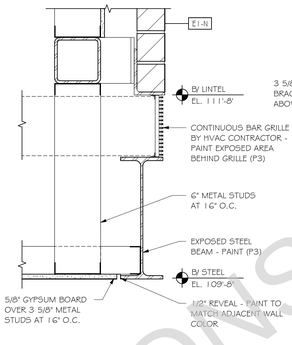
8 A801

1 1/2" = 1'-0"



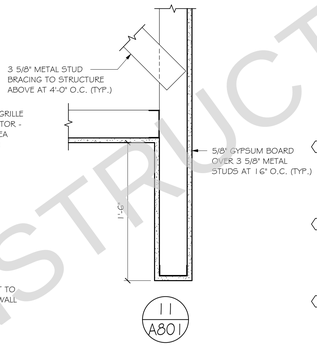
13 A801

1 1/2" = 1'-0"



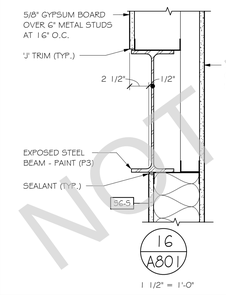
12 A801

1 1/2" = 1'-0"



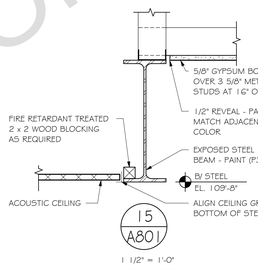
11 A801

1 1/2" = 1'-0"



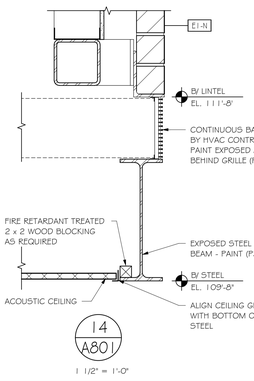
16 A801

1 1/2" = 1'-0"



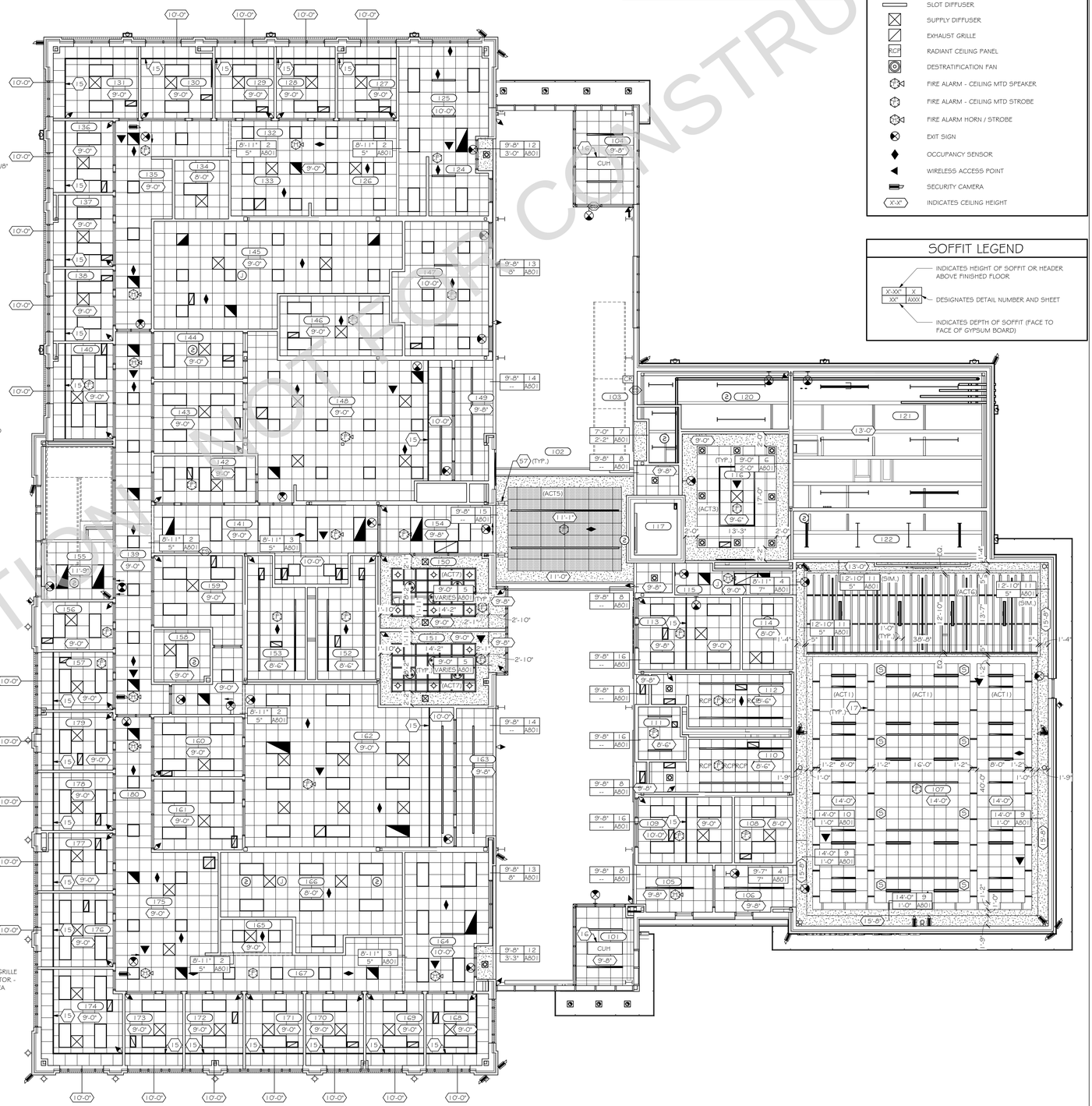
15 A801

1 1/2" = 1'-0"



14 A801

1 1/2" = 1'-0"



1 A801 REFLECTED CEILING - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

N

PLAN NOTES: (X)

15 HEAVY LINE INDICATES ALUMINUM CEILING TRANSITION TRIM.
16 CEILING MOUNTED MECHANICAL UNIT
17 4" HIGH CEILING TRIM AROUND PERIMETER OF CEILING CLOUD.
57 GYPSUM BOARD CONTROL JOINT.

CEILING TYPES

- GYPSUM BOARD CEILING
- ACOUSTIC CEILING SYSTEM (ACT1)
- ACOUSTIC CEILING SYSTEM (ACT2)
- ACOUSTIC CEILING SYSTEM (ACT3)
- ACOUSTIC CEILING SYSTEM (ACT4)
- ACOUSTIC CEILING SYSTEM (ACT5)
- ACOUSTIC CEILING FORM (ACT6)
- ACOUSTIC CEILING FORM (ACT7)

REFLECTED CEILING NOTES:

A. MECHANICAL AND ELECTRICAL PLANS TAKE PRECEDENCE OVER REFLECTED CEILING PLANS FOR TYPE AND QUANTITY OF FIXTURES, DIFFUSERS AND GRILLES.
B. WHERE CEILING TILE IS LESS THAN 2", USE A CUT 2' x 4' TILE TO ELIMINATE SLIVERS.

REFLECTED CEILING KEY

- RECESSED LIGHT FIXTURE
- STRIP LIGHT FIXTURE
- RECESSED DOWNLIGHT
- PENDANT LIGHT FIXTURE
- SMOKE DETECTOR
- SPEAKER
- SLOT DIFFUSER
- SUPPLY DIFFUSER
- EXHAUST GRILLE
- RCP RADIANT CEILING PANEL
- DESTRATIFICATION FAN
- FIRE ALARM - CEILING MTD SPEAKER
- FIRE ALARM - CEILING MTD STROBE
- FIRE ALARM HORN / STROBE
- EXIT SIGN
- OCCUPANCY SENSOR
- WIRELESS ACCESS POINT
- SECURITY CAMERA
- X'-X" INDICATES CEILING HEIGHT

SOFFIT LEGEND

- X'-XX" X / XX" AXXX — INDICATES HEIGHT OF SOFFIT OR HEADER ABOVE FINISHED FLOOR; DESIGNATES DETAIL NUMBER AND SHEET
- INDICATES DEPTH OF SOFFIT (FACE TO FACE OF GYPSUM BOARD)

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION 1" AT FULL SCALE

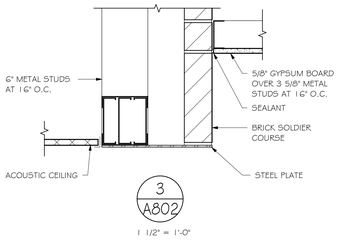
Revision | Description | Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing will be granted by the completion of the contract with Somerville, Inc. ©2026

Date: 4/6/2026
Project No. 7997
Sheet: **A801**

PRELIMINARY
4/6/2026 2:32:13 PM



1 1/2" = 1'-0"

PLAN NOTES: (X)

15 HEAVY LINE INDICATES ALUMINUM CEILING TRANSITION TRIM.
57 GYPSUM BOARD CONTROL JOINT.

CEILING TYPES

- GYPSUM BOARD CEILING
- ACOUSTIC CEILING SYSTEM (ACT1)
- ACOUSTIC CEILING SYSTEM (ACT2)
- ACOUSTIC CEILING SYSTEM (ACT3)
- ACOUSTIC CEILING SYSTEM (ACT4)
- ACOUSTIC CEILING SYSTEM (ACT5)
- ACOUSTIC CEILING FORM (ACT6)
- ACOUSTIC CEILING FORM (ACT7)

REFLECTED CEILING NOTES:

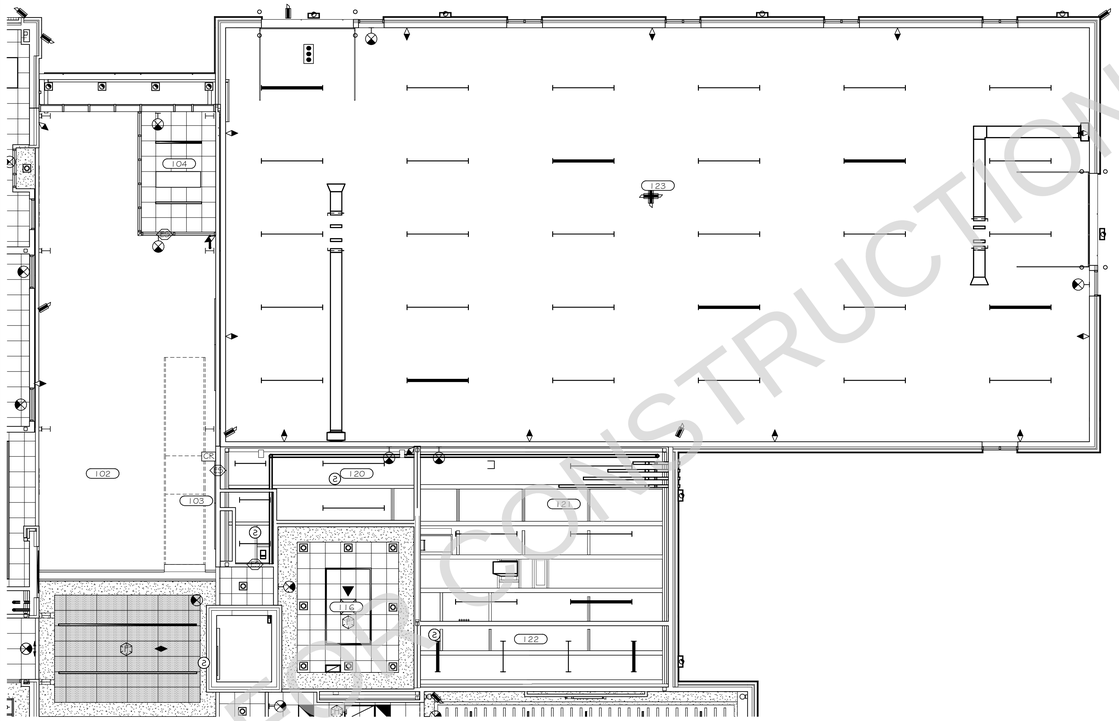
A. MECHANICAL AND ELECTRICAL PLANS TAKE PRECEDENCE OVER REFLECTED CEILING PLANS FOR TYPE AND QUANTITY OF FIXTURES, DIFFUSERS AND GRILLES.
B. WHERE CEILING TILE IS LESS THAN 2", USE A CUT 2' x 4' TILE TO ELIMINATE SLIVERS.

REFLECTED CEILING KEY

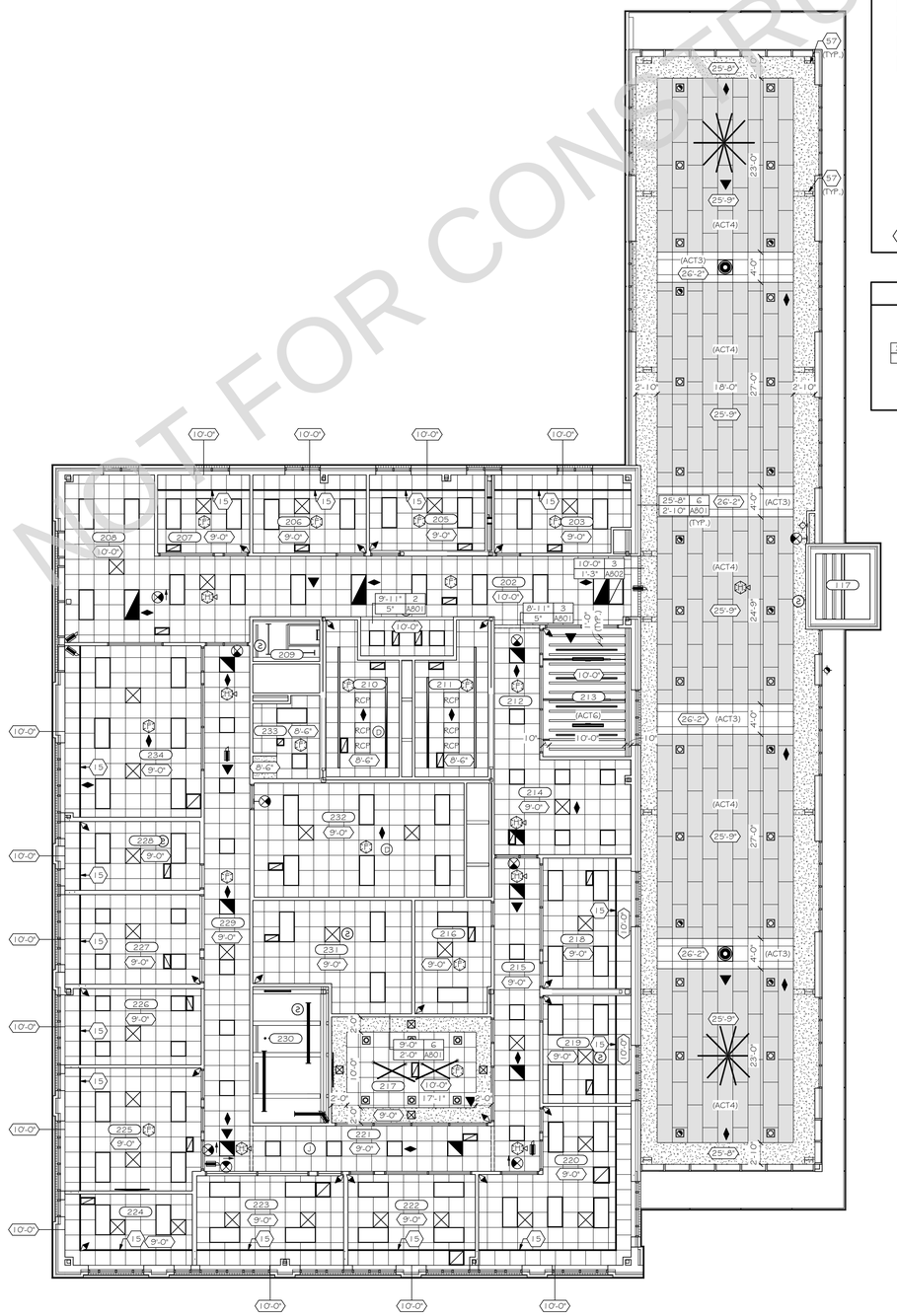
- RECESSED LIGHT FIXTURE
- STRIP LIGHT FIXTURE
- RECESSED DOWNLIGHT
- PENDANT LIGHT FIXTURE
- SMOKE DETECTOR
- SPEAKER
- SLOT DIFFUSER
- SUPPLY DIFFUSER
- EXHAUST GRILLE
- RCP — RADIANT CEILING PANEL
- DESTRATIFICATION FAN
- FIRE ALARM - CEILING MTD SPEAKER
- FIRE ALARM - CEILING MTD STROBE
- FIRE ALARM HORN / STROBE
- EXIT SIGN
- OCCUPANCY SENSOR
- WIRELESS ACCESS POINT
- SECURITY CAMERA
- X'-X" — INDICATES CEILING HEIGHT

SOFFIT LEGEND

- X'-X" — INDICATES HEIGHT OF SOFFIT OR HEADER ABOVE FINISHED FLOOR
- XX" | AXXX — DESIGNATES DETAIL NUMBER AND SHEET
- INDICATES DEPTH OF SOFFIT (FACE TO FACE OF GYPSUM BOARD)



2 A802 REFLECTED CEILING - PARTIAL FIRST FLOOR PLAN - ALTERNATE BID
SCALE: 1/8" = 1'-0"



1 A802 REFLECTED CEILING - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PRELIMINARY
4/6/2026 2:32:20 PM

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing will be released only by prior written agreement with Somerville, Inc. ©2026

Date: 4/6/2026
Project No. 7997
Sheet: **A802**

KEY	MATERIAL TYPE	MANUFACTURER	DESCRIPTION	REMARKS
FLOOR				
CPT1	CARPET TILE	MILLIKEN	CLEAN BREAK - GOOD CAUSE - COLOR: GOC145 AUTHENTIC - SIZE: 20" x 20"	ASHLAR INSTALLATION
CPT2	CARPET TILE	BENTLEY MILLS	IMPASTO - COLOR: MURAL 807101 - SIZE: 24" X 24" - BACKING: AFIRMA II	QUARTER TURN INSTALLATION
CPT3	CARPET TILE	TARKETT	SUEDE TONES - COLOR: DEEP BRINDLE 57205 - SIZE: 18" x 36"	ASHLAR INSTALLATION
LVT1	LUXURY VINYL TILE	J4J FLOORING	MIXED MEDIA V5046 - COLOR: 11140 ELEMENTS - SIZE: 18" X 36"	ASHLAR INSTALLATION
PC1	POLISHED CONCRETE	SEE SPEC	MEDIUM AGGREGATE EXPOSURE	
PT1	PORCELAIN TILE	CERAMIC TILEWORKS	KLASTOS - COLOR: GREIGE - SIZE: 24" x 48"	MONOLITHIC INSTALLATION, 1/8" MIN. GROUT JOINT
	GROUT	MAPEI	5009 GRAY	
SC1	SEALED CONCRETE	SEE SPEC		
SC2	SEALED CONCRETE	SEE SPEC		
RB1	RUBBER FLOOR	INTERFACE	NORA SATURA - COLOR: CALLISTO 5107 - HAMMERED	
			*AT STAIR, PROVIDE CONTRAST NOSING IN COLOR: 0716 SLATE GREY	
RB2	RUBBER FLOOR	INTERFACE	NORA SATURA - COLOR: CALLISTO 5107 - HAMMERED	
			*AT STAIR, PROVIDE INTEGRAL STAIR TREAD AND NOSING	
RB3	RUBBER SPORTS FLOOR	ECOSURFACES	ECOFIT - COLOR: TAKE ONE 1214 - SIZE: 8.2 MM THICK - ROLL GOOD	
WOT1	WALK-OFF CARPET	MOHAWK GROUP	TUFF STRIDE - DEFINING PACE GT370 - COLOR: 858 PAVESTONE	QUARTER TURN INSTALLATION
BASE				
PTB1	PORCELAIN TILE BASE	CERAMIC TILEWORKS	KLASTOS - COLOR: GREIGE - SIZE: CUT TILE TO 6" X 24" BASE	
	GROUT	MAPEI	5009 GRAY	
VB1	VINYL BASE	MOHAWK GROUP	4" COVE BASE - COLOR: BLACK BROWN	
VB2	VINYL BASE	MOHAWK GROUP	6" COVE BASE - COLOR: BLACK BROWN	
WALLS				
AP1	FABRIC WRAPPED ACOUSTIC PANEL	MAHARAM	2" THICK PANEL - PATTERN: METAPHOR - COLOR: 001 AFTERFEATHER	
AP2	ACOUSTIC WALL PANEL	FRASCH	BRIK FLOW - COLOR: SILVER - SIZE: 4' X 8' - PATTERN: PINSTRIPE VERTICAL	COUNCIL CHAMBERS
AP3	ACOUSTIC WALL PANEL	FRASCH	BRIK - COLOR: STEEL - SIZE: 2' X4' - CHAMFERED EDGE	CONFERENCE
AP4	ACOUSTIC WALL PANEL	FRASCH	BRIK - COLOR: BAMBOO - SIZE: 2' X4' - CHAMFERED EDGE	CONFERENCE
AP5	ACOUSTIC WALL PANEL	FRASCH	BRIK FLOW - COLOR: CHARCOAL - SIZE: 4' X 8' - PATTERN: PINSTRIPE HORIZONTAL	
EP1	EPOXY PAINT	SHERWIN WILLIAMS	SW7551 GREEK VILLA	
EP2	EPOXY PAINT	SHERWIN WILLIAMS	SW9171 FELTED WOOL	
P1	PAINT	SHERWIN WILLIAMS	SW7551 GREEK VILLA	FIELD PAINT
P2	PAINT	SHERWIN WILLIAMS	SW9171 FELTED WOOL	GRAY ACCENT
P3	PAINT	SHERWIN WILLIAMS	SW7020 BLACK FOX	DARK BRONZE
P4	PAINT	SHERWIN WILLIAMS	SW0048 BUNGLEHOUSE BLUE	LIGHT BLUE ACCENT
P5	PAINT	SHERWIN WILLIAMS	SW7615 SEA SERPENT	DARK BLUE ACCENT
P6	PAINT	SHERWIN WILLIAMS	SW6195 ROCK GARDEN	GREEN ACCENT
PNL1	PLASTIC LAMINATE WALL PANEL SYSTEM	MARLITE	LAMINATE: WILSONART - CHERRY PB SIENNA - 8275K-05 TIMBERGRAIN FINISH	SEE SPEC FOR DETAILS
PNL2	PLASTIC LAMINATE WALL PANEL SYSTEM	MARLITE	LAMINATE: FORMICA - GRAPHITE - 837-58 MATTE FINISH	SEE SPEC FOR DETAILS
PT2	PORCELAIN TILE	DALTILE	ACREAGE - COLOR: STETSON AC13 - SIZE: 1" X 24"	STRAIGHT STACK INSTALLATION, 1/8" MIN. GROUT JOINT
	GROUT	MAPEI	5009 GRAY	
PT3	PORCELAIN TILE	MARAZZI	ILLUSIONIST - COLOR: LUMEN IL45 - SIZE: 24" X 48" - MATTE	STRAIGHT STACK INSTALLATION, 1/8" MIN. GROUT JOINT
	GROUT	MAPEI	5093 WARM GRAY	
PT4	PORCELAIN TILE	VIRGINIA TILE	VITL - REMINGTON - COLOR: ONYX - SIZE: 2" X 9" - GLOSSY	STRAIGHT STACK INSTALLATION, 1/8" MIN. GROUT JOINT
	GROUT	MAPEI	5009 GRAY	
ST1	STONE	FOND DU LAC	DIMENSIONAL HERITAGE	
CEILING				
ACT1	ACOUSTIC CEILING TILE	ARMSTRONG	CALLA - TEGULAR - COLOR: WHITE - SIZE: 24" X 24" - GRID: 15/16" IN COLOR: WHITE	
			PROVIDE 4" AXIOM TRIM IN COLOR: WHITE AS NEEDED	
ACT2	VINYL FACED TILE	USG	COLOR: WHITE	PROVIDE ALUMINUM GRID
ACT3	ACOUSTIC CEILING TILE	ARMSTRONG	CALLA - TEGULAR - COLOR: BLACK - SIZE: 24" X 24" - GRID: 15/16" IN COLOR: BLACK	
ACT4	ACOUSTIC CEILING TILE	ARMSTRONG	LYRA - TEGULAR - COLOR: DARK MOCHA WALNUT - SIZE: 24" X 72" - GRID: 9/16" IN COLOR: BLACK	
			PROVIDE 4" AXOIM TRIM IN COLOR: BLACK AS NEEDED	
ACT5	ACOUSTIC CEILING TILE	ARKTURA	VAPOR SKY - COLOR: BURNISHED BRONZE - SIZE: 2' X 4' - ACOUSTIC PET BACKER COLOR: SAND	
ACT6	ACOUSTIC CEILING FORMS	ACOUFELT	TRUSS BAFFLE - COLOR: EUROPEAN LARCH - SIZE: 2"W X 10"H, LENGTH VARIES	
ACT7	ACOUSTIC CEILING FORMS	ACOUFELT	OPEN FRAMEWORK - COLOR: EUROPEAN LARCH - CELL SIZE: 2' X 2' - 10"H X 2" THICK	
P3	EXPOSED PAINTED CEILING	SHERWIN WILLIAMS	SW7020 BLACK FOX	
MISC.				
CG1	CORNER GUARDS	INPRO	3/4" TAPE-ON CORNER GUARD - COLOR: FEATHER 0238	
GB1	GLASS MARKER BOARD	CLARUS	COLOR: PURE WHITE - MAGNETIC	
PL1	PLASTIC LAMINATE	WILSONART	CHERRY PB SIENNA - 8275K-05 TIMBERGRAIN FINISH	
PL2	PLASTIC LAMINATE	ARBORITE	ESSENTIAL ORIGIN - P422-RM	
PL3	PLASTIC LAMINATE	FORMICA	GRAPHITE - 837-58 MATTE FINISH	
QZ1	QUARTZ SURFACE	CORIAN	IRONSTONE	
SG1	SIGNAGE	SEE SPEC	10"H POWDER COATED ALUMINUM LETTERS - PAINT COLOR: WHITE	
SG2	SIGNAGE	SEE SPEC	APPROXIMATE SIZE 60" X 72" ALUMINUM 3D LOGO SIGN - FINAL DESIGN TO BE DETERMINED	
SS1	SOLID SURFACE	WILSONART	YUKON RIVERSTONE 9196RS	COUNTERTOPS
SS2	SOLID SURFACE	WILSONART	HOT STONE 9201GS	WINDOW SILLS
TB1	TACKABLE BOARD	KOROSEAL	WALLTALKERS TAC WALL - COLOR: 62 QUARRY	
TP1	TOILET PARTITIONS	ASI ACCURATE	SOLID PLASTIC- COLOR: GRAY	
WF1	WINDOW FILM	DECORATIVE FILMS	SX-3131 ECO DUSTED	FROSTED
WF2	WINDOW FILM	LEVEL	PATTERN: WAVVY - FINAL COLOR/SCALE TO BE DETERMINED	GRAPHIC
WT1	WINDOW TREATMENT	DRAPER	M SCREEN - 1% OPENNESS - COLOR: CHARCOAL/COCOA - FASCIA COLOR: CHARCOAL BRONZE	

ROOM FINISH GENERAL NOTES:

A. PAINT (P1) ALL SOFFITS UNLESS NOTED OTHERWISE.
B. PAINT (P3) ALL HOLLOW METAL DOORS AND FRAMES.
C. PAINT (P3) ALL COLUMNS AND BEAMS UNLESS NOTED OTHERWISE.
D. PAINT ALL GRILLES, DIFFUSERS AND EXPOSED ELECTRICAL BOXES TO MATCH ADJACENT WALL COLOR. VERIFY PRIOR TO PAINTING WITH ARCHITECT/INTERIOR DESIGNER.
E. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
F. ——→ INDICATES FLOOR INSTALL DIRECTION.

ROOM FINISH NOTES:

1. NO VINYL BASE AT STONE WALL.
2. PAINT (P1) COLUMNS IN THIS ROOM ONLY.
3. PAINT (P3) ALL EXPOSED STRUCTURE, FLOOR, ROOF, DECK, CONDUIT, PIPING, DUCTWORK, ETC.
4. PAINT (P2) ALL EXPOSED STRUCTURE, FLOOR, ROOF, DECK, CONDUIT, PIPING, DUCTWORK, ETC.

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR	BASE	WALLS	CEILING TYPE	NOTES
101	VESTIBULE	WOT1	VB2	P1	ACT1	
102	LOBBY	PC1, WOT1	VB2	P1	ACT3, ACT4, ACT5, P2, P3	
103	STAIR	RB1	--	P1	--	
104	VESTIBULE	WOT1	VB2	P1	ACT1	
105	ALCOVE	WOT1	VB2	P1	ACT1	
106	CORRIDOR	CPT3	VB1	P1	ACT1	
107	COUNCIL CHAMBERS	CPT3	VB1	AP2, P1, P2, PNL1, PNL2, ST1	ACT1, ACT6, P2, P3	1, 2, 3
108	CONTROL ROOM	CPT3	VB1	P1	ACT1	
109	OFFICE	CPT1	VB1	P1, P5	ACT1	
110	WOMEN'S TOILET	PT1	PTB1	EP2, PT3, PT4	ACT2	
111	TOILET	PT1	PTB1	EP2, PT3, PT4	ACT2	
112	MEN'S TOILET	PT1	PTB1	EP2, PT3, PT4	ACT2	
113	MUNICIPAL COURT	CPT1	VB1	P1, P6	ACT1	
114	SECURE STORAGE	CPT1	VB1	P1	ACT1	
115	RAMP	CPT3	VB1	P1	ACT1	
116	CLOSED MEETINGS	CPT3	VB1	AP5, P1	ACT3, P1	
117	ELEV	CPT1	--	--	--	
119	JANITOR CLOSET	SC1	VB1	EP1	--	
120	STORAGE	SC1	VB1	P1	--	
121	MECHANICAL	SC1	--	P1	--	
122	ELECTRCIAL	SC1	--	P1	--	
123	PARKING	SC2	--	--	--	
124	RECEPTION	CPT1	VB1	P1, P6	ACT1, P6	
125	MEETING AREA	CPT1	VB1	P1	ACT1	
126	LAYOUT/ PRINT AREA	CPT1	VB1	P1	ACT1	
127	OFFICE	CPT1	VB1	P1	ACT1	
128	OFFICE	CPT1	VB1	P1	ACT1	
129	OFFICE	CPT1	VB1	P1	ACT1	
130	OFFICE	CPT1	VB1	P1	ACT1	
131	OFFICE	CPT1	VB1	P1	ACT1	
132	CORRIDOR	CPT1	VB1	P1, P5	ACT1	
133	OPEN WORK STATIONS	CPT1	VB1	P1, P5	ACT1	
134	STORAGE	CPT1	VB1	P1	ACT1	
135	CORRIDOR	CPT1	VB1	P1	ACT1	
136	OFFICE	CPT1	VB1	P1	ACT1	
137	OFFICE	CPT1	VB1	P1	ACT1	
138	OFFICE	CPT1	VB1	P1	ACT1	
139	CORRIDOR	CPT1	VB1	P1	ACT1	
140	CONFERENCE ROOM	CPT2	VB1	P1, P5	ACT1	
141	CORRIDOR	CPT1, PT1	VB1	P1, P5	ACT1	
142	MAIL	CPT1	VB1	P1	ACT1	
143	OFFICE	CPT1	VB1	P1	ACT1	
144	LOCKLTE	CPT1	VB1	P1	ACT1	
145	SECURE STORAGE	CPT1	VB1	P1	ACT1	
146	LIBRARY	CPT1	VB1	P1	ACT1	
147	VOTE ROOM	CPT1	VB1	P1	ACT1	
148	OPEN WORK AREA	CPT1	VB1	P1, P5	ACT1	
149	ALCOVE	WOT1	VB2	P1	ACT1	
150	PUBLIC CONFERENCE ROOM	CPT2	VB1	AP3, P2	ACT7, P2	4
151	PUBLIC CONFERENCE ROOM	CPT2	VB1	AP4, P2	ACT7, P2	4
152	MEN'S TOILET	PT1	PTB1	EP2, PT3, PT4	ACT2	
153	WOMEN'S TOILET	PT1	PTB1	EP2, PT3, PT4	ACT2	
154	CORRIDOR	PC1	VB2	P1, P6	ACT1	
155	STAIR	RB2, WOT1	VB1	P1	--	
156	SMALL CONFERENCE ROOM	CPT2	VB1	P1, P6	ACT1	
157	SMALL CONFERENCE ROOM	CPT2	VB1	P1, P3	ACT1	
158	STORAGE	CPT1	VB1	P1	ACT1	
159	OFFICE	CPT1	VB1	P1	ACT1	
160	OFFICE	CPT1	VB1	P1	ACT1	
161	OFFICE	CPT1	VB1	P1	ACT1	
162	OPEN WORK AREA	CPT1	VB1	P1, P5	ACT1	
163	ALCOVE	WOT1	VB2	P1	ACT1	
164	RECEPTION	CPT1	VB1	P1, P6	ACT1	
165	WORKSTATIONS	CPT1	VB1	P1, P4	ACT1	
166	STORAGE	CPT1	VB1	P1	ACT1	
167	CORRIDOR	CPT1	VB1	P1, P4	ACT1	
168	OFFICE	CPT1	VB1	P1	ACT1	
169	OFFICE	CPT1	VB1	P1	ACT1	
170	OFFICE	CPT1	VB1	P1	ACT1	
171	OFFICE	CPT1	VB1	P1	ACT1	
172	OFFICE	CPT1	VB1	P1	ACT1	
173	OFFICE	CPT1	VB1	P1	ACT1	
174	OFFICE	CPT1	VB1	P1	ACT1	
175	LAYOUT/ PRINT AREA	CPT1	VB1	P1, P5	ACT1	
176	OFFICE	CPT1	VB1	P1	ACT1	
177	OFFICE	CPT1	VB1	P1	ACT1	
178	OFFICE	CPT1	VB1	P1	ACT1	
179	OFFICE	CPT1	VB1	P1	ACT1	
180	CORRIDOR	CPT1	VB1	P1, P5	ACT1	
201	WALKWAY	CPT1	VB1	P1	ACT1	
202	CORRIDOR	CPT1	VB1	P1	ACT1	
203	WELLNESS ROOM	CPT1	VB1	P1, P4	ACT1	
204	CORRIDOR					
205	PHYSICAL / FIRST AID ROOM	LVT1	VB1	P1, P4	ACT1	
206	PHYSICAL ROOM	LVT1	VB1	P1, P4	ACT1	
207	SMALL CONFERENCE	CPT2	VB1	P1, P3	ACT1	
208	STAIR	RB2	VB1	P1, P5	ACT1	
209	JANITOR CLOSET	SC1	VB1	EP1	--	
210	WOMEN'S TOILET	PT1	PTB1	EP2, PT3, PT4	ACT2	
211	MEN'S TOILET	PT1	PTB1	EP2, PT3, PT4	ACT2	
212	CORRIDOR	CPT1	VB1	P1	ACT1	
213	CONFERENCE ROOM	CPT2	VB1	P1, P6	ACT6, P3	3
214	WAITING ROOM	CPT1	VB1	P1, P5	ACT1	
215	CORRIDOR	CPT1	VB1	P1	ACT1	
216	WORK ROOM	CPT1	VB1	P1	ACT1	
217	CONFERENCE	CPT2	VB1	P1, P3	ACT1, P3	
218	OFFICE	CPT1	VB1	P1	ACT1	
219	(FUTURE OFFICE) STORAGE	CPT1	VB1	P1	ACT1	
220	OFFICE	CPT2	VB1	P1	ACT1	
221	CORRIDOR	CPT1	VB1	P1	ACT1	
222	OFFICE	CPT1	VB1	P1	ACT1	
223	OFFICE	CPT1	VB1	P1	ACT1	
224	OFFICE	CPT1	VB1	P1	ACT1	
225	WORK BENCH	CPT1	VB1	P1	ACT1	
226	OFFICE	CPT1	VB1	P1	ACT1	
227	OFFICE	CPT1	VB1	P1	ACT1	
228	(FUTURE OFFICE) STORAGE	CPT1	VB1	P1	ACT1	
229	CORRIDOR	CPT1	VB1	P1	ACT1	
230	DATA ROOM	SC1	VB1	P1	--	
231	IT STOR	CPT1	VB1	P1	ACT1	
232	FITNESS ROOM	RB3	VB1	P1, P4	ACT1	
233	SHOWER ROOM	PT1			ACT2 ,EP1	
234	STAFF BREAKROOM	LVT1	VB1	P1, P4	ACT1	
237	ALCOVE					

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

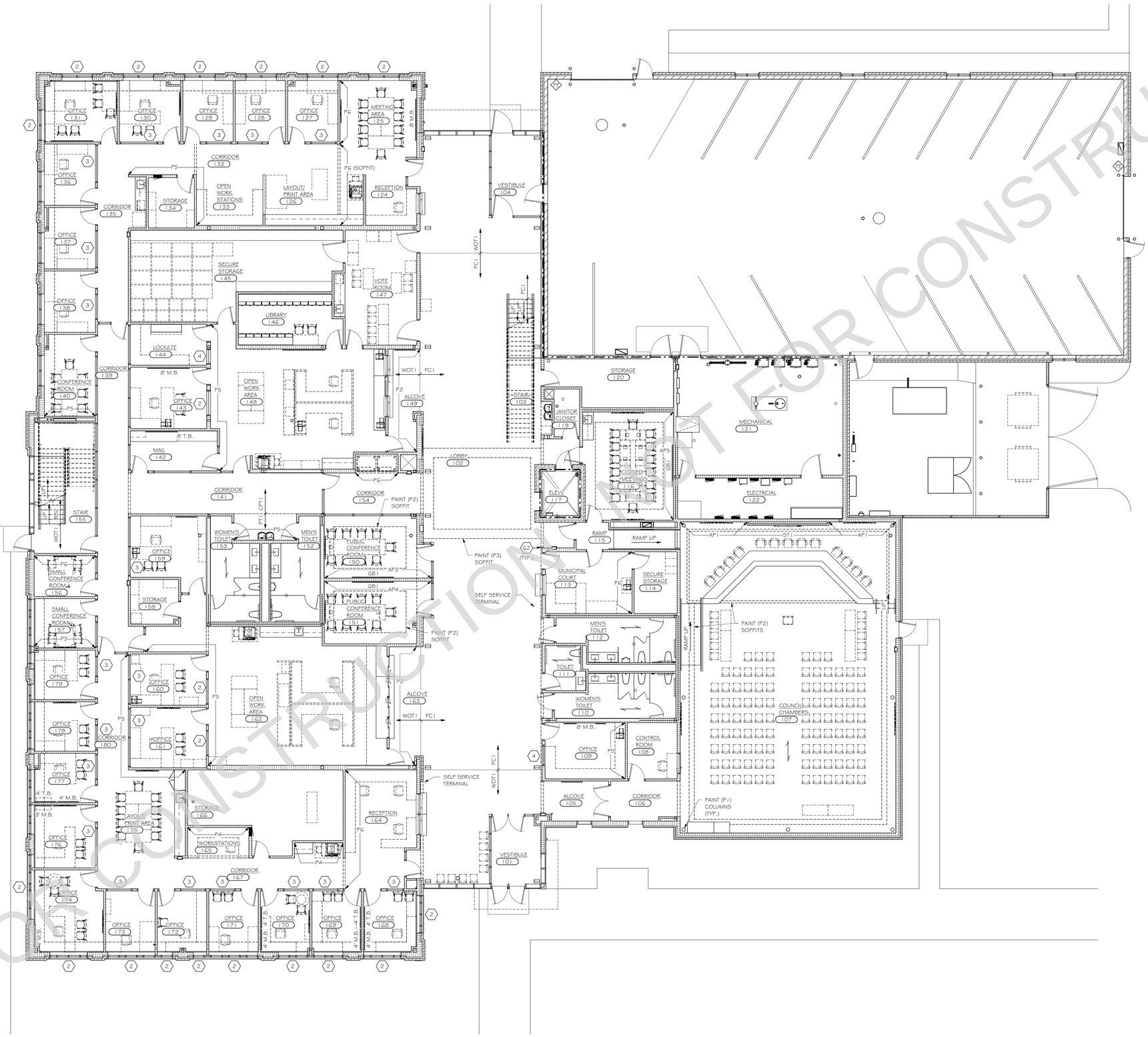
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by providing a reproduction fee. © Somerville, Inc. 2026

Date:
4/6/2026
Project No.
7997
Sheet:
A901

PRELIMINARY
4/6/2026 2:32:23 PM

PLAN NOTES: (X)

2 PROVIDE MANUAL ROLLER SHADE (WT1) AT THIS WINDOW.
3 PROVIDE GRAPHIC FILM AT WINDOW.
4 PROVIDE FROSTED FILM AT LOWER PORTION OF BORROWED LITE.
G2 CORNER GUARD (CG1) - SEE ROOM FINISH KEY FOR MORE INFORMATION.



NOT FOR CONSTRUCTION

1 A902 FINISHES - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

somerville architects | engineers
design matters.
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

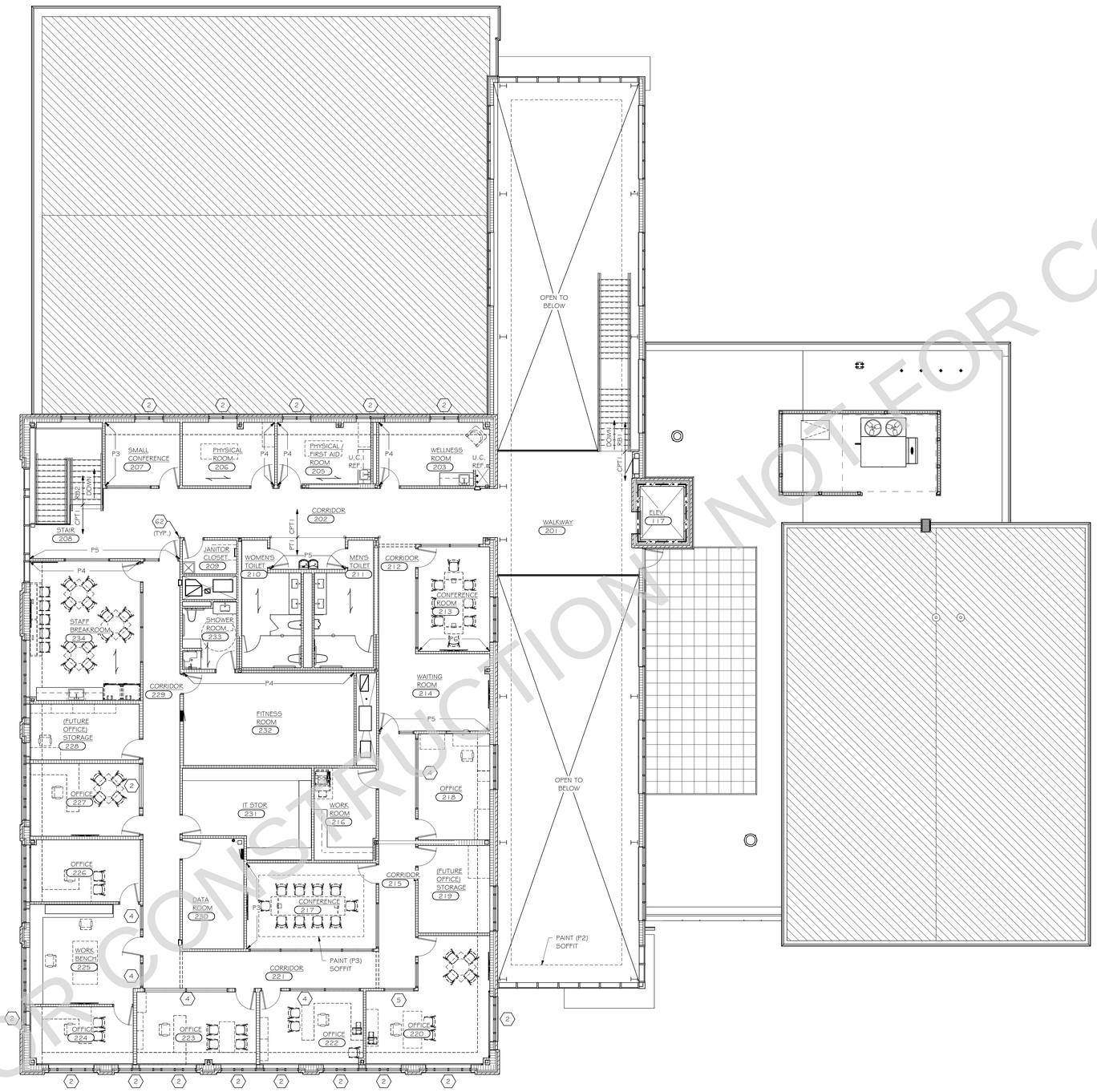
This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained only through a thirdpartyfeeforservice.com Somerville Inc. - 2026

Date: 4/6/2026
Project No. 7997
Sheet: **A902**

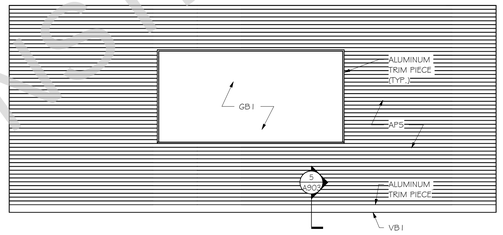
PRELIMINARY
4/6/2026 2:32:30 PM

PLAN NOTES: (X)

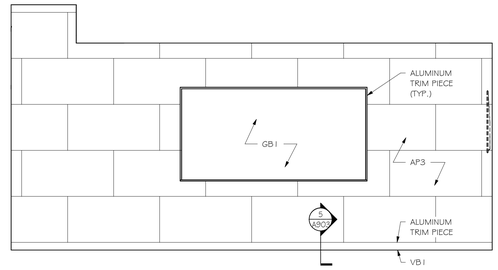
2 PROVIDE MANUAL ROLLER SHADE (WT1) AT THIS WINDOW.
4 PROVIDE FROSTED FILM AT LOWER PORTION OF BORROWED LITE.
5 PROVIDE ONE-WAY GRAPHIC FILM AT WINDOW.
G2 CORNER GUARD (CG1) - SEE ROOM FINISH KEY FOR MORE INFORMATION.



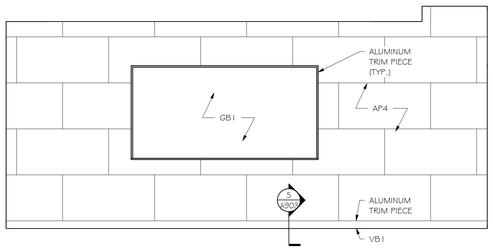
1 A903 FINISHES - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



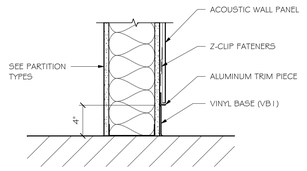
2 A903 CLOSED MEETINGS
SCALE: 3/8" = 1'-0" ROOM: 116



3 A903 PUBLIC CONFERENCE
SCALE: 3/8" = 1'-0" ROOM: 150



4 A903 PUBLIC CONFERENCE
SCALE: 3/8" = 1'-0" ROOM: 151



5 A903
1 1/2" = 1'-0"

NOT FOR CONSTRUCTION

design matters.
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

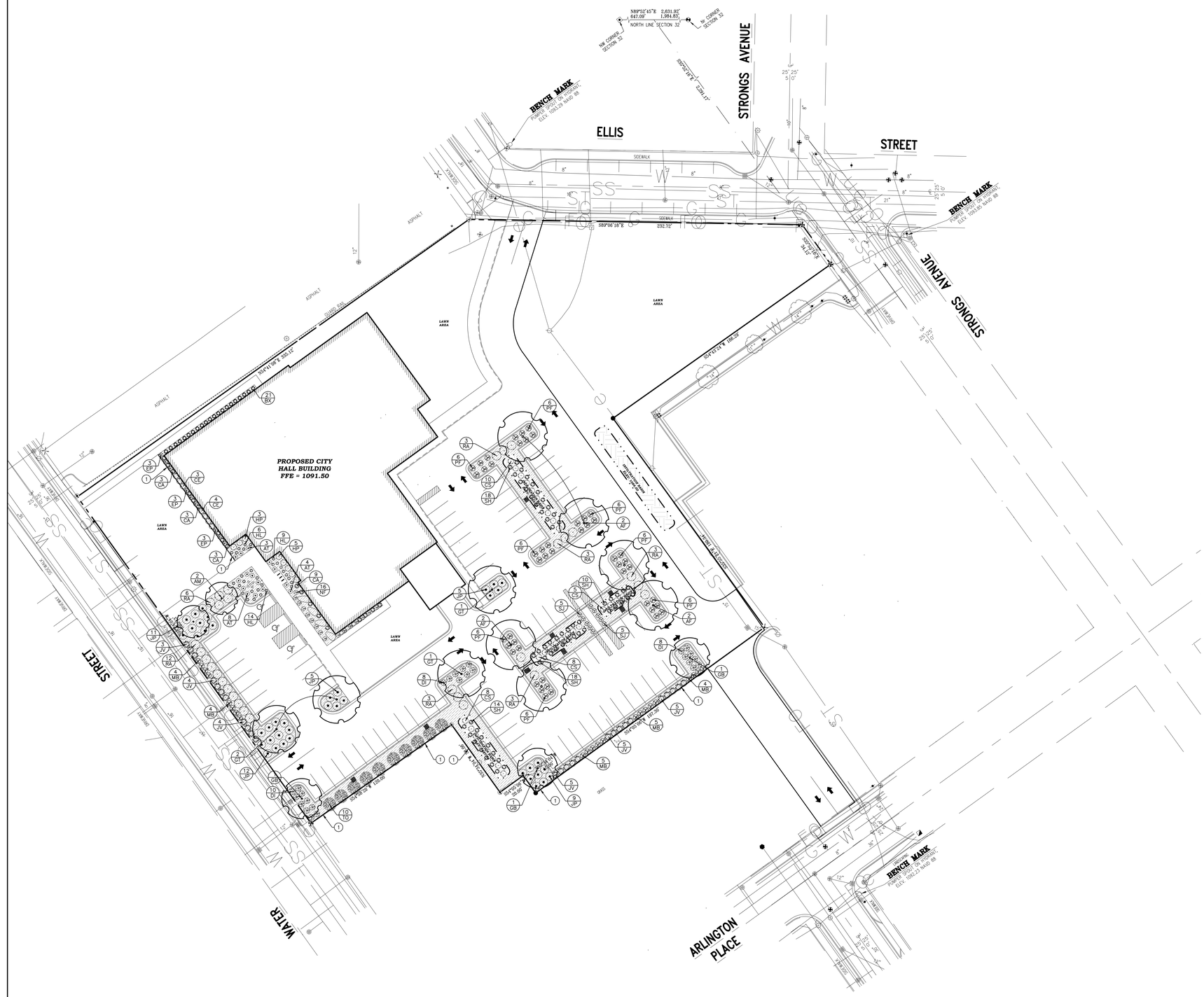
Revision	Description	Date

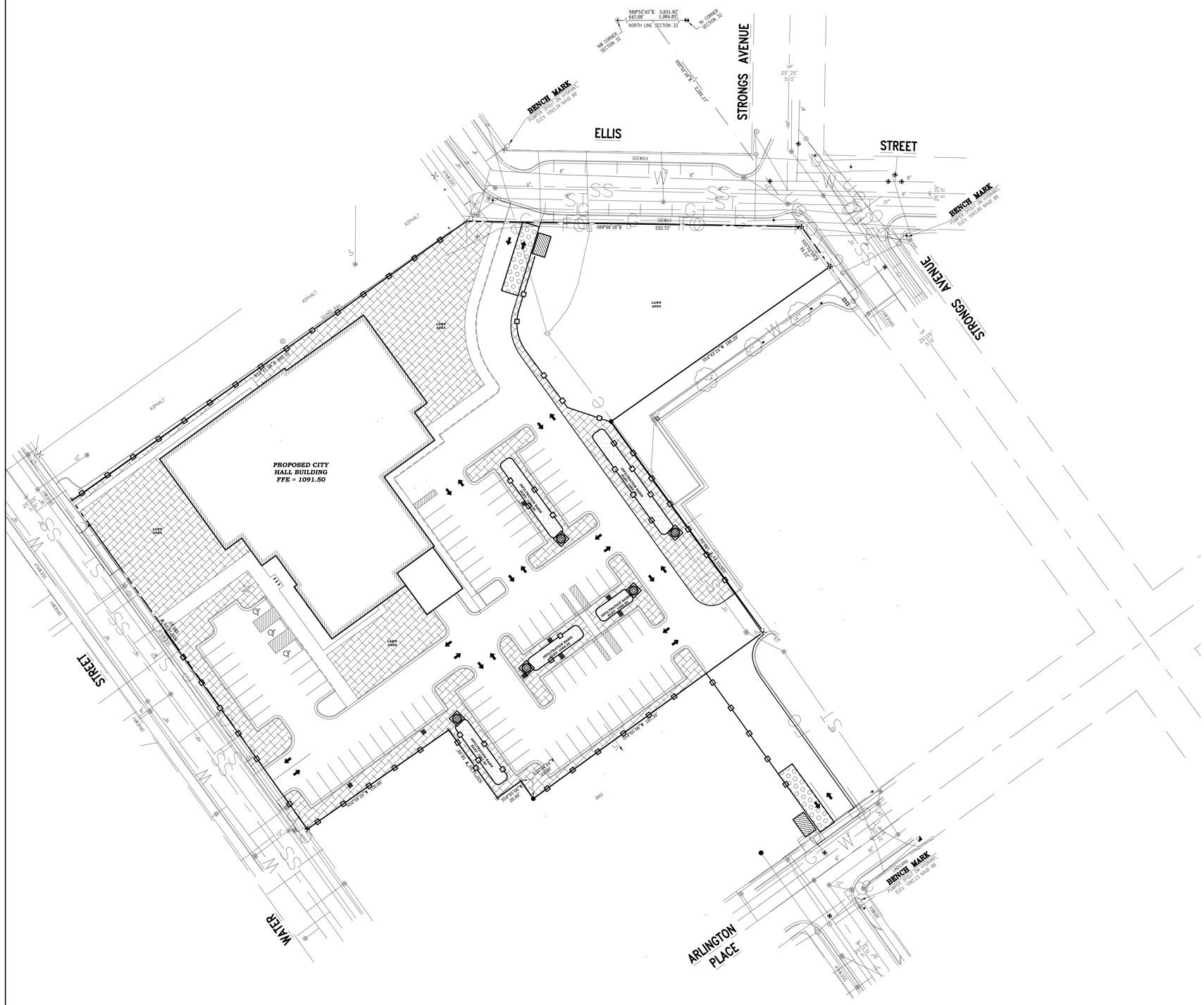
NEW CITY HALL FOR:
CITY OF STEVENS POINT
STEVENS POINT, WISCONSIN

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained only by purchase from Somerville Inc. ©2026

Date: 4/6/2026
Project No. 7997
Sheet: **A903**

PRELIMINARY
4/6/2026 2:32:36 PM


STRONGS AVENUE
ELLIS STREET
ARLINGTON PLACE
WATER STREET
PROPOSED CITY HALL BUILDING FFE = 1091.50
BENCH MARK
CHISELED "X" ON HYDRANT
ELEV. 1093.39 NAVD 88
BENCH MARK
PUMPER NUT ON HYDRANT
ELEV. 1092.23 NAVD 88
BENCH MARK
PUMPER NUT ON HYDRANT
ELEV. 1092.23 NAVD 88
LAWN AREA
SIDEWALK
ASPHALT
CURB & GUTTER
N89°52'45"E 2,631.95'
647.09' 1,984.83'
NORTH LINE SECTION 32
NW CORNER SECTION 32
NE CORNER SECTION 32
S89°06'18"E 232.72'
S89°06'18"E 330.12'
S01°47'04"W 198.59'
S01°47'04"W 330.12'
N01°47'04"E 330.12'
N01°47'04"E 198.59'
S89°06'18"E 330.12'
S89°06'18"E 198.59'
N89°06'18"W 330.12'
N89°06'18"W 198.59'
S01°47'04"W 330.12'
S01°47'04"W 198.59



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFFSITE SEDIMENT DEPOSITS RESULTING FROM STORMWATER RUNOFF SHALL BE CLEANED BY THE END OF THE NEXT WORKDAY. OFFSITE SEDIMENT DEPOSITS RESULTING FROM CONTRACTOR ACTIVITIES, INCLUDING SOIL TRACKING, SHALL BE CLEANED EACH WORKDAY. EXCESSIVE AMOUNTS OF SEDIMENT OR DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS ON ADJACENT STREETS SHALL SWEPT MECHANICALLY OR MANUALLY AT LEAST WEEKLY AND BEFORE IMMINENT RAINFALL.
7. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
14. PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
16. IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BIO-INFILTRATION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-INFILTRATION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO-INFILTRATION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

EXISTING CONTOUR — — — 888 — — —

PROPOSED CONTOUR 888

PROPOSED SILT FENCE — 2 / C601

PROPOSED INLET PROTECTION — 3 / C601

ROCK CONSTRUCTION ENTRANCE — 4 / C601

CONCRETE WASHOUT AREA — 5 / C601

EROSION CONTROL BLANKET — 8 / C601

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BENCHMARK INFO FROM SURVEY

UTILITY DISCLAIMER:

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

0' 30' 60'
1" = 30'

EROSION CONTROL PLAN - BASE BID

DESIGN DEVELOPMENT

design matters
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervillenc.com

EROSION CONTROL PLAN

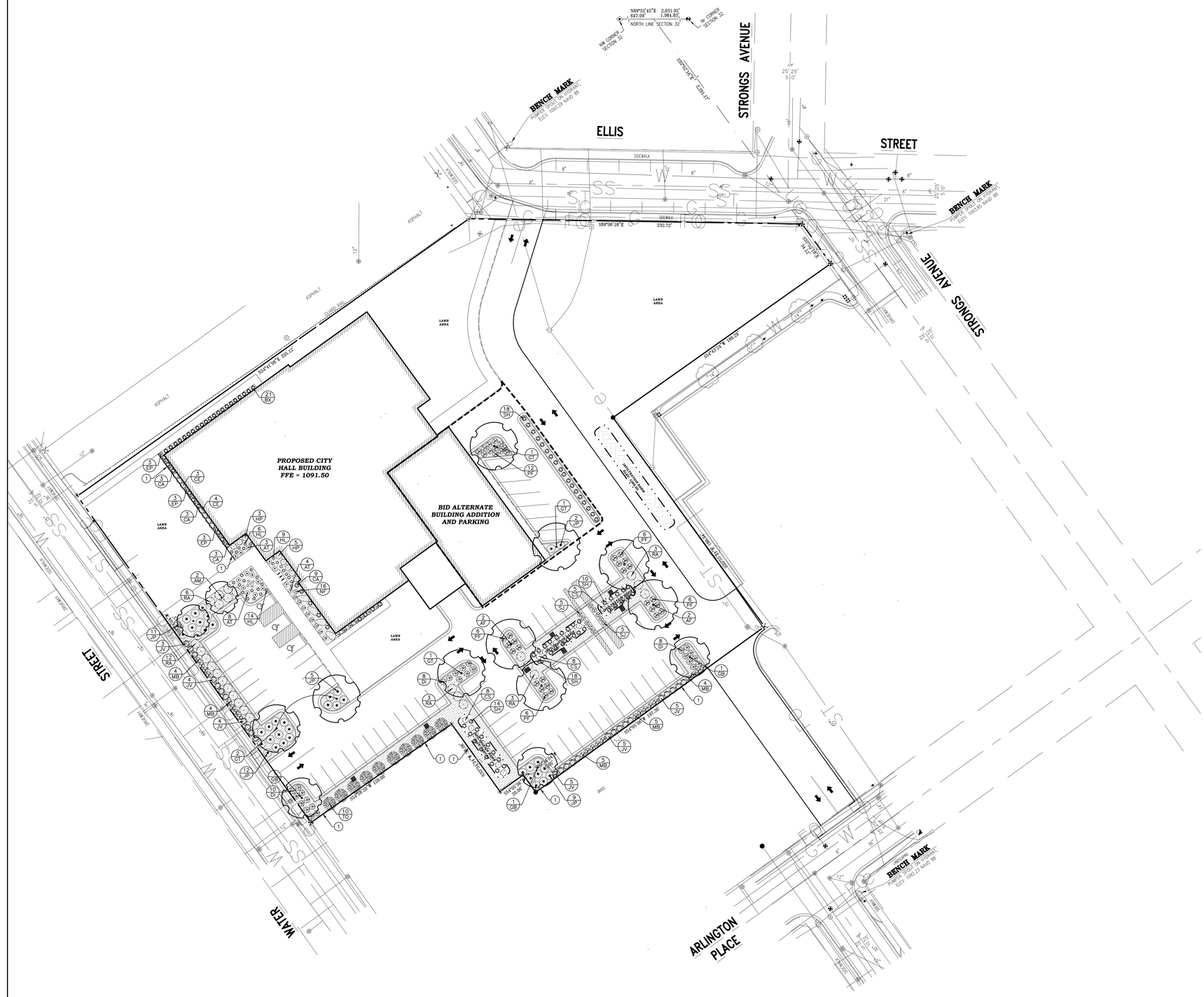
SCALE VERIFICATION
1" AT FULL SCALE

Date
Description
Revision

NEW CITY HALL
CITY OF STEVENS POINT
PROJECT LOCATION

This drawing may not be reproduced, without the written permission of Somerville, Inc. Permission or copies of drawing may be ordered by emailing: thesupport@somervillenc.com © Somerville, Inc. 2025

Date:
12/30/25
Project No.
7997
Sheet:
C400



GENERAL NOTES:

1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
3. SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION, EXCEPT AREAS NOTED ON THIS DOCUMENT TO BE SODDED.
4. ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
5. ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
6. ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
7. EDG–KING LANDSCAPE EDGING OR EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
8. 3" DEPTH OF 3/4" DIAMETER DECORATIVE LANDSCAPE STONE SHALL BE PLACED IN ALL SHRUB PLANTING BEDS. COLOR TO BE SELECTED BY OWNER.
9. FILTER FABRIC SHALL BE PLACED BENEATH ALL LANDSCAPE STONE.
10. COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME		INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AF	ACER X FREEMANII 'JEFFERSRED' AUTUMN BLAZE	FREEMAN MAPLE	B&B	2.5" CAL.	40–50'T X 30–40'W	4
AM	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B (SINGLE TRUNK)	2.5" CAL.	25'T X 25'W	2
GB	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	B&B	2.5" CAL.	40–50'T X 30'W	3
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	B&B	2.5" CAL.	35–45'T X 25–35'W	5

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
BX	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	5 GAL.	3'–4'T X 3'–4'W	21
CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWG DOGWOOD	24"	3–4'T X W	21
DI	DIERVILLA X'ONCIERA	DWARF BUSH HONEYSUCKLE	5 GAL.	3'T X 3'W	26
HP	HYDRANGEA PANICULATA 'BOBO'	BOBO PANICLE HYDRANGEA	24"	2.5–3'T X 3–4'W	8
JP	JUNIPERUS X PFITZERIANA 'KALLAY'S'	KALLAY'S COMPACT PFITZER JUNIPER	24"	2–3'T X 4–6'W	22
JV	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	5 GAL.	3'–4'T X 4'–6'W	26
MB	MICROBIOTA DECUSSATA 'CONDREW'	DREW'S BLUE DWARF SIBERIAN CYPRESS	5 GAL.	3'T X 3'W	22
PF	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	24"	2'T X 3'W	36
RA	RHUS AROMATICA 'GRO–LOW'	GRO–LOW FRAGRANT SUMAC	24"	2–3'T X 6'W	33
SJ	SPIRAEA JAPONICA 'SMNSJMFR'	DOUBLE PLAY RED SPIREA	24"	2–3'T X W	10
TO	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	MIN. 5' HT.	10–15'T X 6–10'W	10

ORNAMENTAL GRASS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	#2 POT	4–6'T X 2'W	18
SH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#2 POT	4–6'T X 2–3'W	60

PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AT	ASCLEPIAS TUBEROSA	ORANGE BUTTERFLY MILKWEED	1 GAL	2'T X 2'W	15
EP	ECHINACEA PURPUREA 'FATAL ATTRACTION'	FATAL ATTRACTION CONEFLOWER	1 GAL	24"T X 24"W	9
HL	HOSTA 'DIAMOND LAKE'	DIAMOND LAKE HOSTA	1 GAL	2'T X 4'W	29
NF	NEPETA FAASSENII 'CAT'S MEOW'	CAT'S MEOW CATMINT	1 GAL	20"T X 3'W	16

KEYNOTES:

1. LANDSCAPE EDGING – SEE GENERAL NOTES

LEGEND:

STONE MULCH. SEE LANDSCAPE NOTES

LANDSCAPE BOULDERS — 9 / C600

(3'–4' DIAMETER) QTY: 3

(5'–6' DIAMETER) QTY: 4

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BENCHMARK INFO FROM SURVEY

UTILITY DISCLAIMER:

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

0' 30' 60'
1" = 30'

LANDSCAPE PLAN - ALTERNATE BID

DESIGN DEVELOPMENT

design matters
somerville architects | engineers
Somerville Inc. | 2120 Riverside Drive, Green Bay, WI 54301
P 920.437.8136 | F 920.437.1131 | somervilleinc.com

LANDSCAPE PLAN

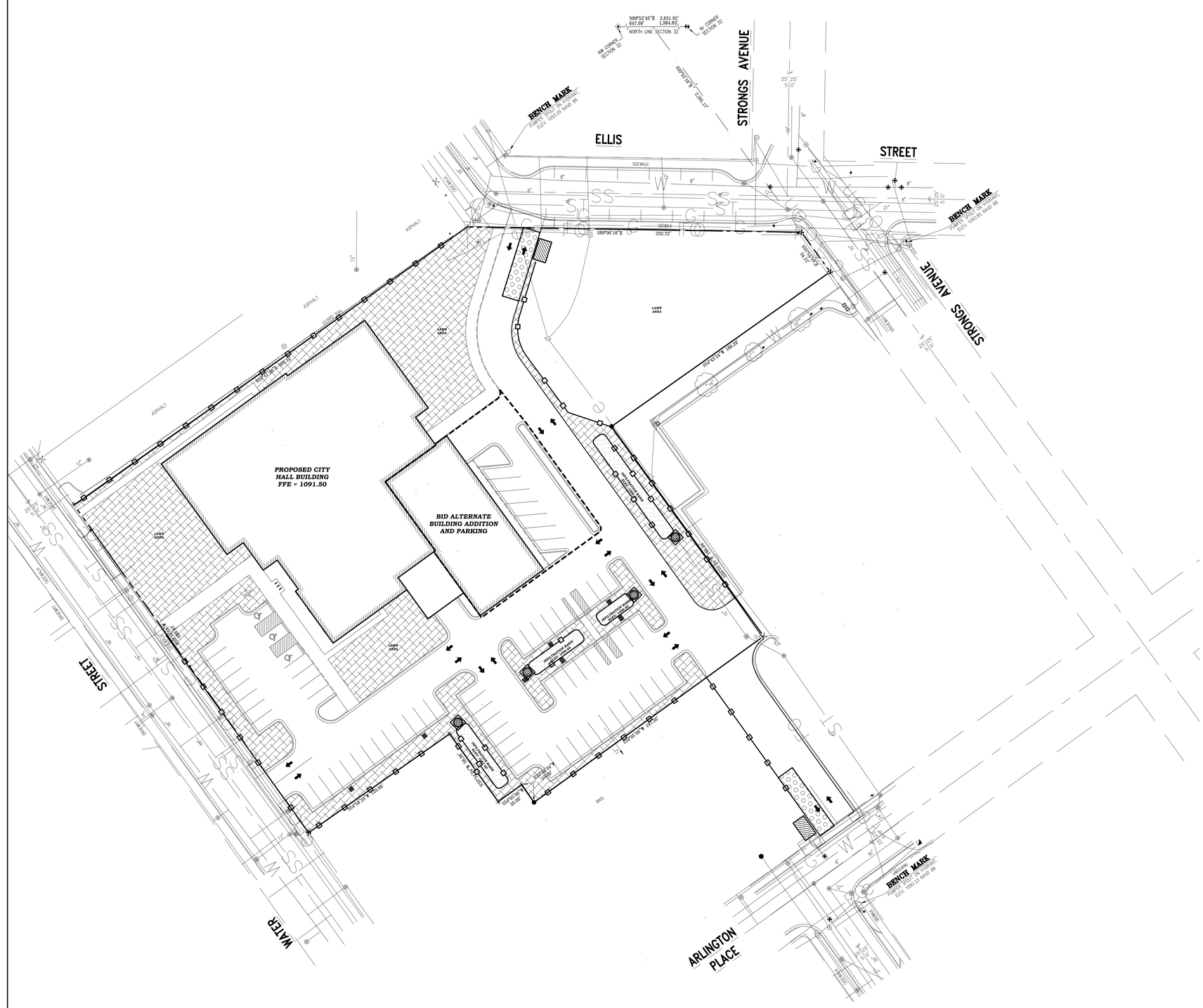
SCALE VERIFICATION
1" AT FULL SCALE

Revision Description Date

NEW CITY HALL
CITY OF STEVENS POINT
PROJECT LOCATION

The drawing and data hereon are the property of Somerville, Inc. Reproduction or copies of this drawing may not be made by any method without the written permission of Somerville, Inc. ©2025

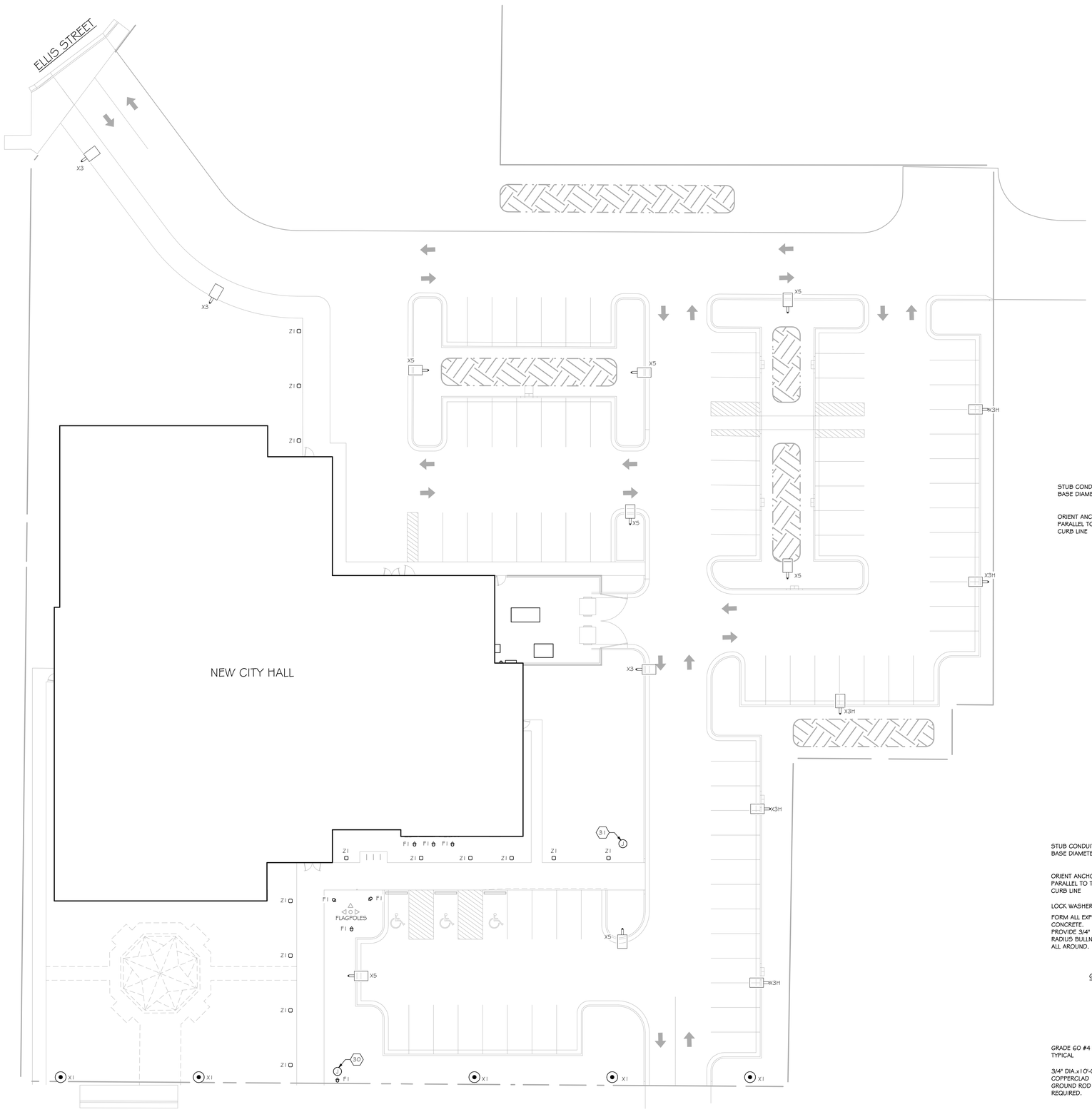
Date: 12/30/25
Project No. 7997
Sheet: **L100A**


STRONGS AVENUE
ELLIS STREET
STRONGS AVENUE
STREET
WATER STREET
ARLINGTON PLACE
BENCH MARK
POWER POLE ON NORTHEAST CORNER
ELEV. 1093.29 NAVD 88
BENCH MARK
POWER POLE ON NORTHEAST CORNER
ELEV. 1093.05 NAVD 88
BENCH MARK
POWER POLE ON NORTHEAST CORNER
ELEV. 1092.73 NAVD 88
PROPOSED CITY HALL BUILDING
FFE = 1091.50
BID ALTERNATE BUILDING ADDITION AND PARKING
INFILTRATION AREA
INFILTRATION AREA
INFILTRATION AREA
LAWN AREA
ASPHALT
SIDEWALK
N89°52'45"E 2,631.92'
647.09' 1,984.83'
NORTH LINE SECTION 32
NW CORNER SECTION 32
NW CORNER SECTION 33
S00°42'04"E 1,328.17'
S89°06'18"E 232.72'
S01°42'24"W 180.09'
S89°06'18"E 180.69'
S01°42'24"W 180.09'
S89°06'18"E 180.69'
S01°42'24"W 180.09'
S89°06'18"E 180.69

PLAN NOTES: (X)

30 PROVIDE POWER FOR MONUMENTAL SIGN.

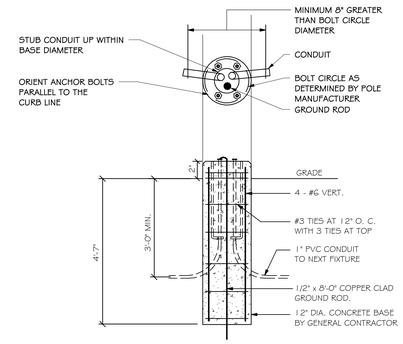
31 PROVIDE CONDUIT STUB FOR FUTURE PUBLIC ART DISPLAY LIGHT.



1 E104 ELECTRICAL - LIGHTING SITE PLAN - BASE BID

SCALE: 1/16" = 1'-0"

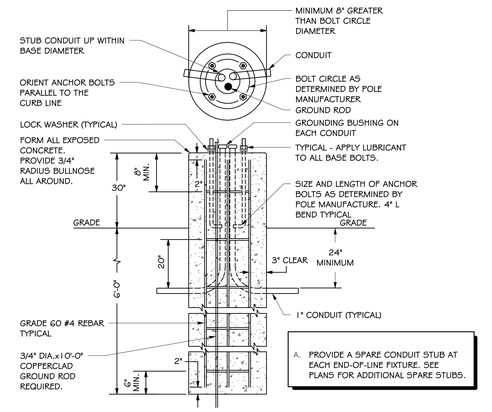
N



LIGHT BOLLARD BASE DETAIL

3 E104

NO SCALE



POLE BASE DETAIL - FIXTURE ABOVE GRADE

2 E104

NO SCALE

PRELIMINARY

1/26/2026 3:26:43 PM

design matters

somerville architects | engineers

Somerville Inc. | 2100 Riverside Drive, Green Bay, WI 54301-2390
P 920.437.8136 | F 920.437.1131 | www.somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL

CITY OF STEVENS POINT

PROJECT LOCATION

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by purchasing a plan reproduction set. © Somerville, Inc. 2026

Date: 2/2/2026

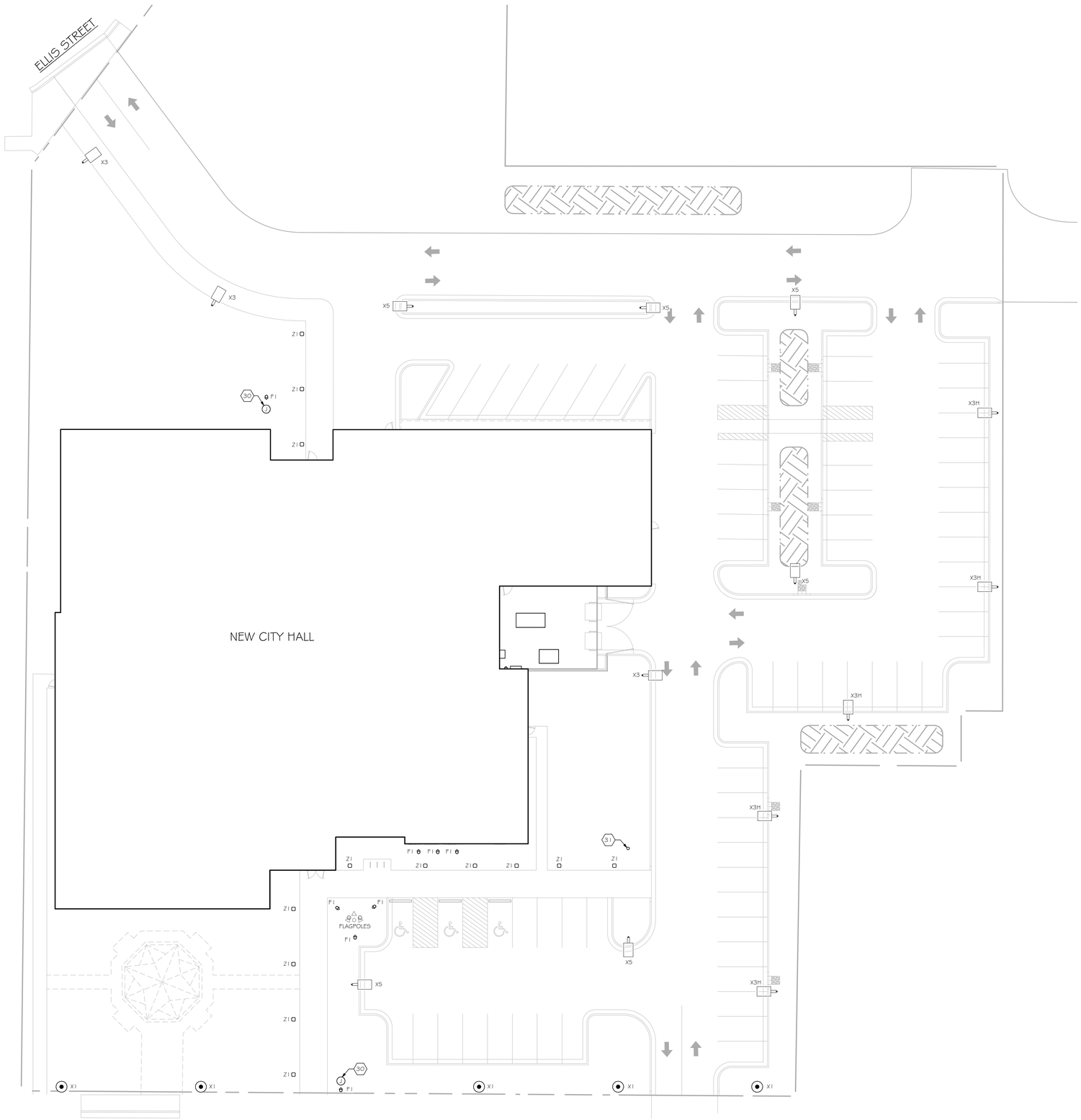
Project No. 7997

Sheet: E104

PLAN NOTES: (X)

30 PROVIDE POWER FOR MONUMENTAL SIGN.

31 PROVIDE CONDUIT STUB FOR FUTURE PUBLIC ART DISPLAY LIGHT.



1 / E105 ELECTRICAL - LIGHTING SITE PLAN - ALTERNATE BID

SCALE: 1/16" = 1'-0"

N

design matters

somerville architects | engineers

Somerville Inc. | 2100 Riverside Drive, Green Bay, WI 54301-2390
P 920.437.8136 | F 920.437.1131 | www.somervilleinc.com

SCALE VERIFICATION
1" AT FULL SCALE

Revision	Description	Date

NEW CITY HALL

CITY OF STEVENS POINT

PROJECT LOCATION

This drawing may not be reproduced without the written permission of Somerville, Inc. Permission or copies of this drawing may be obtained by providing a stamped addressed envelope. © Somerville, Inc. 2026

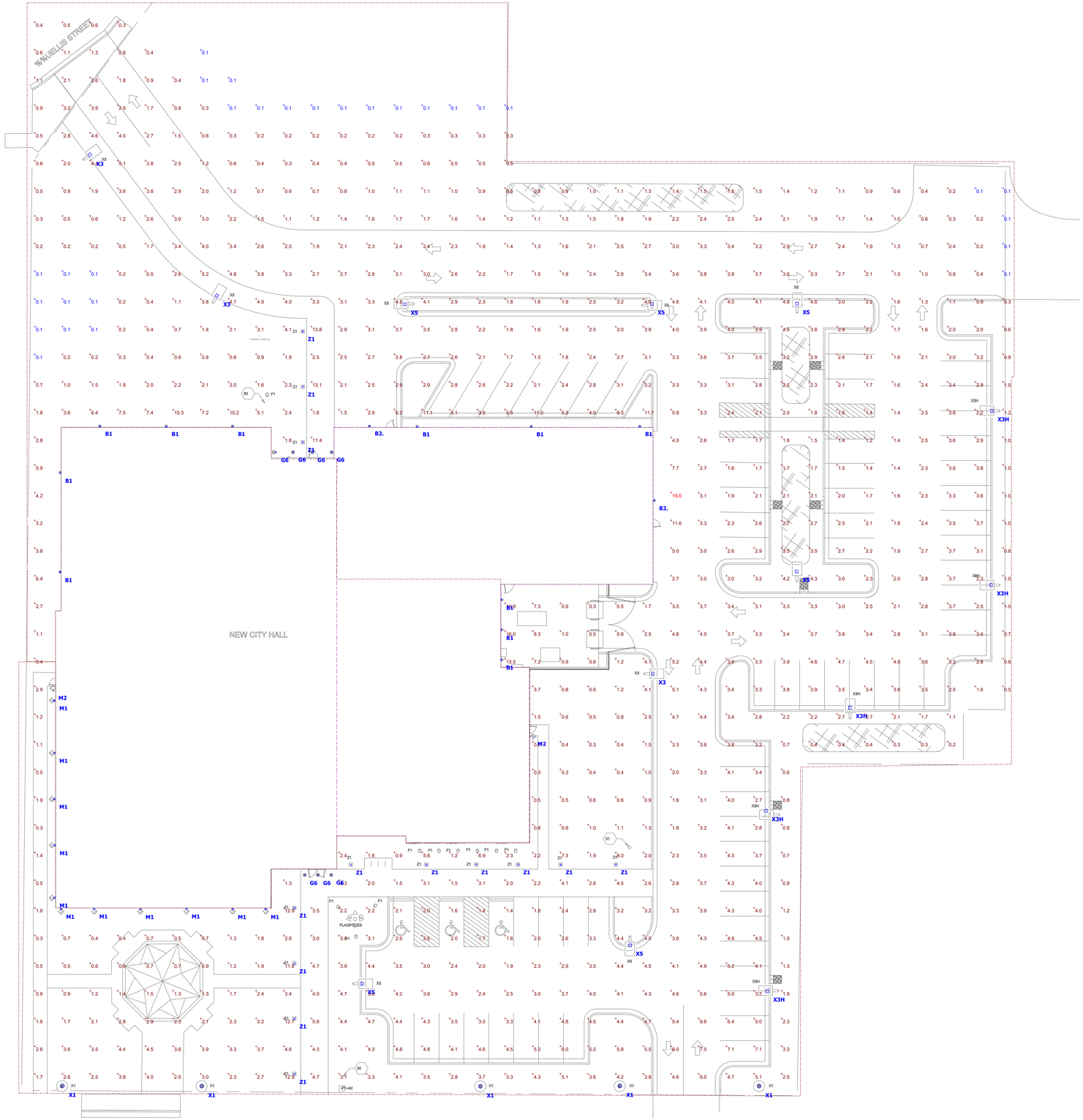
Date: 2/2/2026

Project No. 7997

Sheet: **E105**

PRELIMINARY

1/26/2026 3:26:45 PM



Plan View
Scale - 1" = 20ft

Schedule				
Label	Manufacturer	Description	LLF	Input Power
M1		6x18 up_down cylinder - VR15, 4000K, 90CRI 25 degree	0.9	22.2
M2	Cree Lighting, Lighting Module	'2000lm' Puck With Flat Diffuse Plastic Lens	0.9	24.4
B1	COOPER LIGHTING SOLUTIONS - McGraw-Edison	GEKKO WALL PACK 4000LM PACKAGE 70CRI 4000K FIXTURE w/ TYPE III DISTRIBUTION OPTIC	0.9	26.5
G6	PRESCOLITE	6" LiteFrame Round Shallow Downlight, 2000 lumens, 4000K, 80+CRI, Medium, Specular Clear	0.9	16.43
Z1	WILLIAMS OUTDOOR	LED 835cct	0.9	27.1
X1	Spring City Electrical Manufacturing Co	Cast aluminum housing, frosted glass lens enclosure with a luminum top	0.9	120
X3	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (3) 90 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS	1	93
X3H	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (3) 90 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	0.9	93
X5	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (3) 90 CRI, 4000K, 1200mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS	1	184

Note

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

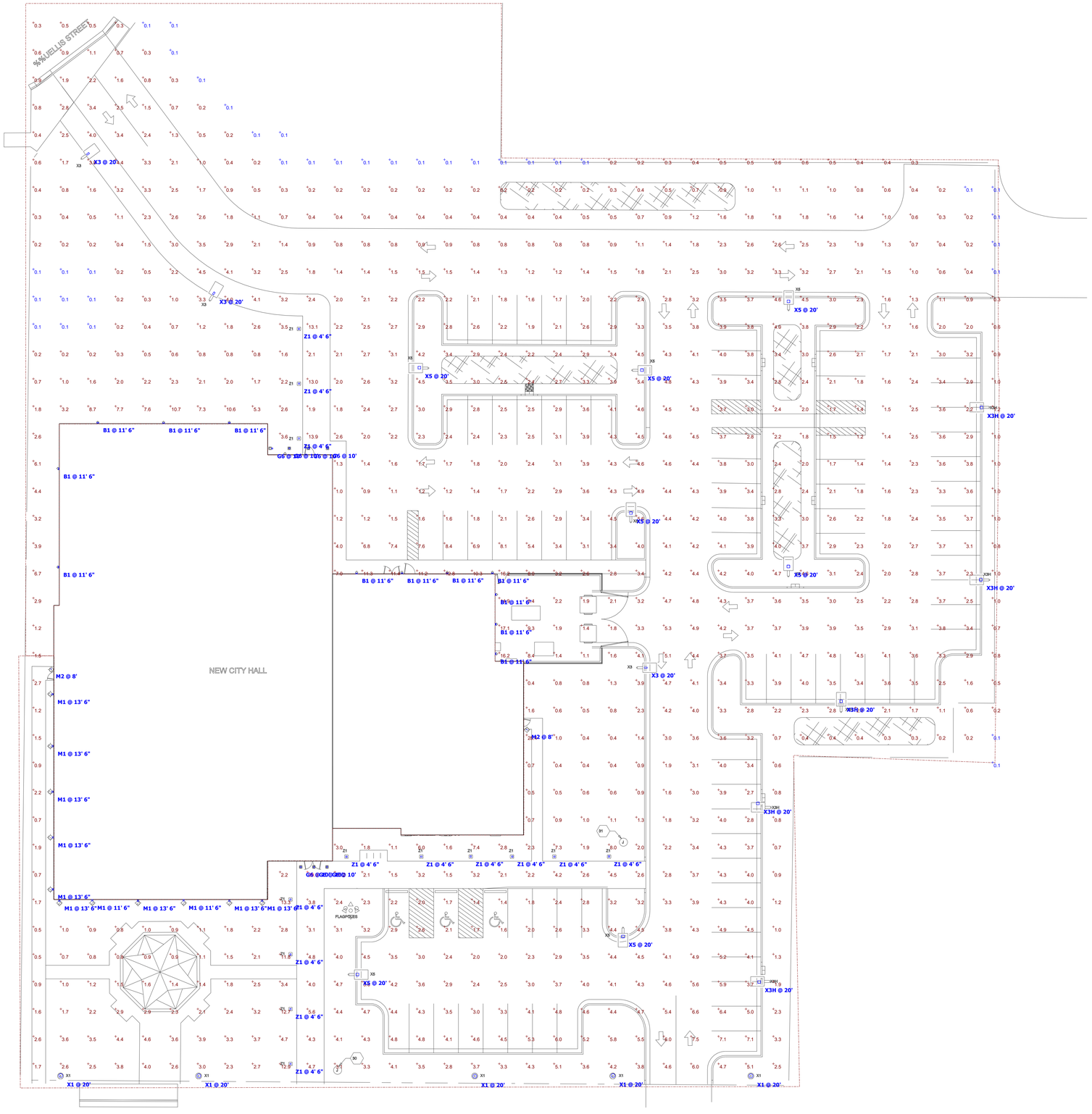
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.6 fc	19.0 fc	0.1 fc	190.0:1	26.0:1

Designer

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

Summary

1 of 1



Plan View
Scale - 1" = 20ft

Schedule				
Label	Manufacturer	Description	LLF	Input Watts
M1		6x18 up, down cylinder - VR15, 4000K, 90CRI 25 degree	0.9	22.2
M2	Cree Lighting, Lighting Module	2000lm² Puck With Flat Diffuse Plastic Lens	0.9	24.4
B1	COOPER LIGHTING SOLUTIONS - McGraw-Edison	GEKKO WALL PACK 4000LM PACKAGE 70CRI 4000K FIXTURE w/ TYPE III DISTRIBUTION OPTIC	0.9	26.5
G6	PRESCOLITE	6" LitePrarme Round Shallow Downlight, 2000 lumens, 4000K, 80+CRI, Medium, Specular Clear	0.9	16.43
Z1	WILLIAMS OUTDOOR	LED 835cct	0.9	27.1
X1	Spring City Electrical Manufacturing Co	Cast aluminum housing, frosted glass lens enclosure with a luminum top	0.9	120
X3	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS	0.9	63
X3H	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (3) 90 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	0.9	93
X5	COOPER LIGHTING SOLUTIONS - McGRAW-EDISON (FORMERLY EATON)	GALLEON AREA AND ROADWAY LUMINAIRE (3) 90 CRI, 4000K, 1000mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS	1	184

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

Statistics

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

Designer

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

Summary

1 of 1



WEST ELEVATION - NO INDOOR PARKING OPTION

SCALE: 1/8" = 1'-0"

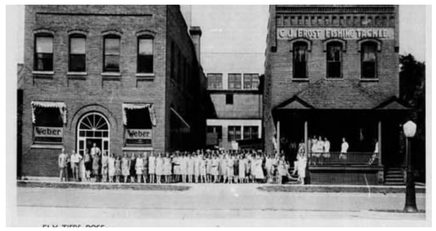


HISTORIC IMAGE

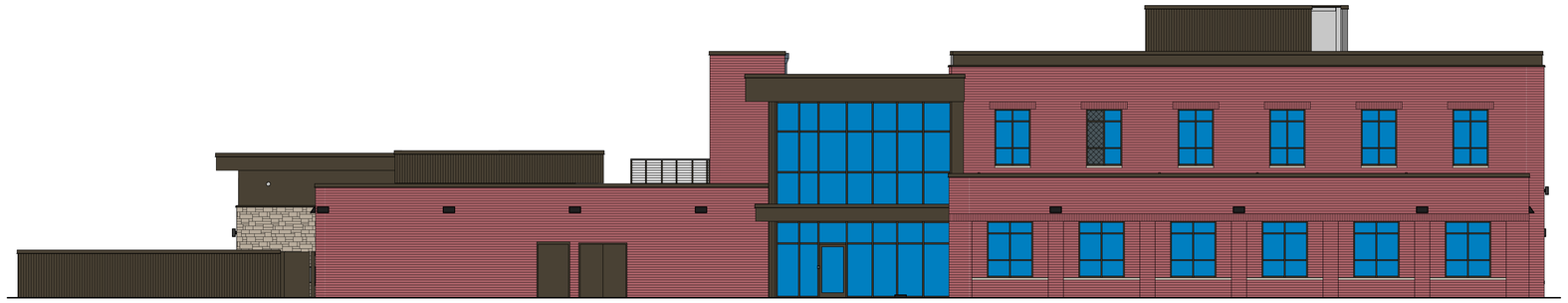


NORTH ELEVATION - NO INDOOR PARKING OPTION

SCALE: 1/8" = 1'-0"

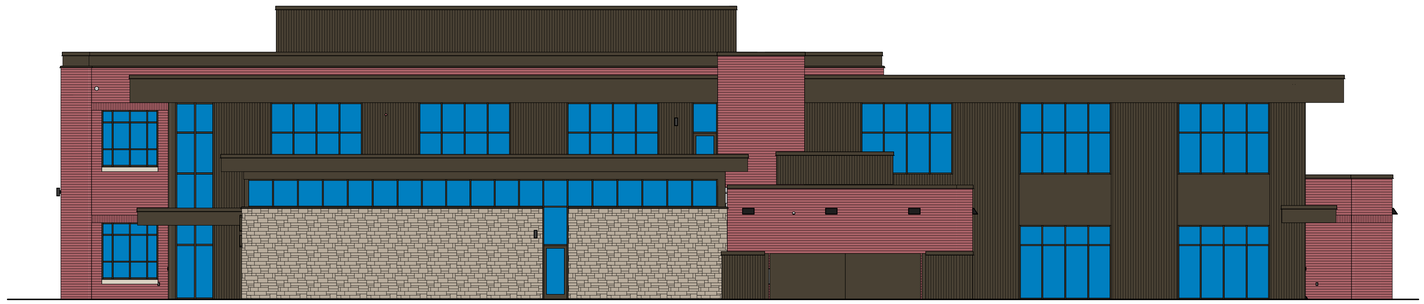


HISTORIC IMAGE



EAST ELEVATION - NO INDOOR PARKING OPTION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - NO INDOOR PARKING OPTION

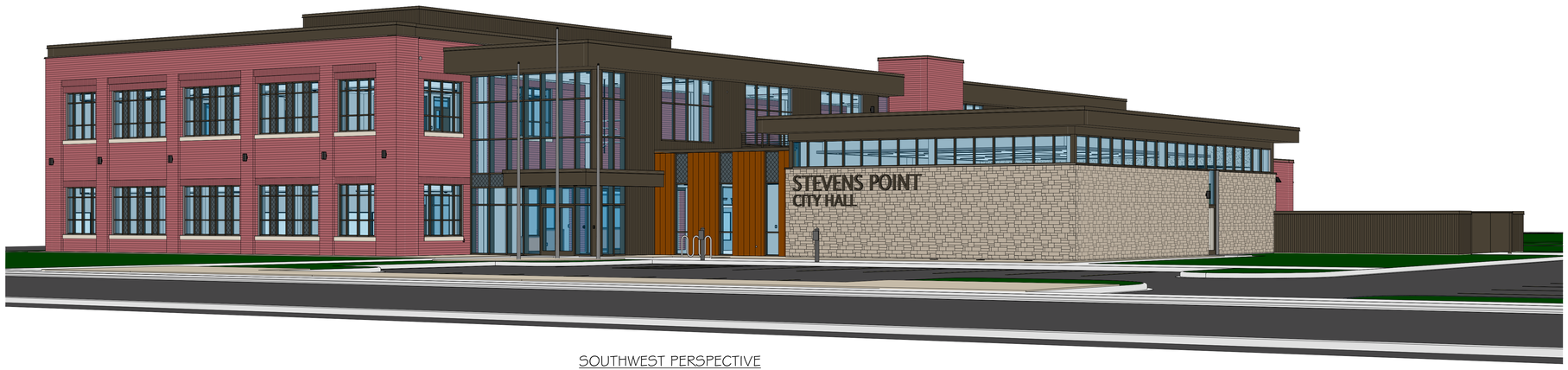
SCALE: 1/8" = 1'-0"

© 2026 Somerville, Inc.

somerville architects/engineers | design matters.



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE

© 2026 Somerville, Inc.

somerville architects/engineers design matters.



WEST ELEVATION - WITH INDOOR PARKING OPTION

SCALE: 1/8" = 1'-0"



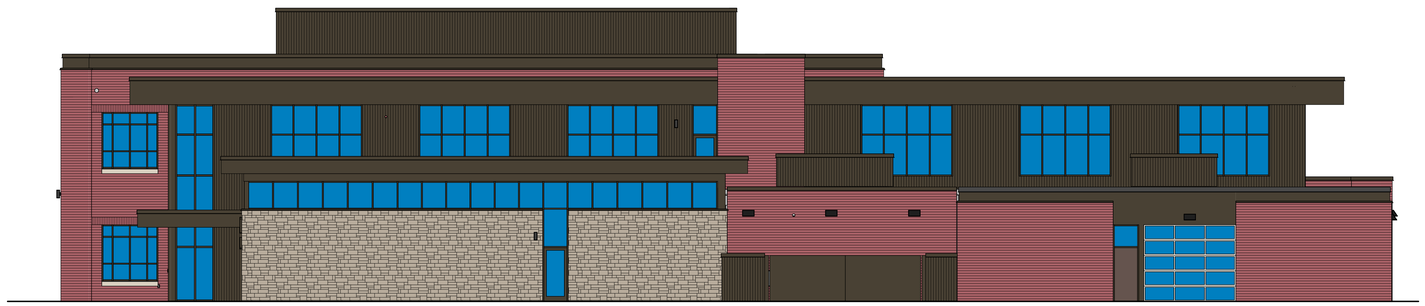
NORTH ELEVATION - WITH INDOOR PARKING OPTION

SCALE: 1/8" = 1'-0"



EAST ELEVATION - WITH INDOOR PARKING OPTION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - WITH INDOOR PARKING OPTION

SCALE: 1/8" = 1'-0"

CITY OF STEVENS POINT

NEW CITY HALL

7997 | 2/2/2026

© 2026 Somerville, Inc.

somerville architects | engineers

design matters.



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



somerville
architects | engineers



somerville
architects | engineers



somerville
architects | engineers


1848
STEVENS POINT
CITY HALL
RESERVED PARKING
RESERVED PARKING
somerville
architects | engineers



somerville
architects | engineers

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE, that the Common Council of the City of Stevens Point has declared its intention to exercise its police power under Section 66.0703(1)(a), Wisconsin Statutes to levy special assessments upon property within the following described area for special benefits conferred upon such property by improvement to such areas:

A. FOR INSTALLATION OF STORM SEWER LATERALS - PROJECT # 25-101.

1) All property fronting upon both sides of ***Washington Avenue*** from its intersection with Lee Street to its intersection with Second Street.
2) All property fronting upon both sides of ***Grant Street*** from its intersection with Franklin Street to its intersection with Fifth Avenue.
3) All property fronting upon both sides of ***West Street*** from its intersection with Washington Avenue to its intersection with Fourth Avenue.

B. FOR INSTALLATION OF WATER SERVICES - PROJECT # 25-101.

1) Property fronting upon a portion of the north side of ***Washington Avenue*** from its intersection with Grant Street to its intersection with Frederick Street.

C. FOR INSTALLATION OF SANITARY LATERALS - PROJECT # 25-101.

1) Property fronting upon a portion of the north side of ***Washington Avenue*** from its intersection with Grant Street to its intersection with Frederick Street.

The report of the Board of Public Works showing final plans and specifications, actual cost of improvements and proposed assessments are on file in the City Clerk's office and may be inspected there during any business day between the hours of 7:30 a.m. and 4:00 p.m.

You are further notified that the Common Council will hear all interested persons or their agents or attorneys, concerning matters contained in the preliminary resolution authorizing the assessments and the report of the Board of Public Works at 7:00 p.m. on the 20th day of April, 2026. All objections will be considered at the hearing and thereafter the amount of assessments will be finally determined.

Susan Pagel, City Clerk

Publish: April 2, 2026

FINAL RESOLUTION

WHEREAS, the Common Council of the City of Stevens Point, Wisconsin, held a public hearing at the Community Room at the Stevens Point Police Department at 7:00 P.M. on the 20th day of April, 2026, for the purpose of hearing all interested persons concerning the preliminary resolution and report of the Board of Public Works on the proposed public improvement consisting of the following:

A. FOR INSTALLATION OF STORM SEWER LATERALS - PROJECT # 25-101.

1) All property fronting upon both sides of ***Washington Avenue*** from its intersection with Lee Street to its intersection with Second Street.
2) All property fronting upon both sides of ***Grant Street*** from its intersection with Franklin Street to its intersection with Fifth Avenue.
3) All property fronting upon both sides of ***West Street*** from its intersection with Washington Avenue to its intersection with Fourth Avenue.

B. FOR INSTALLATION OF WATER SERVICES - PROJECT # 25-101.

1) Property fronting upon a portion of the north side of ***Washington Avenue*** from its intersection with Grant Street to its intersection with Frederick Street.

C. FOR INSTALLATION OF SANITARY LATERALS - PROJECT # 25-101.

1) Property fronting upon a portion of the north side of ***Washington Avenue*** from its intersection with Grant Street to its intersection with Frederick Street.

; and proposed assessments against benefitted property and heard all persons who desired to speak at the hearing.

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Stevens Point, Wisconsin, determines as follows:

1. The report of the Board of Public Works, pertaining to installation of the above described public improvements, including plans and specifications and assessments set forth therein, is adopted and approved.

2. That the Board of Public Works has advertised for bids and has provided for the supervision of construction of the improvements in accordance with the report of the Director of Public Works.

3. That payment of the improvements be made by assessing the entire cost to the property benefitted as indicated in the report.

4. That the assessments shown on the report, representing an exercise of the police power, have been determined on a reasonable basis and are hereby confirmed.

5. That the assessments for all projects included in the report are hereby combined as a single assessment, but any, and all interested property owner may object to each assessment separately or all assessments jointly for any purpose.

6. That the assessments may be paid in cash or in five (5) annual installments at an interest rate of 4.00% per annum on the unpaid balance. Ten (10) annual installments are available at an interest rate of 5.00% per annum upon written request. A property owner shall have not more than 30 days in which to pay the balance in whole to avoid interest charges.

7. That the City Clerk shall publish this resolution as a Class I notice in the assessment district and mail a copy of this resolution and a statement of the final proposed assessment against the benefited property to every property owner whose name appears on the assessment roll whose post office address is known or can with reasonable diligence be ascertained.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Susan Pagel, City Clerk

Dated: March 17, 2026
Approved: April 20, 2026
Published: April 30, 2026

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:	Finance Committee, Common Council
From:	Chris Klesmith
CC:	Jarod Kivela, Corey Ladick
Date:	April 7, 2026
Subject:	Discussion and Possible Action: Sale of property located at 281 Washington Avenue (Parcel ID 281240830401306)

Alders,

Staff were approached by Wycliff Construction, LLC in February, 2026 to discuss the availability of vacant parcels throughout the City of Stevens Point that may be buildable for single family homes and duplexes. After thorough review of vacant parcels listed in the City's Housing Affordability Report and discussion with staff, Wycliff Construction has presented the City with an offer for the property located at 281 Washington Avenue (Parcel ID 281240830401306) for $20,000. The property is identified below.

The City had acquired the property in 2019 for $45,000 to clear blighted property and to remove unneeded utility infrastructure. This work has since been completed. Attached to this memo is the City assessor's opinion of estimated fair market value of the parcel, ranging between $25,000 and $28,000, as well as the parcel details. With residential land sales, staff typically recommend requiring that the buyer complete construction within two years of the date of sale to guarantee the intent of the offer, to construct a new home, is satisfied. If construction is not completed, the property is returned to the City.

Recommendation: Approve the sale of property located at 281 Washington Avenue (Parcel ID 281240830401306) for the offered amount, contingent upon construction to be completed within two years from the date of sale.

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

Fig. 1 – Subject Property, 281 Washington Avenue



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

City Assessor's Office
assessors@stevenspoint.com
Phone: 715-346-1553

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

WB-13 VACANT LAND OFFER TO PURCHASE

LICENSEE DRAFTING THIS OFFER ON 2nd April 2026 **[DATE] IS (AGENT OF BUYER) (AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER)** **STRIKE THOSE NOT APPLICABLE**

The Buyer, Wycliff Manwa/Shaking hawkins.,
offers to purchase the Property known as Parcel 281240830401206.
281 Washington Ave Stevens Point WI 54481
[e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 655-660, or attach as an addendum per line 682] in the City of Stevens Point, County of Stevens Point district Wisconsin, on the following terms:

PURCHASE PRICE The purchase price is Twenty thousand
Dollars ($ 20,000.).

INCLUDED IN PURCHASE PRICE Included in purchase price is the Property, all Fixtures on the Property as of the date stated on line 1 of this Offer (unless excluded at lines 17-18), and the following additional items:

NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included or not included. Annual crops are not part of the purchase price unless otherwise agreed.

NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included at lines 12-13) and the following: N/A.

CAUTION: Identify Fixtures that are on the Property (see lines 21-25) to be excluded by Seller or that are rented and will continue to be owned by the lessor.

"Fixture" is defined as an item of property which is physically attached to or so closely associated with land so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: perennial crops, garden bulbs; plants; shrubs and trees; fences; storage buildings on permanent foundations and docks/piers on permanent foundations.

CAUTION: Exclude any Fixtures to be retained by Seller or that are rented on lines 17-18 or at lines 655-660 or in an addendum per line 682.

BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before April 2026 City Council meeting.
Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.

CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.

ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.

CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term Deadlines running from acceptance provide adequate time for both binding acceptance and performance.

CLOSING This transaction is to be closed on
at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on a Saturday, Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.

CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money transfer instructions.

EARNEST MONEY

■ EARNEST MONEY of $ 1000.00 accompanies this Offer.
If the Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
■ EARNEST MONEY of $ 1000.00 will be mailed, or commercially, electronically or personally delivered within 5 days ("5" if left blank) after acceptance.
All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as
) STRIKE THOSE NOT APPLICABLE
(listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an attorney as lines 56-76 do not apply. If someone other than Buyer pays earnest money, consider a special disbursement agreement.

■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

■ DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM: If negotiations do not result in an accepted offer and the earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4) upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the earnest money any costs and reasonable attorneys' fees, not to exceed $250, prior to disbursement.

■ LEGAL RIGHTS/ACTION: The Firm's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

TIME IS OF THE ESSENCE "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: N/A

_____. If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

VACANT LAND DISCLOSURE REPORT Wisconsin law requires owners of real property that does not include any buildings to provide Buyers with a Vacant Land Disclosure Report. Excluded from this requirement are sales exempt from the real estate transfer fee and sales by certain court-appointed fiduciaries, for example, personal representatives, who have never occupied the Property. The form of the Report is found in Wis. Stat. § 709.033. The law provides: "§ 709.02 Disclosure . . . the owner of the property shall furnish, not later than 10 days after acceptance of a contract of sale . . ., to the prospective buyer of the property a completed copy of the report . . . A prospective buyer who does not receive a report within the 10 days may, within 2 business days after the end of that 10-day period, rescind the contract of sale . . . by delivering a written notice of rescission to the owner or the owner's agent." Buyer may also have certain rescission rights if a Vacant Land Disclosure Report disclosing defects is furnished before expiration of the 10 days, but after the Offer is submitted to Seller. Buyer should review the report form or consult with an attorney for additional information regarding rescission rights.

PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 101-181) other than those identified in Seller's Vacant Land Disclosure Report dated _____, which was received by Buyer prior to Buyer signing this Offer and that is made a part of this Offer by reference COMPLETE DATE OR STRIKE AS APPLICABLE and _____

_____

_____ INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT

"Conditions Affecting the Property or Transaction" are defined to include:

a. Flooding, standing water, drainage problems, or other water problems on or affecting the Property.

b. Impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.

c. Brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program.

d. Subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems.

e. Material violation of an environmental rule or other rule or agreement regulating the use of the Property.

f. Defects caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in

soil, or other potentially hazardous or toxic substances on the Property; manufacture of methamphetamine or other hazardous or toxic substances on the Property; or high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property.

g. Defects caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances on neighboring properties.

h. The Property is served by a joint well; Defects related to a joint well serving the Property; or Defects in a well on the Property or in a well that serves the Property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see § NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations.

i. Defects in any septic system or other private sanitary disposal system on the Property; or any out-of-service septic system serving the Property not closed or abandoned according to applicable regulations.

j. Underground or aboveground fuel storage tanks presently or previously on the Property for storage of flammable or combustible liquids including, but not limited to, gasoline or heating oil; or Defects in the underground or aboveground fuel storage tanks on or previously located on the Property. Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards. (The owner, by law, may have to register the tanks with the Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Department regulations may require closure or removal of unused tanks.)

k. Existing or abandoned manure storage facilities located on the property.

l. Notice of property tax increases, other than normal annual increases, or pending Property tax reassessment; remodeling that may increase the Property's assessed value; pending special assessments; or Property is within a special purpose district, such as a drainage district, that has authority to impose assessments on the Property.

m. Proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the Property or the present use of the Property; or any land division involving the Property without required state or local permits.

n. The Property is part of or subject to a subdivision homeowners' association; or the Property is not a condominium unit and there are common areas associated with the Property that are co-owned with others.

o. Any zoning code violations with respect to the Property; the Property or any portion thereof is located in a floodplain, wetland or shoreland zoning area under local, state or federal regulations; or the Property is subject to a mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules related to county shoreland zoning ordinances, that obligates the Property owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county.

p. Nonconforming uses of the Property (a nonconforming use is a use of land that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance); conservation easements (a conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes); restrictive covenants or deed restrictions on the Property; or, other than public rights-of-way, nonowners having rights to use part of the Property, including, but not limited to, private rights-of-way and easements other than recorded utility easements.

q. All or part of the Property has been assessed as agricultural land; has been assessed a use-value assessment conversion charge; or payment of a use-value assessment conversion charge has been deferred.

r. All or part of the Property is subject to, enrolled in, or in violation of a farmland preservation agreement, Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program.

s. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or similar group of which the Property owner is a member.

t. No legal access to the Property; or boundary or lot line disputes, encroachments or encumbrances (including a joint driveway) affecting the Property. Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the Property or to the use of the Property such as a joint driveway, liens, and licenses.

u. Government agency, court order, or federal, state, or local regulations requiring repair, alteration or correction of an existing condition.

v. A pier attached to the Property not in compliance with state or local pier regulations; a written agreement affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

w. Material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide.

x. Significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property.

y. Significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the Property or neighboring property.

z. Animal, reptile, or other insect infestations; drainage easement or grading problems; excessive sliding; or any other Defect or material condition.

aa. Archeological artifacts, mineral rights, orchards, or endangered species, or one or more burial sites on the Property.
bb. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).
cc. Other Defects affecting the Property such as any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative.

[X] **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within 15 days ("15" if left blank) after acceptance of this Offer, a list of all federal, state, county, and local conservation, farmland, environmental, or other land use programs, agreements, restrictions, or conservation easements, which apply to any part of the Property (e.g., farmland preservation agreements, farmland preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, Conservation Reserve Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be deemed satisfied unless Buyer delivers to Seller, within 7 days after the deadline for delivery, a notice terminating this Offer based upon the use restrictions, program requirements, and/or amount of any penalty, fee, charge, or payback obligation.

CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs, as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller incurs any costs, penalties, damages, or fees that are imposed because the program is not continued after sale. The Parties agree this provision survives closing.

MANAGED FOREST LAND: If all, or part, of the Property is managed forest land under the Managed Forest Law (MFL) program, this designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or may cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the local DNR forester or visit https://dnr.wisconsin.gov/topic/forestry.

USE VALUE ASSESSMENTS: The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Bureau or visit http://www.revenue.wi.gov/.

FARMLAND PRESERVATION: The early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the per acre value of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection Division of Agricultural Resource Management or visit http://www.datcp.state.wi.us/ for more information.

CONSERVATION RESERVE PROGRAM (CRP): The CRP encourages farmers, through contracts with the U.S. Department of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent as well as certain incentive payments and cost share assistance for establishing long-term, resource-conserving ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more information call the state Farm Service Agency office or visit http://www.fsa.usda.gov/.

SHORELAND ZONING ORDINANCES: All counties must adopt uniform shoreland zoning ordinances in compliance with Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface standards (that may be exceeded if a mitigation plan is adopted and recorded) and repairs to nonconforming structures. Buyers must conform to any existing mitigation plans. For more information call the county zoning office or visit https://dnr.wi.gov/. Buyer is advised to check with the applicable city, town or village for additional shoreland zoning or shoreland-wetland zoning restrictions, if any.

FENCES: Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares where one or both of the properties is used and occupied for farming or grazing purposes.

CAUTION: Consider an agreement addressing responsibility for fences if Property or adjoining land is used and occupied for farming or grazing purposes.

PROPERTY DEVELOPMENT WARNING: If Buyer contemplates developing Property for a use other than the current use, there are a variety of issues that should be addressed to ensure the development or new use is feasible. Buyer is solely responsible to verify the current zoning allows for the proposed use of the Property at lines 251-255. Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed. Building permits, zoning or zoning variances, Architectural Control Committee approvals, estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental audits, subsoil tests, or other development related fees may need to be obtained or verified in order to determine the feasibility of development of, or a particular use for, a property. Optional contingencies that allow Buyer to investigate certain of these issues can be found at lines 244-304 and Buyer may add contingencies as needed in addenda (see line 682).

Buyer should review any plans for development or use changes to determine what issues should be addressed in these contingencies.

PROPOSED USE CONTINGENCIES: This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or documentation required by any optional provisions checked on lines 256-281 below. The optional provisions checked on lines 256-281 shall be deemed satisfied unless Buyer, within _____ days ("30" if left blank) after acceptance, delivers: (1) written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions checked at lines 256-281.

Proposed Use: Buyer is purchasing the Property for the purpose of: Building a Single Family home.

_____ **[insert proposed use and type or style of building(s), size and proposed building location(s), if a requirement of Buyer's condition to purchase, e.g.1400-1600 sq. ft. three-bedroom single family ranch home in northwest corner of lot].**

[X] **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines 251-255.

[ ] **SUBSOILS:** Written evidence from a qualified soils expert that the Property is free of any subsoil condition that would make the proposed use described at lines 251-255 impossible or significantly increase the costs of such development.

[ ] **PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY:** Written evidence from a certified soils tester that: (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of the Property as stated on lines 251-255. The POWTS (septic system) allowed by the written evidence must be one of the following POWTS that is approved by the State for use with the type of property identified at lines 251-255 CHECK ALL THAT APPLY: ☐ conventional in-ground; ☐ mound; ☐ at grade; ☐ in-ground pressure distribution; ☐ holding tank; ☐ other: _____.

[X] **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions affecting the Property and a written determination by a qualified independent third party that none of these prohibit or significantly delay or increase the costs of the proposed use or development identified at lines 251-255.

[ ] **APPROVALS/PERMITS:** Permits, approvals and licenses, as appropriate, or the final discretionary action by the granting authority prior to the issuance of such permits or building permit, approvals and licenses, for the following items related to Buyer's proposed use: _____
_____.

[ ] **UTILITIES:** Written verification of the location of the following utility service connections (e.g., on the Property, at the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE:
☐ electricity_____; ☐ gas _____; ☐ sewer_____;
☐ water_____; ☐ telephone_____; ☐ cable _____;
☐ other_____.

[ ] **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public roads.

[X] **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) STRIKE ONE ("Buyer" if neither stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY ☐ rezoning; ☐ conditional use permit; ☐ variance; ☐ other _____ for the Property for its proposed use described at lines 251-255. Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within _____ days of acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

[N/A] **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a registered land surveyor, within _____ days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. The map shall show minimum of _____ acres, maximum of _____ acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements, if any, and: _____
_____
_____ STRIKE AND COMPLETE AS APPLICABLE. Additional map features that may be added include but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square footage; easements or rights-of-way.

CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required to obtain the map when setting the deadline.

This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information materially inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency. Upon delivery of Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to

provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

INSPECTIONS AND TESTING Buyer may only conduct inspections or tests if specific contingencies are included as a part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.

Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution that may be required to be reported to the Wisconsin Department of Natural Resources.

N/A **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 305-319).

(1) This Offer is contingent upon a qualified independent inspector conducting an inspection of the Property after the date on line 1 of this Offer that discloses no Defects.

(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____ _____ (list any Property component(s) to be separately inspected, e.g., dumpsite, timber quality, invasive species, etc.) that discloses no Defects.

(3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided they occur prior to the Deadline specified at line 333. Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.

Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

CAUTION: Buyer should provide sufficient time for the Property inspection and/or any specialized inspection(s), as well as any follow-up inspection(s).

This contingency shall be deemed satisfied unless Buyer, within _____ days ("15" if left blank) after acceptance, delivers to Seller a copy of the written inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

For the purposes of this contingency, Defects do not include structural, mechanical or other conditions the nature and extent of which Buyer had actual knowledge or written notice before signing this Offer.

NOTE: "Defect" as defined on lines 553-555 means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure the Defects. If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects;

(2) curing the Defects in a good and workmanlike manner; and

(3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

(1) Seller does not have the right to cure; or

(2) Seller has the right to cure but:

(a) Seller delivers written notice that Seller will not cure; or

(b) Seller does not timely deliver the written notice of election to cure.

IF LINE 355 IS NOT MARKED OR IS MARKED N/A LINES 403-414 APPLY.

N/A **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written _____ [loan type or specific lender, if any] first mortgage loan commitment as described below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than $ _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial monthly payments of principal and interest shall not exceed $ _____. Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed _____% ("0" if left blank) of the loan. If Buyer is using multiple loan

sources or obtaining a construction loan or land contract financing, describe at lines 655-660 or in an addendum attached per line 682. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow lender's appraiser access to the Property.

■ LOAN AMOUNT ADJUSTMENT: If the purchase price under this Offer is modified, any financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 371 or 372.

☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.

☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment. The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

■ SATISFACTION OF FINANCING COMMITMENT CONTINGENCY: If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment. This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment (even if subject to conditions) that is:

(1) signed by Buyer; or,

(2) accompanied by Buyer's written direction for delivery.

Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy this contingency.

CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.

■ SELLER TERMINATION RIGHTS: If Buyer does not deliver a loan commitment on or before the Deadline on line 357, Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of written loan commitment from Buyer.

■ FINANCING COMMITMENT UNAVAILABILITY: If a financing commitment is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability.

☐ **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 391-394: or

(2) the Deadline for delivery of the loan commitment on line 357,

to deliver to Buyer written notice of Seller's decision to (finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT Within 14 days ("7" if left blank) after acceptance, Buyer shall deliver to Seller either:

(1) reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close; or

(2) _____

_____ [Specify documentation Buyer agrees to deliver to Seller].

If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing commitment contingency.

☐ **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than the agreed upon purchase price.

This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value.

■ **RIGHT TO CURE:** Seller (shall) (shall not) STRIKE ONE ("shall" if neither is stricken) have the right to cure.

If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase price to the value shown on the appraisal report within 7 days ("5" if left blank) after Buyer's delivery of the appraisal

report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated by either party after delivery of Seller's notice, solely to reflect the adjusted purchase price.
This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written appraisal report and:
(1) Seller does not have the right to cure; or
(2) Seller has the right to cure but:
(a) Seller delivers written notice that Seller will not adjust the purchase price; or
(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.
NOTE: An executed FHA, VA or USDA Amendatory clause may supersede this contingency.
☐ **CLOSING OF BUYER'S PROPERTY CONTINGENCY:** This Offer is contingent upon the closing of the sale of Buyer's property located at _____ no later than _____ (the Deadline). If closing does not occur by the Deadline, this Offer shall become null and void unless Buyer delivers to Seller, on or before the Deadline, reasonable written verification from a financial institution or third party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close or proof of bridge loan financing, along with a written notice waiving this contingency. Delivery of verification or proof of bridge loan shall not extend the closing date for this Offer.
☐ **BUMP CLAUSE:** If Seller accepts a bona fide secondary offer, Seller may give written notice to Buyer that another offer has been accepted. If Buyer does not deliver to Seller the documentation listed below within _____hours ("72" if left blank) after Buyer's Actual Receipt of said notice, this Offer shall be null and void. Buyer must deliver the following:
(1) Written waiver of the Closing of Buyer's Property Contingency if line 435 is marked;
(2) Written waiver of _____ _____ (name other contingencies, if any); and
(3) Any of the following checked below:
☐ Proof of bridge loan financing.
☐ Proof of ability to close from a financial institution or third party in control of Buyer's funds which shall provide Seller with reasonable written verification that Buyer has, at the time of verification, sufficient funds to close.
Other: _____ _____
[insert other requirements, if any (e.g., payment of additional earnest money, etc.)]
☐ **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7" if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this Offer becomes primary.
HOMEOWNERS ASSOCIATION If this Property is subject to a homeowners association, Buyer is aware the Property may be subject to periodic association fees after closing and one-time fees resulting from transfer of the Property. Any one-time fees resulting from transfer of the Property shall be paid at closing by (Seller) (Buyer) STRIKE ONE ("Buyer" if neither is stricken).
CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners association assessments, fuel and _____.
CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.
Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.
Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA:
☐ The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted.) NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED.
☐ Current assessment times current mill rate (current means as of the date of closing).
☐ Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing).
☐ _____.
CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.
☒ Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5

days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

TITLE EVIDENCE

■ CONVEYANCE OF TITLE: **Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein),** free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Vacant Land Disclosure Report and in this Offer, general taxes levied in the year of closing and _____ _____ _____ (insert other allowable exceptions from title, if any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.

■ TITLE EVIDENCE: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's lender and recording the deed or other conveyance.

■ GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 516-523).

■ DELIVERY OF MERCHANTABLE TITLE: The required title insurance commitment shall be delivered to Buyer's attorney or Buyer not more than _____ days after acceptance ("15" if left blank), showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 489-498, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions, as appropriate.

■ TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title within _____days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In such event, Seller shall have _____ days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

■ SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution describing the planned improvements and the assessment of benefits.

CAUTION: Consider a special agreement if area assessments, property owners association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

LEASED PROPERTY If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) STRIKE ONE lease(s), if any, are N/A. _____ _____. Insert additional terms, if any, at lines 655-660 or attach as an addendum per line 682.

DEFINITIONS

■ ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

■ BUSINESS DAY: "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive

545 registered mail or make regular deliveries on that day.
546 ■ DEADLINES: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by
547 excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the
548 last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner
549 except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of
550 "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by
551 counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific
552 event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.
553 ■ DEFECT: "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
554 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
555 significantly shorten or adversely affect the expected normal life of the premises.
556 ■ FIRM: "Firm" means a licensed sole proprietor broker or a licensed broker business entity.
557 ■ PARTY: "Party" means the Buyer or the Seller; "Parties" refers to both the buyer and the Seller.
558 ■ PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-8.

559 **INCLUSION OF OPTIONAL PROVISIONS** Terms of this Offer that are preceded by an OPEN BOX (☐) are part of
560 this offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.
561 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, or total acreage or square
562 footage figures, provided to Buyer by Seller or by a Firm or its agents, may be approximate because of rounding, formulas
563 used or other reasons, unless verified by survey or other means.
564 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land**
565 **dimensions, if material.**
566 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of
567 the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the
568 transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession
569 data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession
570 information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts,
571 to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this
572 Offer to the seller or seller's agent of another property that Seller intends on purchasing.
573 **MAINTENANCE** Seller shall maintain the Property and all personal property included in the purchase price until the earlier
574 of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for
575 ordinary wear and tear.
576 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** If, prior to closing, the Property is damaged in an
577 amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer
578 in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of
579 this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than
580 closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of
581 the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such
582 damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit
583 towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed
584 by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring
585 the Property.
586 **BUYER'S PRE-CLOSING WALK-THROUGH** Within three days prior to closing, at a reasonable time pre-approved by
587 Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no
588 significant change in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and
589 that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.
590 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in
591 this Offer at lines 655-660 or in an addendum attached per line 682, or lines 534-538 if the Property is leased. At time of
592 Buyer's occupancy, Property shall be free of all debris, refuse, and personal property except for personal property belonging
593 to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.
594 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
595 conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting
596 party to liability for damages or other legal remedies.
597 If Buyer defaults, Seller may:
598 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
599 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
600 damages.
601 If Seller defaults, Buyer may:
602 (1) sue for specific performance; or
603 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.

NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at (608) 240-5830.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA) Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the amount of any liability assumed by Buyer.

CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed upon the Property.

Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a condition report incorporated in this Offer per lines 94-97, or (2) no later than 10 days after acceptance, Seller delivers notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 637-639 apply.

IF SELLER IS A NON-FOREIGN PERSON. Seller shall, no later than closing, execute and deliver to Buyer, or a qualified substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this Offer and proceed under lines 601-608.

IF SELLER IS A FOREIGN PERSON. If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

COMPLIANCE WITH FIRPTA. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC §1445, and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also shall pay to Buyer an amount not to exceed $1,000 for actual costs associated with the filing and administration of forms, affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.

Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding FIRPTA.

N/A SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM: Seller agrees to pay to Buyer's Firm the amount of _____ (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage fees at closing. Payment made under this provision represents an economic adjustment only and does not create any agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party beneficiary of this contract.

ADDITIONAL PROVISIONS/CONTINGENCIES This is a Cash offer.

DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines 664-679.

(1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at line 666 or 667.

Name of Seller's recipient for delivery, if any: _____

Name of Buyer's recipient for delivery, if any: Wycliff Manwa

[X] (2) Fax: fax transmission of the document or written notice to the following number:

Seller: (_____) _____ Buyer: (715) 309-3376.

[ ] (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address at line 675 or 676.

[X] (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's address.

Address for Seller: _____

Address for Buyer: 2202 madison St Stevens point wi 54481.

[X] (5) Email: electronically transmitting the document or written notice to the email address.

Email Address for Seller: _____

Email Address for Buyer: (Wycliff Manwa) WycliffConstruction@gmail.com

PERSONAL DELIVERY/ACTUAL RECEIPT Personal delivery to, or Actual Receipt by, any named Buyer or Seller constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

[ ] **ADDENDA:** The attached _____ is/are made part of this Offer.

This Offer was drafted by [Licensee and Firm] N/A.

WIRE FRAUD WARNING! Wire Fraud is a real and serious risk. Never trust wiring instructions sent via email. Funds wired to a fraudulent account are often impossible to recover.

Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate agent, Firm, lender, title company, attorney or other source connected to your transaction. These communications are convincing and professional in appearance but are created to steal your money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate source.

DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU calling a verified number of the entity involved in the transfer of funds. Never use contact information provided by any suspicious communication.

Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or verification of any wiring or money transfer instructions.

(x) _____

Buyer's Signature▲ Print Name Here► Date▲

(x) _____

Buyer's Signature▲ Print Name Here► Date▲

SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.

(x) _____

Seller's Signature▲ Print Name Here► Date▲

(x) _____

Seller's Signature▲ Print Name Here► Date▲

This Offer was presented to Seller by [Licensee and Firm] _____

_____ on _____ at _____ a.m./p.m.

This Offer is rejected _____ _____ This Offer is countered [See attached counter] _____ _____

Seller Initials▲ Date▲ Seller Initials▲ Date▲

Approved by the Wisconsin Real Estate Examining Board
5-1-22 (Optional Use Date) 7-1-22 (Mandatory Use Date)

WB-40 AMENDMENT TO OFFER TO PURCHASE

CAUTION: Use a WB-40 Amendment if both Parties will be agreeing to modify the terms of the Offer. Use a WB-41 Notice if a Party is giving a Notice which does not require the other Party's agreement.

Buyer and Seller agree to amend the Offer dated April 2, 2026, and accepted on April 20, 2026, for the purchase and sale of real estate at 281 Washington Avenue, Stevens Point, WI 54481 (Parcel ID 281240830401306), Wisconsin as follows:

Closing date is changed from _____, _____, to _____, _____.

Purchase price is changed from $_____ to $_____.

Other: Line 8: Property is located in County of Portage

Line 182: Unchecked. No federal, state, county, or local conservation, farmland, environmental, or other land use programs, agreements, restrictions, or conservation easements apply to the Property.

Line 282: Unchecked. No building plans submitted, and no land use approval or permit categories are marked. Zoning is verified.

Line 483: Unchecked. There are no real estate taxes due since the property is acquired after the first of the year.

Line 668: Unchecked. Not a valid fax number.

The attached _____ is/are made part of this Amendment.

ALL OTHER TERMS OF THE OFFER TO PURCHASE AND ANY PRIOR AMENDMENTS REMAIN THE SAME.

This Amendment is binding upon Seller and Buyer only if a copy of the accepted Amendment is delivered to the Party offering the Amendment on or before _____ (Time is of the Essence). Delivery of the accepted Amendment may be made in any manner specified in the Offer to Purchase, unless otherwise provided in this Amendment.

NOTE: The Party offering this Amendment may withdraw the offered Amendment prior to acceptance and delivery as provided at lines 33-34.

This Amendment was drafted by Atty Andrew Beveridge, City of Stevens Point on 4/14/26
Licensee and Firm ▲ Date ▲

This Amendment was presented by Christopher Klesmith, City of Stevens Point on 4/14/26
Licensee and Firm ▲ Date ▲

(x) _____ (x) _____
Buyer's Signature ▲ Date ▲ Seller's Signature ▲ Date ▲
Print name ▶ Print name ▶

(x) _____ (x) _____
Buyer's Signature ▲ Date ▲ Seller's Signature ▲ Date ▲
Print name ▶ Print name ▶

This Amendment was rejected _____ _____
Party Initials ▲ Date ▲

STEVENS POINT **FIRE DEPARTMENT**
1701 FRANKLIN STREET
715-344-1833
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 **FIRE DEPARTMENT**
1701 FRANKLIN STREET STEVENS POINT, WI 54481
715-344-1833 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.

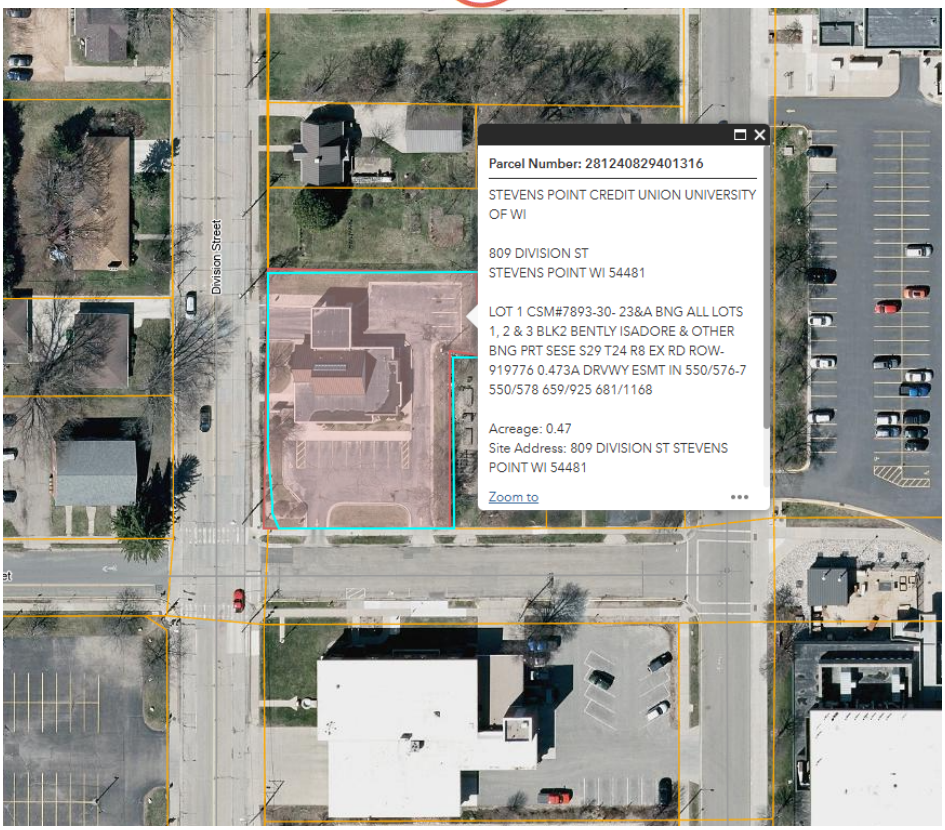
I look forward to discussing this proposal further at the next Council session.

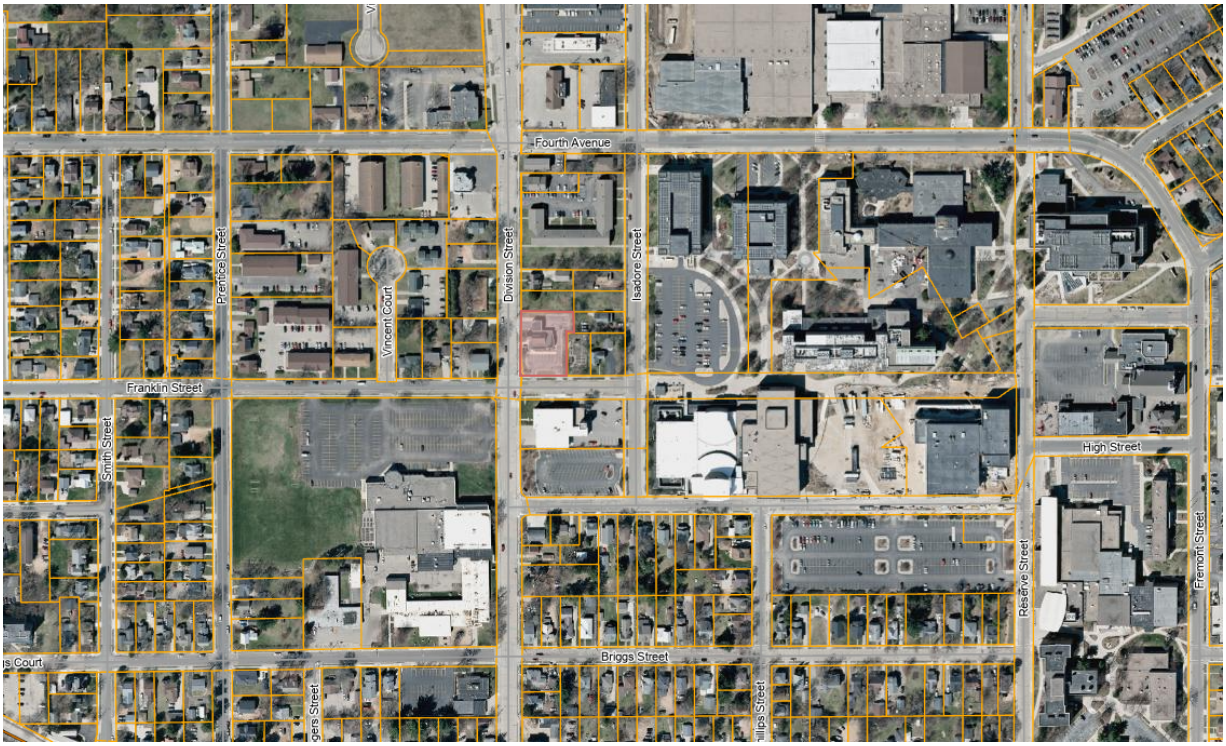
Professionally,



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 **FIRE DEPARTMENT**
1701 FRANKLIN STREET STEVENS POINT, WI 54481
715-344-1833 FAX: 715-346-1599





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

Department of Community Development
Redevelopment Authority
Jarod Kivela, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

To: Common Council

From: Jarod Kivela, Director of Community Development

Date: April 16, 2026

RE: Acquisition of 809 Division Street — UW Credit Union Property

---

Staff is requesting Council authorization to purchase 809 Division Street from the University of Wisconsin Credit Union (UWCU) for $425,000. The 0.473-acre parcel is located adjacent to Fire Station No. 1 at 1701 Franklin Street and carries a current assessed value of $587,700. UWCU currently has the property listed at $625,000 based on comparables in the surrounding area (Broker Opinion of Value is attached).

Fire Chief Jb D. Moody has formally recommended the acquisition to address operational constraints at the station, including apparatus deployment safety issues related to the ongoing Business 51 construction, command staff parking, and long-term expansion needs. Additional background is provided in the Chief's attached letter.

Staff has negotiated with UWCU and believes $425,000 represents the lowest attainable purchase price for this building and property. UWCU has acknowledged an acceptance of a lower purchase price as they want to be a partner with the City as we work to better position our public safety facilities for the future.

Staff recommends approval of the purchase of this property for $425,000 and the attached offer to purchase. Staff requests that the approval of this item comes with an allowance for staff and the City Attorney to make minor changes internally to the offer to purchase, as needed.

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

WB-15 COMMERCIAL OFFER TO PURCHASE

LICENSEE DRAFTING THIS OFFER ON March 27, 2026 **[DATE] IS (AGENT OF BUYER) (~~AGENT OF SELLER/LISTING FIRM) (AGENT OF BUYER AND SELLER~~) STRIKE THOSE NOT APPLICABLE**

The Buyer, City of Stevens Point,
offers to purchase the Property known as 809 DIVISION ST STEVENS POINT, WI 54481; Parcel Number: 281-24-0829401316
_____
_____ [e.g., Street Address, Parcel Number(s), legal description, or insert additional description, if any, at lines 625-642, or attach as an addendum per line 668] in the City of Stevens Point, County of Portage Wisconsin, on the following terms:

PURCHASE PRICE The purchase price is Four Hundred and Twenty Five Thousand and 00 _____ Dollars ($ 425,000).

INCLUDED IN PURCHASE PRICE Included in purchase price is the Property, all Fixtures on the Property as of the date stated on line 1 of this Offer (unless excluded at lines 20-23), and the following additional items: _____
_____
_____
_____
All personal property included in purchase price will be transferred by bill of sale or _____
NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are included or not included.

NOT INCLUDED IN PURCHASE PRICE Not included in purchase price is Seller's personal property (unless included at lines 12-15) and the following: _____
_____
_____
_____.

CAUTION: Identify trade fixtures owned by tenant, if applicable, and Fixtures that are on the Property (see lines 26-34) to be excluded by Seller or that are rented and will continue to be owned by the lessor.
"Fixture" is an item of property which is physically attached to or so closely associated with land or improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage to the premises, items specifically adapted to the premises and items customarily treated as fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached antennas; garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent foundations and docks/piers on permanent foundations. A Fixture does not include trade fixtures owned by tenants of the Property.
CAUTION: Exclude Fixtures not owned by Seller such as rented fixtures. See lines 20-23.

BINDING ACCEPTANCE This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on or before 10 business days after date of Buyer's signature. Seller may keep the Property on the market and accept secondary offers after binding acceptance of this Offer.
CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.

ACCEPTANCE Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical copies of the Offer.
CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines running from acceptance provide adequate time for <u>both</u> binding acceptance and performance.

CLOSING This transaction is to be closed on or before May 29th, 2026 at McDonald Title Company at 1059 Clark Street, Stevens Point, WI 54481 - unless mutually agreed upon by both parties at the place selected by Seller, unless otherwise agreed by the Parties in writing. If the date for closing falls on Saturday, Sunday, or a federal or a state holiday, the closing date shall be the next Business Day.
CAUTION: To reduce the risk of wire transfer fraud, any wiring instructions received should be independently verified by phone or in person with the title company, financial institution, or entity directing the transfer. The real estate licensees in this transaction are not responsible for the transmission or forwarding of any wiring or money transfer instructions.

EARNEST MONEY
■ EARNEST MONEY of $ 0 accompanies this Offer.
If the Offer was drafted by a licensee, receipt of the earnest money accompanying this Offer is acknowledged.
■ EARNEST MONEY of $ 0 will be mailed, or commercially, electronically or personally delivered within N/a days ("5" if left blank) after acceptance.

All earnest money shall be delivered to and held by (listing Firm) (drafting Firm) (other identified as N/a _____) STRIKE THOSE NOT APPLICABLE (listing Firm if none chosen; if no listing Firm, then drafting Firm; if no Firm then Seller).

CAUTION: If a Firm does not hold earnest money, an escrow agreement should be drafted by the Parties or an attorney as lines 64-84 do not apply. If someone other than Buyer pays earnest money, consider a special disbursement agreement.

■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise agreed in writing.

■ DISBURSEMENT IF EARNEST MONEY HELD BY A FIRM: If negotiations do not result in an accepted offer and the earnest money is held by a Firm, the earnest money shall be promptly disbursed (after clearance from payer's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money. At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said disbursement agreement has not been delivered to the Firm holding the earnest money within 60 days after the date set for closing, that Firm may disburse the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller; (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; (4) upon authorization granted within this Offer; or (5) any other disbursement required or allowed by law. The Firm may retain legal services to direct disbursement per (1) or to file an interpleader action per (2) and the Firm may deduct from the earnest money any costs and reasonable attorneys' fees, not to exceed $250, prior to disbursement.

■ LEGAL RIGHTS/ACTION. The Firm's disbursement of earnest money does not determine the legal rights of the Parties in relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by the Firm holding the earnest money. At least 30 days prior to disbursement per (1), (4) or (5) above, where the Firm has knowledge that either Party disagrees with the disbursement, the Firm shall send Buyer and Seller written notice of the intent to disburse by certified mail. If Buyer or Seller disagrees with the Firm's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement. Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with one-to-four dwelling units. Buyer and Seller should consider consulting attorneys regarding their legal rights under this Offer in case of a dispute. Both Parties agree to hold the Firm harmless from any liability for good faith disbursement of earnest money in accordance with this Offer or applicable Department of Safety and Professional Services regulations concerning earnest money. See Wis. Admin. Code Ch. REEB 18.

TIME IS OF THE ESSENCE "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3) occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this Offer except: _____ _____. If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the date or Deadline is allowed before a breach occurs.

PROPERTY CONDITION REPRESENTATIONS Seller represents to Buyer that as of the date of acceptance Seller has no notice or knowledge of Conditions Affecting the Property or Transaction (lines 104-173) other than those identified in Seller's disclosure report dated _____ and a Real Estate Condition Report, if applicable, dated _____, which was/were received by Buyer prior to Buyer signing this Offer and which is/are made a part of this offer by reference COMPLETE DATES OR STRIKE AS APPLICABLE and the property is being sold in an 'as is' condition, without representation or warranty of any kind, expressed or implied, oral or written, concerning the Property or any matter related. Buyer shall be responsible for all costs associated with bringing the building to code standards for their intended use, as necessary, unless explicitly agreed to by the Seller. Buyer waives the right to a Real Estate Condition Report _____ INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE OR CONDITION REPORT(S).

CAUTION: If the Property includes 1-4 dwelling units, a Real Estate Condition Report containing the disclosures provided in Wis. Stat. § 709.03 may be required. Excluded from this requirement are sales of property that has never been inhabited, sales exempt from the real estate transfer fee, and sales by certain court-appointed fiduciaries, for example, personal representatives, who have never occupied the Property. Buyer may have rescission rights per Wis. Stat. § 709.05.

"Conditions Affecting the Property or Transaction" are defined to include:

a. Defects in the structure or structural components on the Property, e.g. roof, foundation (including cracks, seepage, and bulges), basement or other walls.

b. Defects in mechanical systems, e.g. HVAC (including the air filters and humidifiers), electrical, plumbing, septic, wells, fire safety, security or lighting.

c. Defects in a well on the Property or in a well that serves the Property, including unsafe well water, a joint well serving the Property or any Defect related to a joint well serving the Property.

d. Water quality issues caused by unsafe concentrations of or unsafe conditions relating to lead.

e. Defects in septic system or other private sanitary disposal system on or serving the Property or any out−of−service septic system serving the Property not closed or abandoned according to applicable regulations.

f. Underground or aboveground storage tanks presently or previously on the Property for storage of flammable or combustible liquids, including but not limited to gasoline and heating oil, or any Defects in such tanks presently or previously on the Property; LP tanks on the Property or any defects in such LP tanks.

g. Defect or contamination caused by unsafe conditions of, or unsafe conditions relating to, lead in paint, lead in soil,

presence of asbestos or asbestos-containing materials, radon, radium in water supplies, mold, pesticides or other potentially hazardous or toxic substances on the Property.

h. Manufacture of or spillage of methamphetamine (meth) or other hazardous or toxic substances on the Property.

i. Zoning or building code violations, any land division involving the Property for which required state or local permits had not been obtained, nonconforming structures or uses, conservation easements.

j. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to impose assessments against the real property located within the district.

k. Proposed, planned or commenced construction of public improvements which may result in special assessments or otherwise materially affect the Property or the present use of the Property.

l. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition, such as orders to correct building code violations.

m. Flooding, standing water, drainage problems or other water problems on or affecting the Property.

n. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.

o. Nearby airports, freeways, railroads or landfills, or significant odor, noise, water intrusion or other irritants emanating from neighboring property.

p. Current or previous termite, powder post beetle, or carpenter ant infestations or Defects caused by animal, reptile, or insect infestations.

q. Property or portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations.

r. Property is subject to a mitigation plan required under administrative rules of the Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the Property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county.

s. Nonowners having rights to use part of the Property, other than public rights-of-way, including, but not limited to, private rights−of−way and private easements, other than recorded utility easements; lack of legal access or access restrictions; restrictive covenants and deed restrictions; shared fences, walls, wells, driveways, signage or other shared usages; or leased parking.

t. Boundary or lot line disputes, encroachments, or encumbrances affecting the Property.

u. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the Property.

v. Structure on the Property designated as a historic building, all or any part of the Property located in a historic district, or burial sites or archeological artifacts on the Property.

w. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion charge or the payment of a use-value conversion charge has been deferred.

x. All or part of the Property is subject to, enrolled in or in violation of a certified farmland preservation zoning district or a farmland preservation agreement, or a Forest Crop, Managed Forest Law (see disclosure requirements in Wis. Stat. § 710.12), Conservation Reserve or a comparable program.

y. A pier is attached to the Property that is not in compliance with state or local pier regulations, a written agreement affecting riparian rights related to the Property; or the bed of the abutting navigable waterway is owned by a hydroelectric operator.

z. A dam is totally or partially located on the Property; or an ownership interest in a dam not located on the Property will be transferred with the Property because the dam is owned collectively by a homeowners' association, lake district, or similar group of which the Property owner is a member.

aa. Government investigation or private assessment/audit of environmental matters conducted.

bb. Presence of or a Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties.

cc. Owner's receipt of notice of property tax increases, other than normal annual increases, or notice or knowledge of a pending property reassessment, remodeling that may increase the property's assessed value, or pending special assessments.

dd. Agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative.

ee. Remodeling, replacements, or repairs affecting the Property's structure or mechanical systems that were done or additions to the Property that were made during the owner's period of ownership without the required permits.

ff. Rented items located on the Property or items affixed to or closely associated with the Property.

gg. Owner is a foreign person as defined in the Foreign Investment in Real Property Tax Act in 26 IRC § 1445(f).

hh. Other Defects affecting the Property, including, without limitation, drainage easement or grading problems; or excessive sliding, settling, earth movement or upheavals.

PROPOSED USE CONTINGENCIES: This Offer is contingent upon Buyer obtaining, at Buyer's expense, the reports or documentation required by any optional provisions checked on lines 185-197 below. The optional provisions checked on lines 185-197 shall be deemed satisfied unless Buyer, within _____ days ("30" if left blank) after acceptance, delivers: (1) written notice to Seller specifying those optional provisions checked below that cannot be satisfied and (2) written evidence substantiating why each specific provision referred to in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller agrees to cooperate with Buyer as necessary to satisfy the contingency provisions checked at lines 185-197.

Proposed Use: Buyer is purchasing the Property for the purpose of: Public Safety - Fire Station and accessory uses

_____ **[insert proposed use and type and size of building, if applicable; e.g. restaurant/tavern with capacity of 350 and 3 second floor dwelling units].**

N/a **ZONING:** Verification of zoning and that the Property's zoning allows Buyer's proposed use described at lines 181-183.

N/a **EASEMENTS AND RESTRICTIONS:** Copies of all public and private easements, covenants and restrictions affecting the Property and a written determination by a qualified independent third party that none of these prohibit or significantly delay or increase the costs of the proposed use or development identified at lines 181-183.

N/a **APPROVALS:** All applicable governmental permits, approvals and licenses, as necessary and appropriate, or the final discretionary action by the granting authority prior to the issuance of such permits, approvals and licenses, for the following items related to Buyer's proposed use: _____ _____ or delivering written notice to Seller if the item(s) cannot be obtained or can only be obtained subject to conditions which significantly increase the cost of Buyer's proposed use described at lines 181-183.

N/a **ACCESS TO PROPERTY:** Written verification that there is legal vehicular access to the Property from public roads.

N/a **LAND USE APPROVAL/PERMITS:** This Offer is contingent upon (Buyer)(Seller) STRIKE ONE ("Buyer" if neither stricken) obtaining the following, including all costs: a CHECK ALL THAT APPLY: ☐ rezoning; ☐ conditional use permit; ☐ variance; ☐ other _____ for the Property for its proposed use described at lines 181-183. Seller agrees to cooperate with Buyer as necessary to satisfy this contingency. Buyer shall deliver, within _____ days of acceptance, written notice to Seller if any item cannot be obtained, in which case this Offer shall be null and void.

N/a **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller providing" if neither is stricken) a _____ survey (ALTA/NSPS Land Title Survey if survey type is not specified) dated subsequent to the date of acceptance of this Offer and prepared by a registered land surveyor, within _____ days ("30" if left blank) after acceptance, at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken) expense. The map shall show minimum of _____ acres, maximum of _____ acres, the legal description of the Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements, if any, and: _____ _____.

STRIKE AND COMPLETE AS APPLICABLE Additional map features which may be added include, but are not limited to: staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square footage; utility installations; easements or rights-of-way. Such survey shall be in satisfactory form and accompanied by any required surveyor's certificate sufficient to enable Buyer to obtain removal of the standard survey exception(s) on the title policy.

CAUTION: Consider the cost and the need for map features before selecting them. Also consider the time required to obtain the map when setting the deadline.

This contingency shall be deemed satisfied unless Buyer, within 5 days after the deadline for delivery of said map, delivers to Seller a copy of the map and a written notice which identifies: (1) a significant encroachment; (2) information materially inconsistent with prior representations; (3) failure to meet requirements stated within this contingency; or (4) the existence of conditions that would prohibit the Buyer's intended use of the Property described at lines 181-183. Upon delivery of Buyer's notice, this Offer shall be null and void. Once the deadline for delivery has passed, if Seller was responsible to provide the map and failed to timely deliver the map to Buyer, Buyer may terminate this Offer if Buyer delivers a written notice of termination to Seller prior to Buyer's Actual Receipt of said map from Seller.

N/a **DOCUMENT REVIEW CONTINGENCY:** This Offer is contingent upon Seller delivering the following documents to Buyer within _____ days ("30" if left blank) after acceptance: CHECK THOSE THAT APPLY; STRIKE AS APPROPRIATE

☐ Documents evidencing the sale of the Property has been properly authorized, if Seller is a business entity.

☐ A complete inventory of all furniture, fixtures, equipment and other personal property included in this transaction which is consistent with representations made prior to and in this Offer.

☐ Uniform Commercial Code lien search as to the personal property included in the purchase price, showing the Property to be free and clear of all liens, other than liens to be released prior to or at closing.

☐ Rent roll.

☐ Other _____ _____

Additional items which may be added include, but are not limited to: building, construction or component warranties, previous environmental site assessments, surveys, title commitments and policies, maintenance agreements, other contracts relating to the Property, existing permits and licenses, recent financial operating statements, current and future rental agreements, notices of termination and non-renewal, and assessment notices.

All documents Seller delivers to Buyer shall be true, accurate, current and complete. Buyer shall keep all such documents confidential and disclose them to third parties only to the extent necessary to implement other provisions of this Offer. Buyer shall return all documents (originals and any reproductions) to Seller if this Offer is terminated.

■ CONTINGENCY SATISFACTION: This contingency shall be deemed satisfied unless Buyer, within ____ days ("5" if left blank) after the deadline for delivery of the documents, delivers to Seller a written notice indicating this contingency has not been satisfied. Such notice shall identify which document(s) have not been timely delivered or do not meet the standard set forth for the document(s). Upon delivery of such notice, this Offer shall be null and void.

N/a **ENVIRONMENTAL EVALUATION CONTINGENCY:** This Offer is contingent upon a qualified independent environmental consultant of Buyer's choice conducting an Environmental Site Assessment of the Property (see lines 274-291), at (Buyer's) (Seller's) expense STRIKE ONE ("Buyer's" if neither is stricken), which discloses no Defects.

NOTE: "Defect" as defined on lines 523-525 means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

For the purpose of this contingency, a Defect is defined to also include a material violation of environmental laws, a material contingent liability affecting the Property arising under any environmental laws, the presence of an underground storage tank(s) or material levels of hazardous substances either on the Property or presenting a significant risk of contaminating the Property due to future migration from other properties. Defects do not include conditions the nature and extent of which Buyer had actual knowledge or written notice before signing the Offer.

■ CONTINGENCY SATISFACTION**:** This contingency shall be deemed satisfied unless Buyer, within _____ days ("30" if left blank) after acceptance, delivers to Seller a copy of the Environmental Site Assessment report and a written notice listing the Defect(s) identified in the Environmental Site Assessment report to which Buyer objects (Notice of Defects).

CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

■ RIGHT TO CURE: Seller (shall) (shall not) STRIKE ONE ("shall" if neither is stricken) have a right to cure the Defects.

If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering written notice to Buyer within _____ ("10" if left blank) days after Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects;

(2) curing the Defects in a good and workmanlike manner; and

(3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written Environmental Site Assessment report and:

(1) Seller does not have a right to cure; or

(2) Seller has a right to cure but:

(a) Seller delivers written notice that Seller will not cure; or

(b) Seller does not timely deliver the written notice of election to cure.

■ ENVIRONMENTAL SITE ASSESSMENT: An "Environmental Site Assessment" (also known as a "Phase I Site Assessment") may include, but is not limited to: (1) an inspection of the Property; (2) a review of the ownership and use history of the Property, including a search of title records showing private ownership of the Property for a period of 80 years prior to the visual inspection; (3) a review of historic and recent aerial photographs of the Property, if available; (4) a review of environmental licenses, permits or orders issued with respect to the Property (5) an evaluation of results of any environmental sampling and analysis that has been conducted on the Property; and (6) a review to determine if the Property is listed in any of the written compilations of sites or facilities considered to pose a threat to human health or the environment including the National Priorities List, the Department of Nature Resources' (DNR) Registry of Waste Disposal Sites, the DNR's Contaminated Lands Environmental Action Network, and the DNR's Remediation and Redevelopment (RR) Sites Map including the Geographical Information System (GIS) Registry and related resources. Any Environmental Site Assessment performed under this Offer shall comply with generally recognized industry standards (e.g. current American Society of Testing and Materials "Standard Practice for Environmental Site Assessments"), and state and federal guidelines, as applicable.

CAUTION: Unless otherwise agreed an Environmental Site Assessment does not include subsurface testing of the soil or groundwater or other testing of the Property for environmental pollution. If further investigation is required, insert provisions for a Phase II Site Assessment (collection and analysis of samples), Phase III Environmental Site Assessment (evaluation of remediation alternatives) or other site evaluation at lines 625-642 or attach as an addendum per line 668.

INSPECTIONS AND TESTING Buyer may only conduct inspections or tests if specific contingencies are included as a part of this Offer. An "inspection" is defined as an observation of the Property, which does not include an appraisal or testing of the Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source, which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or

building materials from the Property for laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors, testers and appraisers reasonable access to the Property upon advance notice, if necessary, to satisfy the contingencies in this Offer. Buyer or licensees or both may be present at all inspections and testing. Except as otherwise provided, Seller's authorization for inspections does not authorize Buyer to conduct testing of the Property.

NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other material terms of the contingency.

Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller. Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to be reported to the Wisconsin Department of Natural Resources.

N/a **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 292-306).

(1) This Offer is contingent upon a qualified independent inspector(s) conducting an inspection(s) of the Property which discloses no Defects.

(2) This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing an inspection of _____
_____
(list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects.

(3) Buyer may have follow-up inspections recommended in a written report resulting from an authorized inspection, provided they occur prior to the Deadline specified at line 320. Each inspection shall be performed by a qualified independent inspector or independent qualified third party.

Buyer shall order the inspection(s) and be responsible for all costs of inspection(s).

CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as well as any follow-up inspection(s).

This contingency shall be deemed satisfied unless Buyer, within _____ days ("20" if left blank) after acceptance, delivers to Seller a copy of the inspection report(s) dated after the date on line 1 of this Offer and a written notice listing the Defect(s) identified in the inspection report(s) to which Buyer objects (Notice of Defects).

CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.

For the purpose of this contingency, Defects do not include conditions the nature and extent of which Buyer had actual knowledge or written notice before signing the Offer.

NOTE: "Defect" as defined on lines 523-525 means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE ("shall" if neither is stricken) have a right to cure the Defects.

If Seller has the right to cure, Seller may satisfy this contingency by:

(1) delivering written notice to Buyer within 10 days of Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects;

(2) curing the Defects in a good and workmanlike manner; and

(3) delivering to Buyer a written report detailing the work done no later than three days prior to closing.

This Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and:

(1) Seller does not have a right to cure; or

(2) Seller has a right to cure but:

(a) Seller delivers written notice that Seller will not cure; or

(b) Seller does not timely deliver the written notice of election to cure.

IF LINE 342 IS NOT MARKED OR IS MARKED N/A LINES 392-403 APPLY.

N/a **FINANCING COMMITMENT CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written _____ [loan type or specific lender, if any] first mortgage loan commitment as described below, within _____ days after acceptance of this Offer. The financing selected shall be in an amount of not less than $ _____ for a term of not less than _____ years, amortized over not less than _____ years. Initial monthly payments of principal and interest shall not exceed $ _____. Buyer acknowledges that lender's required monthly payments may also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance premiums. The mortgage shall not include a prepayment premium. Buyer agrees to pay discount points in an amount not to exceed _____% ("0" if left blank) of the loan. If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 625-642 or in an addendum attached per line 668. Buyer agrees to pay all customary loan and closing costs, wire fees, and loan origination fees, to promptly apply for a mortgage loan, and to provide evidence of application promptly upon request of Seller. Seller agrees to allow lender's appraiser access to the Property.

■ LOAN AMOUNT ADJUSTMENT: If the purchase price under this Offer is modified, any financed amount, unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 358 or 359.

☐ **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____%.

☐ **ADJUSTABLE RATE FINANCING:** The initial interest rate shall not exceed _____%. The initial interest rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____% ("2" if left blank) at the first adjustment and by not more than _____% ("1" if left blank) at each subsequent adjustment. The maximum interest rate during the mortgage term shall not exceed the initial interest rate plus _____% ("6" if left blank). Monthly payments of principal and interest may be adjusted to reflect interest changes.

NOTE: If purchase is conditioned on Buyer obtaining financing for operations or development consider adding a contingency for that purpose.

■ SATISFACTION OF FINANCING COMMITMENT CONTINGENCY: If Buyer qualifies for the loan described in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of a written loan commitment. This contingency shall be satisfied if, after Buyer's review, Buyer delivers to Seller a copy of a written loan commitment (even if subject to conditions) that is:

(1) signed by Buyer; or

(2) accompanied by Buyer's written direction for delivery.

Delivery of a loan commitment by Buyer's lender or delivery accompanied by a notice of unacceptability shall not satisfy this contingency.

CAUTION: The delivered loan commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide the loan. Buyer understands delivery of a loan commitment removes the Financing Commitment Contingency from the Offer and shifts the risk to Buyer if the loan is not funded.

■ SELLER TERMINATION RIGHTS: If Buyer does not deliver a loan commitment on or before the Deadline on line 344. Seller may terminate this Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of written loan commitment from Buyer.

■ FINANCING COMMITMENT UNAVAILABILITY: If a financing commitment is not available on the terms stated in this Offer (and Buyer has not already delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of same including copies of lender(s)' rejection letter(s) or other evidence of unavailability.

N/a **SELLER FINANCING:** Seller shall have 10 days after the earlier of:

(1) Buyer delivery of written notice of evidence of unavailability as noted in lines 380-383; or

(2) the Deadline for delivery of the loan commitment set on line 344

to deliver to Buyer written notice of Seller's decision to finance this transaction with a note and mortgage under the same terms set forth in this Offer, and this Offer shall remain in full force and effect, with the time for closing extended accordingly. If Seller's notice is not timely given, the option for Seller to provide financing shall be considered waived. Buyer agrees to cooperate with and authorizes Seller to obtain any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

IF THIS OFFER IS NOT CONTINGENT ON FINANCING COMMITMENT ~~Within _____ days ("7" if left blank) after acceptance~~, Buyer shall deliver to Seller ~~either~~:

(1) ~~reasonable written verification from a financial institution or third-party in control of Buyer's funds that Buyer has, at the time of verification, sufficient funds to close; or~~

(2) Completed closing documents including a check for the full purchase amount (subject to change based on fees, closing costs and other costs associated with the sale) at the time of closing. Closing date shall mutually agreed upon by Seller and Buyer. [Specify documentation Buyer agrees to deliver to Seller].

If such written verification or documentation is not delivered, Seller has the right to terminate this Offer by delivering written notice to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written verification. Buyer may or may not obtain mortgage financing but does not need the protection of a financing commitment contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an appraisal contingency, nor does the right of access for an appraisal constitute a financing commitment contingency.

N/a **APPRAISAL CONTINGENCY:** This Offer is contingent upon Buyer or Buyer's lender having the Property appraised at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated subsequent to the date stated on line 1 of this Offer, indicating an appraised value for the Property equal to or greater than the agreed upon purchase price.

This contingency shall be deemed satisfied unless Buyer, within _____ days after acceptance, delivers to Seller a copy of the appraisal report indicating an appraised value less than the agreed upon purchase price, and a written notice objecting to the appraised value.

■ **RIGHT TO CURE:** Seller (shall) (shall not) **STRIKE ONE** ("shall" if neither is stricken) have the right to cure.

If Seller has the right to cure, Seller may satisfy this contingency by delivering written notice to Buyer adjusting the purchase price to the value shown on the appraisal report within _____ days ("5" if left blank) after Buyer's delivery of the appraisal report and the notice objecting to the appraised value. Seller and Buyer agree to promptly execute an amendment initiated by either Party after delivery of Seller's notice, solely to reflect the adjusted purchase price.

This Offer shall be null and void if Buyer makes timely delivery of the notice objecting to appraised value and the written appraisal report and:

(1) Seller does not have the right to cure; or

(2) Seller has the right to cure but:

(a) Seller delivers written notice that Seller will not adjust the purchase price; or

(b) Seller does not timely deliver the written notice adjusting the purchase price to the value shown on the appraisal report.

N/a **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior to any Deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers. Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days ("7" if left blank) after acceptance of this Offer. All other Offer Deadlines that run from acceptance shall run from the time this Offer becomes primary.

CLOSING PRORATIONS The following items, if applicable, shall be prorated at closing, based upon date of closing values: real estate taxes, ~~rents, prepaid insurance (if assumed), private and municipal charges, property owners or homeowners association assessments, fuel~~ and Seller shall be responsible for all real estate taxes and personal property taxes - current and prior years. _____.

CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.

Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

Real estate taxes shall be prorated at closing based on CHECK BOX FOR APPLICABLE PRORATION FORMULA:

N/a The net general real estate taxes for the preceding year, or the current year if available (Net general real estate taxes are defined as general property taxes after state tax credits and lottery credits are deducted). NOTE: THIS CHOICE APPLIES IF NO BOX IS CHECKED.

N/a Current assessment times current mill rate (current means as of the date of closing).

N/a Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior year, or current year if known, multiplied by current mill rate (current means as of the date of closing).

N/a _____.

CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be substantially different than the amount used for proration especially in transactions involving new construction, extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor regarding possible tax changes.

N/a Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation and is the responsibility of the Parties to complete, not the responsibility of the real estate Firms in this transaction.

TITLE EVIDENCE

■CONVEYANCE OF TITLE: **Upon payment of the purchase price, Seller shall convey the Property by warranty deed (trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as provided herein)** free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report, and Real Estate Condition Report, if applicable, and in this Offer, general taxes levied in the year of closing and _____ _____ _____ (insert other allowable exceptions from title, if any) that constitutes merchantable title for purposes of this transaction. Seller, at Seller's cost, shall complete and execute the documents necessary to record the conveyance and pay the Wisconsin Real Estate Transfer Fee.

WARNING: Municipal and zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or uses and therefore should be reviewed, particularly if Buyer contemplates making improvements to Property or a use other than the current use.

■ TITLE EVIDENCE: Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all costs of providing title evidence to Buyer. Buyer shall pay the costs of providing the title evidence required by Buyer's lender and recording the deed or other conveyance.

~~■ GAP ENDORSEMENT: Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's)(Buyer's) STRIKE ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the commitment date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy conditions, exclusions and exceptions, provided the title company will issue the coverage. If a gap endorsement or~~

~~equivalent gap coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 482-489).~~

■ DELIVERY OF MERCHANTABLE TITLE: The required title insurance commitment shall be delivered to Buyer's attorney or Buyer not more than 20 days ("15" if left blank) after acceptance showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per lines 454-464, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements and exceptions.

■ TITLE NOT ACCEPTABLE FOR CLOSING: If title is not acceptable for closing, Buyer shall notify Seller in writing of objections to title within _____days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In such event, Seller shall have _____ days ("15" if left blank) from Buyer's delivery of the notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for closing. If Seller is unable to remove said objections, Buyer shall have five days from receipt of notice thereof, to deliver written notice waiving the objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, this Offer shall be null and void. Providing title evidence acceptable for closing does not extinguish Seller's obligations to give merchantable title to Buyer.

■ SPECIAL ASSESSMENTS/OTHER EXPENSES: Special assessments, if any, levied or for work actually commenced prior to the date stated on line 1 of this Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer. "Levied" means the local municipal governing body has adopted and published a final resolution describing the planned improvements and the assessment of benefits.

CAUTION: Consider a special agreement if area assessments, property owners association assessments, special charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments) relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

LEASED PROPERTY If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the (written) (oral) STRIKE ONE lease(s), if any, are Any and all leases affecting the Property shall be terminated prior to closing.
_____
_____. Insert additional terms, if any, at lines 625-642 or attach as an addendum per line 668.

N/a **ESTOPPEL LETTERS:** Seller shall deliver to Buyer no later than ____ days ("7" if left blank) before closing, estoppel letters dated within ____ days ("15" if left blank) before closing, from each non-residential tenant, confirming the lease term, rent installment amounts, amount of security deposit, and disclosing any defaults, claims or litigation with regard to the lease or tenancy.

DEFINITIONS

■ ACTUAL RECEIPT: "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or written notice physically in the Party's possession, regardless of the method of delivery. If the document or written notice is electronically delivered, Actual Receipt shall occur when the Party opens the electronic transmission.

■ BUSINESS DAY: "Business Day" means a calendar day other than Saturday, Sunday, any legal public holiday under Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive registered mail or make regular deliveries on that day.

■ DEADLINES: "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding the day the event occurred and by counting subsequent calendar days. The Deadline expires at Midnight on the last day. Additionally, Deadlines expressed as a specific number of Business Days are calculated in the same manner except that only Business Days are counted while other days are excluded. Deadlines expressed as a specific number of "hours" from the occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as closing, expire at Midnight of that day. "Midnight" is defined as 11:59 p.m. Central Time.

■ DEFECT: "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

■ FIRM: "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

■ PARTY: "Party" means the Buyer or the Seller; "Parties" refers to both Buyer and Seller.

■ PROPERTY: Unless otherwise stated, "Property" means the real estate described at lines 4-8.

INCLUSION OF OPTIONAL PROVISIONS Terms of this Offer that are preceded by an OPEN BOX (☐) are part of this Offer ONLY if the box is marked such as with an "X". They are not part of this offer if marked "N/A" or are left blank.

PROPERTY DIMENSIONS AND SURVEYS Buyer acknowledges that any land, building or room dimensions, or total acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of rounding, formulas used or other reasons, unless verified by survey or other means.

CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land, building or room dimensions, if material.

DISTRIBUTION OF INFORMATION Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple listing service sold databases; (iii) provide active listing, pending sale, closed sale and financing concession information and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers researching comparable sales, market conditions and listings, upon inquiry; and (iv) distribute copies of this Offer to the seller, or seller's agent, of another property that Seller intends on purchasing.

MAINTENANCE Seller shall maintain the Property and all personal property included in the purchase price until the earlier of closing or Buyer's occupancy, in materially the same condition it was in as of the date on line 1 of this Offer, except for ordinary wear and tear and changes agreed upon by Parties.

PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING If, prior to closing, the Property is damaged in an amount not more than five percent of the purchase price, other than normal wear and tear, Seller shall promptly notify Buyer in writing, and will be obligated to restore the Property to materially the same condition it was in as of the date on line 1 of this Offer. Seller shall provide Buyer with copies of all required permits and lien waivers for the lienable repairs no later than closing. If the amount of damage exceeds five percent of the purchase price, Seller shall promptly notify Buyer in writing of the damage and this Offer may be terminated at option of Buyer. Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any, relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall be held in trust for the sole purpose of restoring the Property.

BUYER'S PRE-CLOSING WALK-THROUGH Within three days prior to closing, at a reasonable time pre-approved by Seller or Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change in the condition of the Property, except for ordinary wear and tear and changes agreed upon by Parties, and that any Defects Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

OCCUPANCY Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this Offer at lines 625-642 or in an addendum attached per line 668. At time of Buyer's occupancy, Property shall be in broom swept condition and free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

DEFAULT Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and conditions of this Offer. A material failure to perform any obligation under this Offer is a default that may subject the defaulting party to liability for damages or other legal remedies.

If Buyer defaults, Seller may:

~~(1) sue for specific performance and request the earnest money as partial payment of the purchase price; or~~

(2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual damages.

If Seller defaults, Buyer may:

~~(1) sue for specific performance; or~~

(2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

In addition, the Parties may seek any other remedies available in law or equity. The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of law those disputes covered by the arbitration agreement.

NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD READ THIS DOCUMENT CAREFULLY. THE FIRM AND ITS AGENTS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE CONSULTED IF LEGAL ADVICE IS NEEDED.

ENTIRE CONTRACT This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at (608) 240-5830.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT (FIRPTA) Section 1445 of the Internal Revenue Code (IRC) provides that a transferee (Buyer) of a United States real property interest must pay or withhold as a tax up to 15% of the total "Amount Realized" in the sale if the transferor (Seller) is a "Foreign Person" and no exception from FIRPTA withholding applies. A "Foreign Person" is a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign

estate. The "Amount Realized" is the sum of the cash paid, the fair market value of other property transferred, and the amount of any liability assumed by Buyer.

CAUTION: Under this law if Seller is a Foreign Person, and Buyer does not pay or withhold the tax amount, Buyer may be held directly liable by the U.S. Internal Revenue Service for the unpaid tax and a tax lien may be placed upon the Property.

Seller hereby represents that Seller is a non-Foreign Person, unless (1) Seller represents Seller is a Foreign Person in a condition report incorporated in this Offer per lines 93-95, or (2) no later than 10 days after acceptance, Seller delivers notice to Buyer that Seller is a Foreign Person, in which cases the provisions on lines 607-609 apply.

IF SELLER IS A NON-FOREIGN PERSON. Seller shall, no later than closing, execute and deliver to Buyer, or a qualified substitute (attorney or title company as stated in IRC § 1445), a sworn certification under penalties of perjury of Seller's non-foreign status in accordance with IRC § 1445. If Seller fails to timely deliver certification of Seller's non-foreign status, Buyer shall: (1) withhold the amount required to be withheld pursuant to IRC § 1445; or, (2) declare Seller in default of this Offer and proceed under lines 571-578.

IF SELLER IS A FOREIGN PERSON. If Seller has represented that Seller is a Foreign Person, Buyer shall withhold the amount required to be withheld pursuant to IRC § 1445 at closing unless the Parties have amended this Offer regarding amounts to be withheld, any withholding exemption to be applied, or other resolution of this provision.

COMPLIANCE WITH FIRPTA. Buyer and Seller shall complete, execute, and deliver, on or before closing, any instrument, affidavit, or statement needed to comply with FIRPTA, including withholding forms. If withholding is required under IRC § 1445**,** and the net proceeds due Seller are not sufficient to satisfy the withholding required in this transaction, Seller shall deliver to Buyer, at closing, the additional funds necessary to satisfy the applicable withholding requirement. Seller also shall pay to Buyer an amount not to exceed $1,000 for actual costs associated with the filing and administration of forms, affidavits, and certificates necessary for FIRPTA withholding and any withholding agent fees.

Any representations made by Seller with respect to FIRPTA shall survive the closing and delivery of the deed.

Firms, Agents, and Title Companies are not responsible for determining FIRPTA status or whether any FIRPTA exemption applies. The Parties are advised to consult with their respective independent legal counsel and tax advisors regarding FIRPTA.

N/a **SELLER PAYMENT OF COMPENSATION TO BUYER'S FIRM:** Seller agrees to pay to Buyer's Firm the amount of _____ (e.g., dollar amount, % of purchase price, etc.), toward Buyer's brokerage fees at closing. Payment made under this provision represents an economic adjustment only and does not create any agency relationship between Buyer's Firm and Seller, and the Parties agree Buyer's Firm is a direct and intended third party beneficiary of this contract.

ADDITIONAL PROVISIONS/CONTINGENCIES _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

TAX DEFERRED EXCHANGE If this Property is purchased or sold to accomplish an IRC § 1031 Tax Deferred exchange of like-kind property, both Parties agree to cooperate with any documentation necessary to complete the exchange. The exchangor shall hold the cooperating party harmless from any and all claims, costs or liabilities that may be incurred as a result of the exchange.

DELIVERY OF DOCUMENTS AND WRITTEN NOTICES Unless otherwise stated in this Offer, delivery of documents and written notices to a Party shall be effective only when accomplished by one of the authorized methods specified at lines 650-665.

(1) Personal: giving the document or written notice personally to the Party, or the Party's recipient for delivery if named at 652 or 653.

Name of Seller's recipient for delivery, if any:_____

Name of Buyer's recipient for delivery, if any: _____

654 [ ] (2) Fax: fax transmission of the document or written notice to the following number:
655 Seller: (_____) _____ Buyer: (_____) _____
656 [ ] (3) Commercial: depositing the document or written notice, fees prepaid or charged to an account, with a
657 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery, for delivery to the Party's
658 address at line 661 or 662.
659 [ ] (4) U.S. Mail: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to the
660 Party, or to the Party's recipient for delivery, for delivery to the Party's address.
661 Address for Seller: _____
662 Address for Buyer: _____
663 [X] (5) Email: electronically transmitting the document or written notice to the email address.
664 Email Address for Seller: _____
665 Email Address for Buyer: jkivela@stevenspoint.com and jmoodyjb@stevenspoint.com
666 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
667 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.
668 [N/a] **ADDENDA:** The attached _____ is/are made part of this Offer.
669 This Offer was drafted by [Licensee and Firm] Jarod Kivela, City of Stevens Point

670 **WIRE FRAUD WARNING!** Wire Fraud is a real and serious risk. Never trust wiring instructions
671 sent via email. Funds wired to a fraudulent account are often impossible to recover.

672 Criminals are hacking emails and sending fake wiring instructions by impersonating a real estate
673 agent, Firm, lender, title company, attorney or other source connected to your transaction. These
674 communications are convincing and professional in appearance but are created to steal your
675 money. The fake wiring instructions may even be mistakenly forwarded to you by a legitimate
676 source.

677 DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU
678 calling a verified number of the entity involved in the transfer of funds. Never use contact
679 information provided by any suspicious communication.

680 **Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or**
681 **verification of any wiring or money transfer instructions.**

682 Buyer Entity Name (if any): City of Stevens Point

683 (x)_____
684 Buyer's/Authorized Signature ▲ Print Name/Title Here ► Date ▲

685 (x) _____
686 Buyer's/Authorized Signature ▲ Print Name/Title Here ► Date ▲
687
688 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS**
689 **OFFER SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE**
690 **PROPERTY ON THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A**
691 **COPY OF THIS OFFER.**

692 Seller Entity Name (if any): University of Wisconsin Credit Union

693 (x) _____
694 Seller's/Authorized Signature ▲ Print Name/Title Here ► Date ▲

695 (x) _____
696 Seller's/Authorized Signature ▲ Print Name/Title Here ► Date ▲

697 This Offer was presented to Seller by [Licensee and Firm] _____
698 _____on _____ at _____ a.m./p.m.
699 This Offer is rejected _____ _____ This Offer is countered [See attached counter] _____ _____
700 Seller Initials▲ Date▲ Seller Initials▲ Date▲

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

City Assessor's Office
assessor@stevenspoint.com
Phone: 715-346-1553

Wednesday, April 1, 2026

Jarod Kivela
Community Development Director
1515 Strongs Ave
Stevens Point, WI 54481

RE: UWCU (Division St)

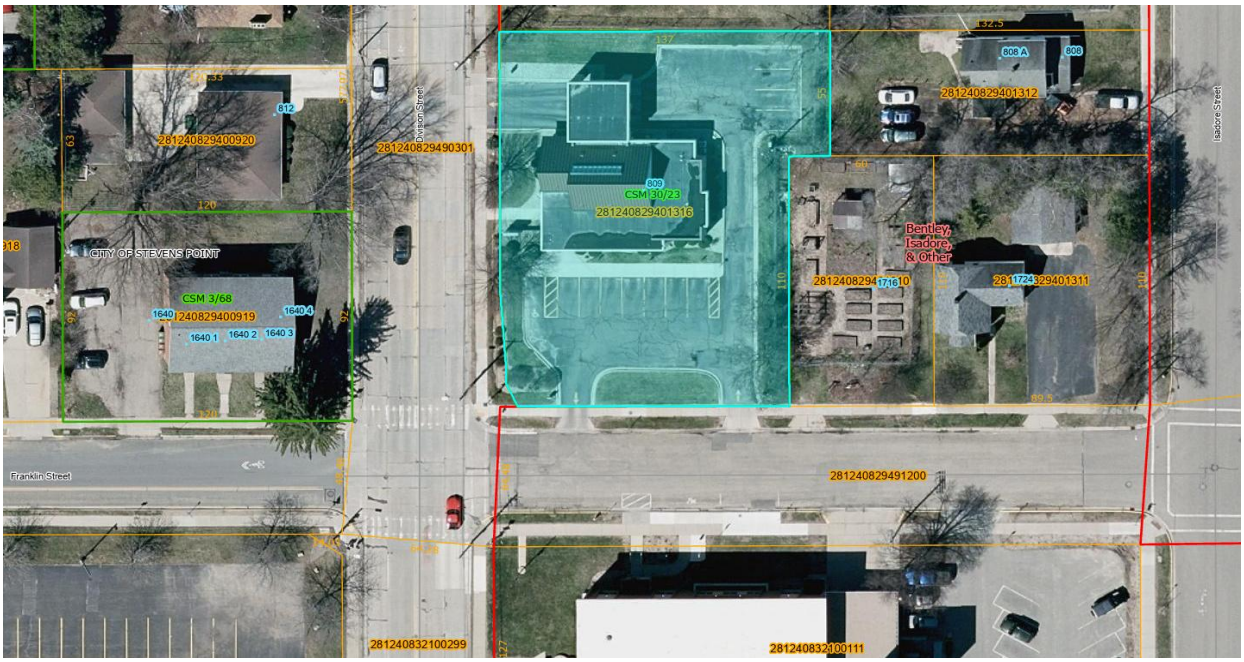
Director Kivela,

The assessed value for this improved parcel is $587,700. This figure is based on sales and market data, as well as information gathered.

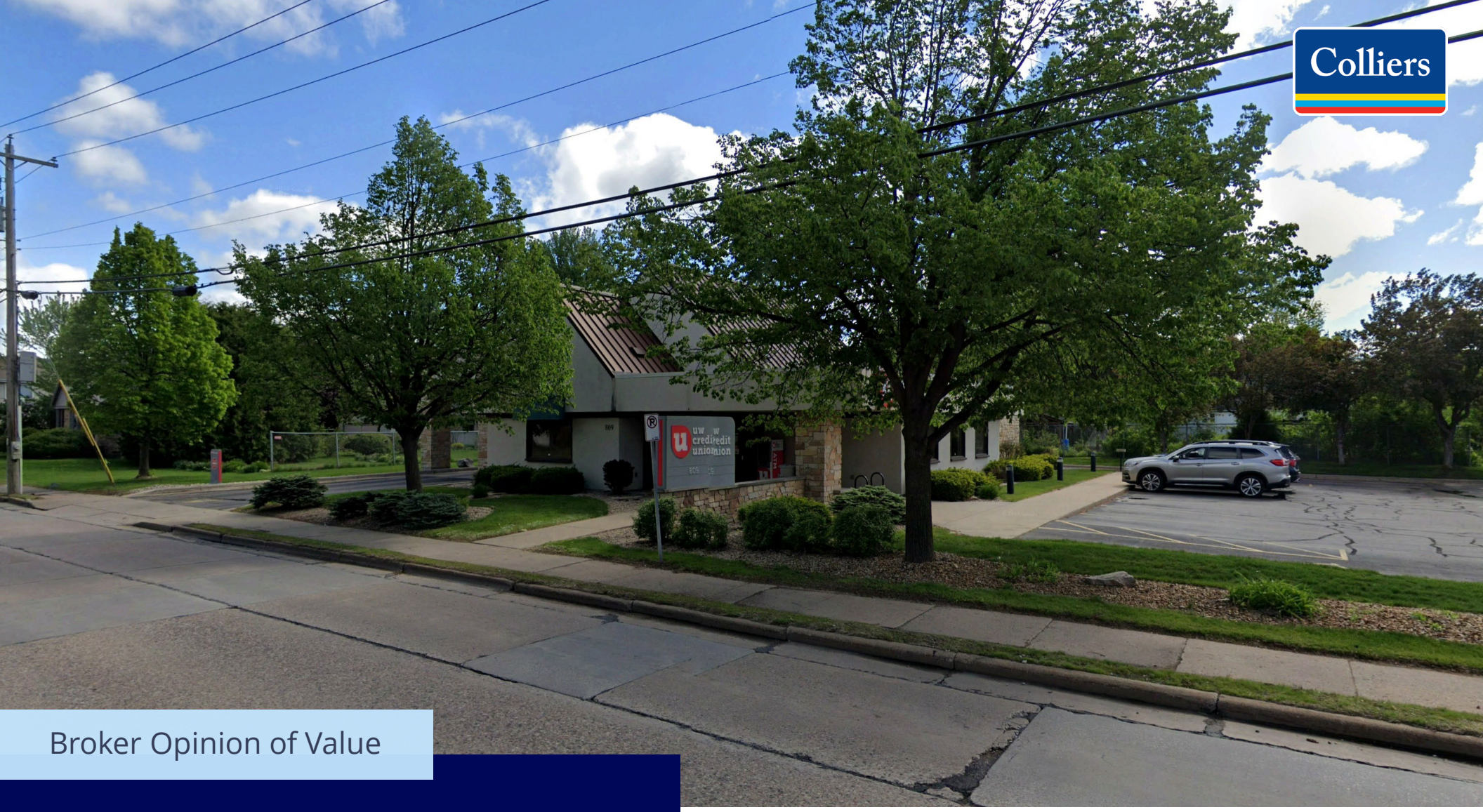
Subject Parcel #1	Site Address	Owner(s)	Acres	Type
281240829401316	809 Division St	Stevens Point Credit Union University of WI	.4730 (20,604 sq.ft.)	COMM

Legal: LOT 1 CSM#7893-30- 23&A BNG ALL LOTS 1, 2 & 3 BLK2 BENTLY ISADORE & OTHER BNG PRT SESE S29 T24 R8 EX RD ROW-919776 0.473A DRVWY ESMT IN 550/576-7 550/578 659/925 681/1168

Zoning: R5 Multi-Family 2 | **Note**: Corner parcel off main thoroughfare & 4-way intersection.



Thank you,
Steven J Shepro
City of Stevens Point



Broker Opinion of Value

809 Division St

Stevens Point, WI 54481

July 2025

Prepared By:

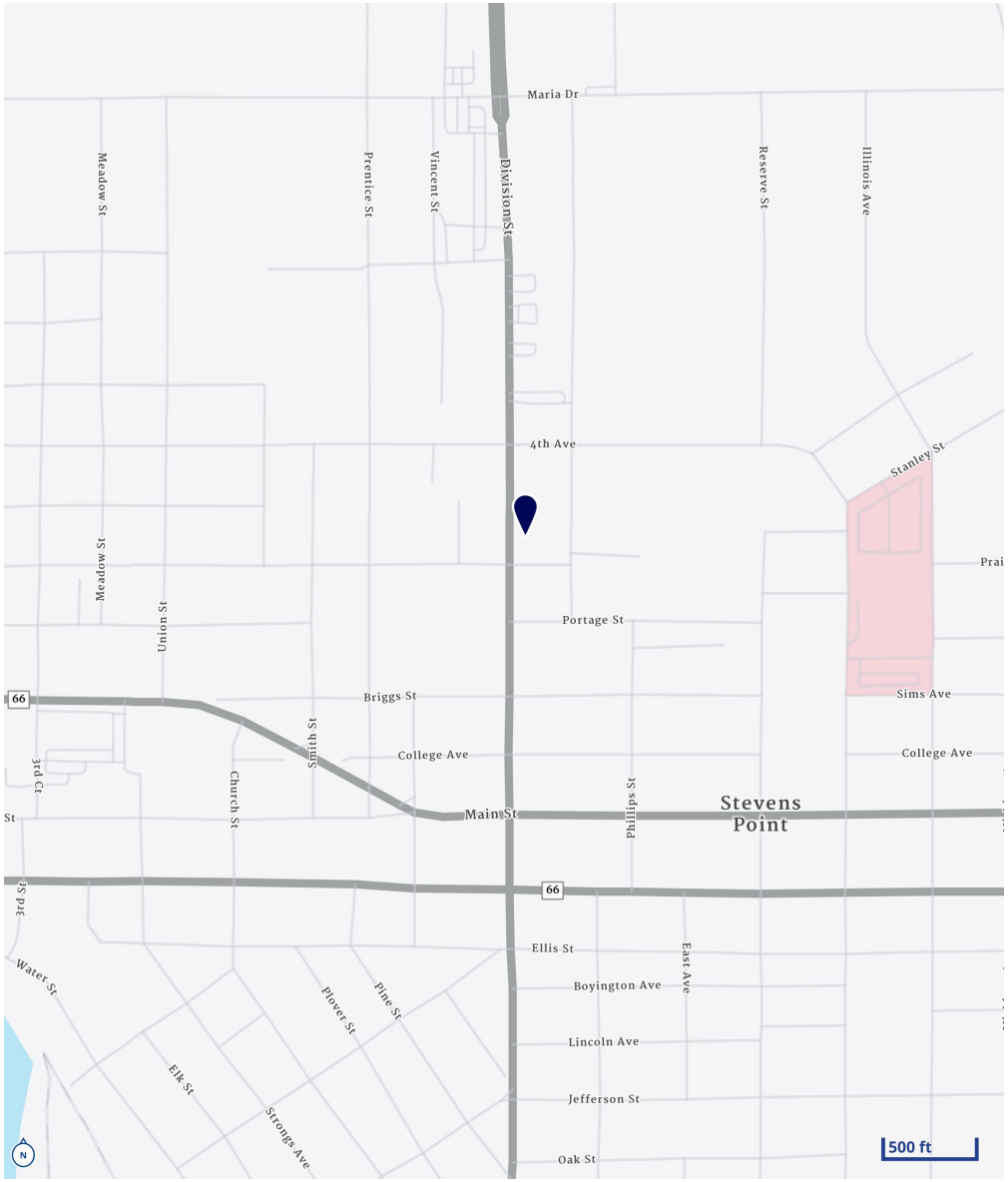
Don Zien| Senior Vice President
Retail Brokerage Group
don.zien@colliers.com

Blake Gaffney | Real Estate Advisor
Retail Brokerage Group
blake.gaffney@colliers.com

Executive Summary

Property Highlights

Address	809 Division St Stevens Point, WI 54481
County	Portage
GLA	+/- 2,730 SF
Parcel Size	0.47 AC
Year Built	2002
Parking Stalls	+/- 14 stalls
Zoning	R5: Multiple Family II Residential
Fair Market Value	$621,400
2024 Assessment	Land: $173,900 Improvements: $413,800 Total: $587,700
2024 Taxes	$11,348.88
Tax Key	281-24-0829401315



Executive Summary

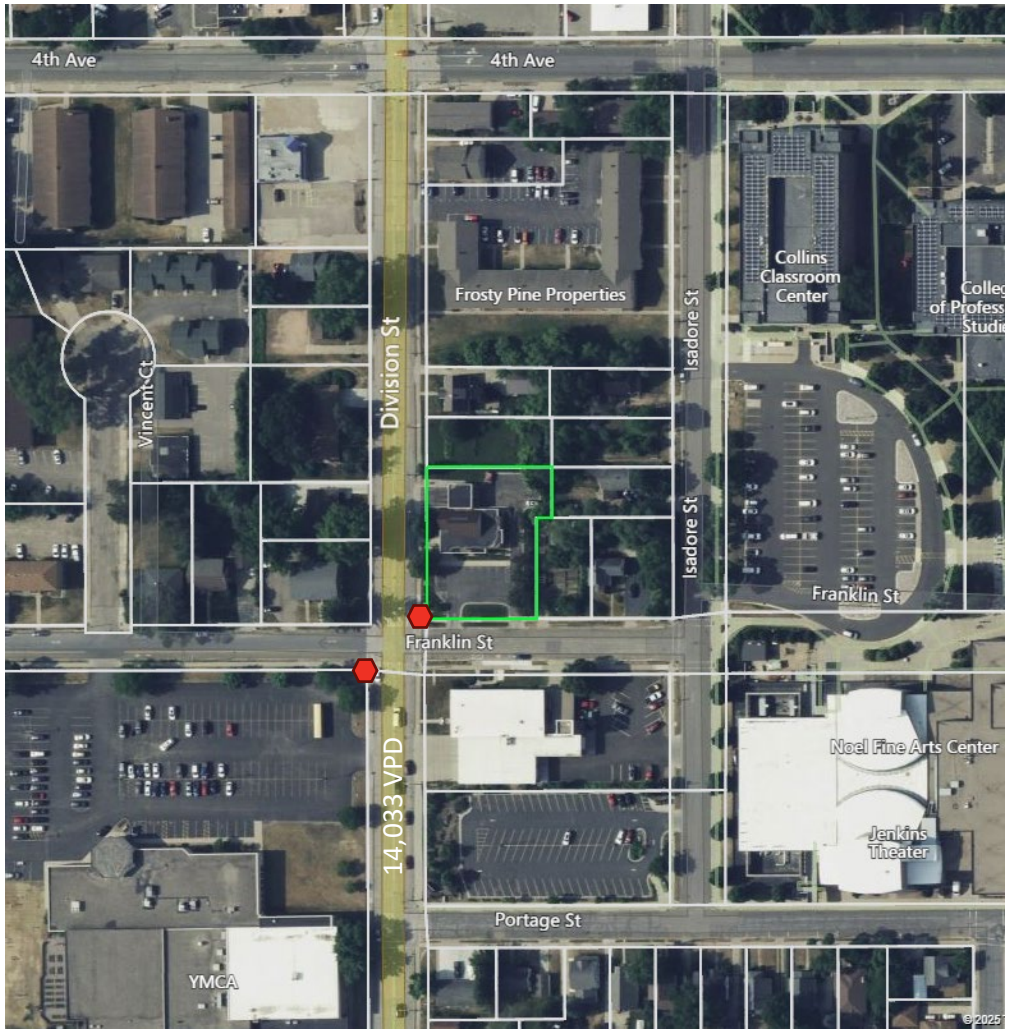
Strengths & Challenges

Strengths

- Ideal end user opportunity
- Drive-thru feature
- Strong North to South traffic counts
- Generous parking ratio of 5/1,000 SF
- Limited of retail/office user space with drive-thru on the market
- Stop sign-controlled intersection

Challenges

- Possible zoning challenge for future uses under existing R-5 residential classification



Source: Vehicles per Day (Placer.ai)

Stop Sign

Valuation

Sale Comparables

	Address	Total SF	Land Area	Year Built	Sale Date	Sale Price	Adjust to Value	Adjusted Value PSF
	*Subject* 809 Division St Stevens Point, WI	2,730 SF	0.47 AC	2002	-	-	-	-
	2926 Post Rd Stevens Point, WI	5,214 SF	0.90 AC	2001	May 2025	$698,900 ($134.04 PSF)	Inferior 7.50%	$144.09 PSF
	2331 Post Rd Plover, WI	3,900 SF	1.69 AC	2005/2016	Sep. 2024	$951,250 ($243.91 PSF)	Superior (7.50%)	$226.89 PSF
	207 Grand Ave Wausau, WI	2,362 SF	0.50 AC	1968	Aug. 2024	$525,000 ($222.27 PSF)	Inferior 7.50%	$238.94 PSF
	1305 Central Ave Marshfield, WI	5,186 SF	1.89 AC	1973	Jul. 2024	$1,100,000 ($212.11 PSF)	Inferior 7.50%	$228.02 PSF
	110 W Main St Weyauwega, WI	5,925 SF	0.43 AC	1990	Aug. 2022	$975,000 ($164.53 PSF)	Average 0%	$164.53 PSF
							Average	$200.49 PSF

Valuation

On Market Listings

	Address	Total SF	Land Area	Year Built	Days on Market	Sale Price	Adjust to Value	Adjusted Value PSF
	*Subject* 809 Division St Stevens Point, WI	2,730 SF	0.47 AC	2002	-	-	-	-
	309 Division St Stevens Point, WI	2,846 SF	1.71 AC	1966	557 days	$750,000 ($263.53 PSF)	Average 0%	$263.53 PSF
	1305 Wildwood Dr Stevens Point, WI	1,920 SF	0.98 AC	1980	1,350 days	$899,900 ($468.70 PSF)	Average 0%	$468.70 PSF
	3125 Main St Stevens Point, WI	5,232 SF	0.18 AC	1983	131 days	$725,000 ($138.57 PSF)	Average 0%	$138.57 PSF
	101 Main St Mosinee, WI	5,227 SF	0.48 AC	1975	32 days	$600,000 ($114.79 PSF)	Average 0%	$114.79 PSF
							Average	$246.40 PSF

Marketing Strategy

Asset Team

Brokerage



Don Zien
Senior Vice President



Blake Gaffney
Real Estate Advisor

Resources



Will Braxton
Research Analyst

Disclaimer THIS IS NOT AN APPRAISAL: This Real Estate Broker's Opinion of Value is intended for the sole and exclusive use of "the Client" and may not be relied upon by any person or entity other than the Client for any purpose whatsoever. This Real Estate Broker's Opinion of Value represents only the opinion of Colliers International as to the value of the Subject Property, subject to the assumptions and qualifications set forth herein. Colliers International is not licensed to perform real property appraisals. Accordingly, this Real Estate Broker's Opinion of Value does not constitute an appraisal of the Subject Property and has not been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The Real Estate Broker's Opinion of Value set forth herein is specifically qualified by, and based solely upon, the relevant facts, circumstances, and market conditions that exist as of the date of this Real Estate Broker's Opinion of Value, and we undertake no obligation to update, modify, or supplement this Real Estate Broker's Opinion of Value to the extent that such facts, circumstances or market conditions subsequently change.

RELOCATION ORDER

lpa1708 08/2011 (Replaces LPA3006)

Project	Road name	Highway	County
60730575-20	Business 51 Urban Reconstruction Franklin Street to North Point Drive	Business 51 (Division Street)	Portage
Right of way plat date 2/10/2025	Plat sheet number(s) 4.01 through 4.10	Previously approved Relocation Order date 3/18/2025	

Description of termini of project:

Beginning at a point on the reference line which is 332.89 feet North and 1331.57 feet West of the Southeast Corner of Section 29, T24N, R8E and ending at a point 598.33 feet North and 1317.57 feet West of the East Quarter (1/4) Corner of Section 29, T24N, R8E.

Beginning Coordinates: Y = 204509.492, X = 165489.568, Sta. 132+77.01
Ending Coordinates: Y = 207415.170, X =165506.932 , Sta. 161+81.22
Wisconsin County Coordinate System (WCCS), Portage County - NAD83 (1997)

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 83.07 and 83.08, Wisconsin Statutes, the City of Stevens Point orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: City of Stevens Point
3. This order supersedes and amends any previous order issued by the: City of Stevens Point

Approved: Mike Wiza, Mayor Date

Attest: Susan Pagel, Clerk Date

CONVENTIONAL SYMBOLS

SECTION LINE
QUARTER LINE
SIXTEENTH LINE
NEW REFERENCE LINE
NEW R/W LINE
EXISTING R/W OR HE LINE
PROPERTY LINE (P.L.)
LOT, TIE & OTHER MINOR LINES
SLOPE INTERCEPT
CORPORATE LIMITS
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC) (W) (TYPE)
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)
TEMPORARY LIMITED EASEMENT AREA
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)
TRANSMISSION STRUCTURES
BUILDING — TO BE REMOVED
BRIDGE — CULVERT

SECTION CORNER SYMBOL
SECTION CORNER MONUMENT
GEODETIC SURVEY MONUMENT
SIXTEENTH CORNER MONUMENT
SIGN (SIGN)
OFF-PREMISE SIGN (#1-25) (SIGN)

R/W MONUMENT (TO BE SET)
NON-MONUMENTED R/W POINT
FOUND IRON PIN (1-INCH UNLESS NOTED) IP

	COMPENSABLE	NON-COMPENSABLE
ELECTRIC POLE		
TELEPHONE POLE		
PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)		

ACCESS RESTRICTED BY ACQUISITION
NO ACCESS (BY STATUTORY AUTHORITY)
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)
NO ACCESS (NEW HIGHWAY)

PARCEL NUMBER (25) UTILITY NUMBER (40)
PARALLEL OFFSETS

CONVENTIONAL UTILITY SYMBOLS

WATER	W
GAS	G
TELEPHONE	T
OVERHEAD TRANSMISSION LINES	OH
ELECTRIC	E
CABLE TELEVISION	TV
FIBER OPTIC	FO
SANITARY SEWER	SAN
STORM SEWER	SS
ELECTRIC TOWER	⊠

CONVENTIONAL ABBREVIATIONS

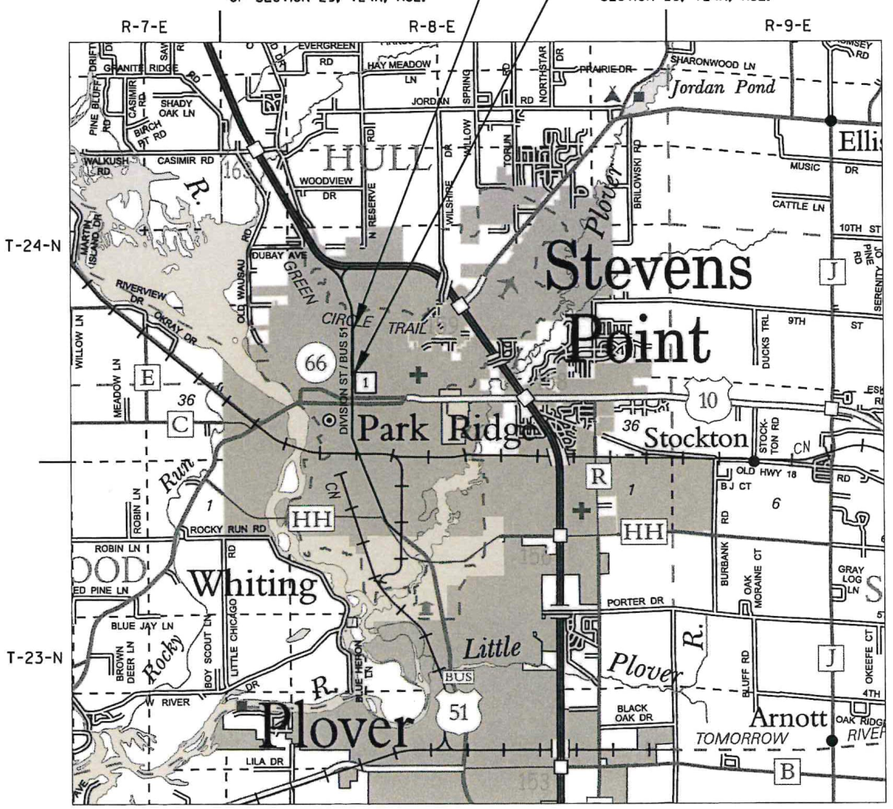
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT OF WAY	R/W
COUNTY	CO	SECTION	SEC
COUNTY TRUNK HIGHWAY	CTH	SEPTIC VENT	SEPV
DISTANCE	DIST	SQUARE FEET	SF
CORNER	COR	STATE TRUNK HIGHWAY	STH
DOCUMENT NUMBER	DOC	STATION	STA
EASEMENT	EASE	TELEPHONE PEDESTAL	TP
EXISTING	EX	TEMPORARY LIMITED EASEMENT	TLE
GAS VALVE	GV	TRANSPORTATION PROJECT PLAT	TPP
GRID NORTH	GN	UNITED STATES HIGHWAY	USH
HIGHWAY EASEMENT	HE	VOLUME	V
IDENTIFICATION	ID		
LAND CONTRACT	LC		
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

END RELOCATION ORDER
STATION 161+81.22
598.33' NORTH AND 1317.57' WEST OF THE EAST QUARTER CORNER OF SECTION 29, T24N, R8E.

BEGIN RELOCATION ORDER
STATION 132+77.01
332.89' NORTH AND 1331.57' WEST OF THE SOUTHEAST CORNER OF SECTION 29, R8E.



N

LAYOUT
SCALE 0 2 MI.

TOTAL NET LENGTH OF CENTERLINE = 0.550 MI

R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
60730575-20		
FEDERAL PROJECT NUMBER	1	11

PLAT OF RIGHT OF WAY REQUIRED FOR

BUSINESS 51 URBAN RECONSTRUCTION

FRANKLIN STREET - NORTH POINT DRIVE

CITY OF STEVENS POINT	PORTAGE COUNTY

CONSTRUCTION PROJECT NUMBER

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATE SYSTEM COORDINATES (WCCS), PORTAGE COUNTY, NAD83 (1997) IN US SURVEY FEET, AND IS ALSO THE CITY OF STEVENS POINT COORDINATE SYSTEM. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY ¾" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE CITY OF STEVENS POINT.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

ORIGINAL PLAT PREPARED BY
AECOM

WISCONSIN
DONALD J. BUZA
S-2338
CUSTER, WI
LAND SURVEYOR

SIGNATURE: Donald J Buza
DONALD J. BUZA, PLS-2338

DATE: 2/10/2025

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

REVISION DATE 3/24/2026

CITY OF STEVENS POINT

APPROVED FOR THE CITY OF STEVENS POINT
DATE: 3/18/25
Mike Wiza, Mayor

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF STEVENS POINT.

PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W SQ.FT. REQUIRED NEW	EXISTING	TOTAL	TLE SQ.FT.	PLE SQ.FT.
1	4.04	MICHAEL D. KATZMARK, CAROL J. KATZMARK, AND TAMMY S. KATZMARK, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	TLE	----	----	----	640	----
2	4.04	ANCHOR RE PROPERTIES, LLC	FEE, TLE	440	----	440	1209	----
3	4.04, 4.05	STEVENS POINT 708 DIVISION WI, LLC	FEE, TLE	5541	----	5541	2153	----
4	4.05	HASTINGS PROPERTY GROUP, LLC	FEE, TLE	91	----	91	907	----
5	4.04	ANTHONY J. SMITH	TLE	----	----	----	825	----
6	4.04, 4.05	FROSTY PINE PROPERTIES, LLC	FEE, TLE	1257	----	1257	2737	----
7	4.05	FROSTY PINE INVESTMENTS LLC	FEE	5750	----	5750	----	----
8	4.05	STANLEY-KNUSE, INC.	FEE, TLE	622	----	622	1211	----
9	4.05	STANLEY-KNUSE, INCORPORATED	FEE, TLE	2800	----	2800	2612	----
10	4.06	KELLOG4074 LLC	FEE, TLE	55	----	55	770	----
11	4.05	OLD NATIONAL BANK	FEE, TLE	793	----	793	1634	----
12	4.06	POINTMED PROPERTIES, LLC	TLE	----	----	----	2266	----
13	4.06	REM PROPERTIES, LLC	TLE	----	----	----	429	----
14	4.06	AZ & NP LLC	TLE	----	----	----	485	----
15	4.06	ONGIES RENTAL PROPERTIES LLC	TLE	----	----	----	274	----
16	4.07	ROGERS CINEMA, INC.	TLE	----	----	----	429	----
17	4.07	LIBERTY KWIK STOP LLC	TLE	----	----	----	1126	----
18	4.06	BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM	TLE	----	----	----	1364	----
19	4.06	THAD KLASINSKI AND WENDY KLASINSKI, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	FEE & TLE	113	----	113	1468	----
20	4.06	BENRUNFTB LLC	TLE	----	----	----	1479	----
21	4.07	ARC CAFEHLD001, LLC	TLE	----	----	----	1401	----
22	4.07	CITY OF STEVENS POINT	TLE	----	----	----	454	----
23	4.07, 4.08	FCPT HOLDINGS, LLC	TLE	----	----	----	541	----
24	4.08	N.A.H. PROPERTIES, LLC	TLE	----	----	----	553	----
25	4.08	A. REYNOLDS GORDON AND DAVIDA MADDEN, AS JOINT TENANTS IN COMMON	TLE	----	----	----	300	----
26	4.08	KREEESH LLC	TLE	----	----	----	630	----
27	4.08	209 DIVISION STREET, LLC	TLE	----	----	----	1000	----
28	4.09	DAVID J. WITZLING	FEE, TLE	179	----	179	221	----
29	4.09	ANA HOMES, LLC	TLE	----	----	----	262	----
30	4.07	FAMILY VIDEO MOVIE CLUB, INC.	TLE	----	----	----	366	----
31	4.07, 4.08	NORTHPOINT CENTER LLC	TLE	----	----	----	3040	----
32	4.09	POTTER 58, LLC	FEE, TLE	464	----	464	1490	----
33	4.09	CONVENIENCE STORE INVESTMENTS	FEE, TLE	17	----	17	1250	----
34	4.09	JAMES E. LAABS AND PATRICIA A. LAABS	FEE, TLE	1303	----	1303	1500	----
35	4.09	STRATTON RETAIL DIVISION LLC	FEE, TLE, PLE	12	----	12	236	500
36	4.10	STRATTON CAPITAL DIVISION LLC	TLE	----	----	----	1672	----
37	4.10	MCDONALD'S USA, LLC, A DELEWARE LIMITED LIABILITY COMPANY	TLE	----	----	----	428	----

UTILITY INTERESTS REQUIRED

PARCEL NUMBER	SHEET NUMBER (S)	OWNER (S)	INTEREST REQUIRED
100	4.04	CITY OF STEVENS POINT (STORM SEWER)	RELEASE OF RIGHTS
101	4.04	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS
102	4.04, 4.05	AT&T (FIBER OPTIC)	RELEASE OF RIGHTS
103	4.06, 4.07, 4.08, 4.09	CITY OF STEVENS POINT	RELEASE OF RIGHTS
104	4.08	CITY OF STEVENS POINT	RELEASE OF RIGHTS
105	4.08	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS
107	4.09	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS
108	4.07	WISCONSIN PUBLIC SERVICE	RELEASE OF RIGHTS

4

4

REVISION DATE 3/24/2026	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.02
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.02

PLOT DATE : 3/24/2026 11:21 AM PLOT BY : BUZA, DONALD PLOT NAME : PLOT SCALE :

WISDOT/CADDS SHEET 75

GN

CITY OF STEVENS POINT

T 24 N

R 8 E

1/16TH LINE

QUARTER LINE

VINCENT COURT

SW-SE

VINCENT STREET

NW-SE

SW-NE

ASSESSOR'S PLAT NO. 4

FOURTH AVENUE

SIXTH AVENUE

MARIA DRIVE

ACADEMY AVENUE

DIVISION STREET / BUSINESS 51

BENTLEY, ISADORE AND OTHERS ADDITION

BLOCK 2

ISADORE STREET

SE-SE

NE-SE

SE-NE

4

REVISION DATE NC	DATE 2/10/2025	SCALE, FEET	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.03
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.03

PLOT DATE : 3/24/2026 11:25 AM PLOT BY : BUZA, DONALD PLOT NAME : PLOT SCALE :

WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6), BENTLEY ISADORE & OTHERS ADDITION, CSM 710, CSM 4160, AND CSM 7893.

PER COUNTY RECORDS
(NOT RECOVERED)
Y = 204168.092
X = 164172.310

SECTION LINE
N89°47'24"E 1317.40'

FRANKLIN STREET
50'

CITY OF STEVENS POINT

T 24 N R 8 E

SW-SE SEC. 29

LOT ONE
CSM 710
VOL 3, PG 68
DOC 304354

1 MICHAEL D. KATZMARK, CAROL J. KATZMARK, AND TAMMY S. KATZMARK, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

2 ANCHOR RE PROPERTIES, LLC

3 STEVENS POINT 708 DIVISION WI, LLC

LOT 1
CSM 4160
VOL 14, PG 215
DOC 416871

BEGIN RELOCATION
ORDER STA 132+77.01
Y = 204509.492
X = 165489.568

BUSINESS 51 / DIVISION STREET
R/L = N00°05'01"E

PI STA 134+65.01
Y = 204697.501
X = 165489.843
DELTA = 1°09'36" LT

R/L = N01°04'35"W

1/16TH LINE

1/16TH CORNER
FOUND 1-1/4" IRON BAR
Y = 204172.921
X = 165489.701

TLE FOR SLOPES

SLOPE INTERCEPTS

LOT ONE
CSM 7893
VOL 30, PG 23
DOC 604660

ANTHONY J. SMITH

5

FROSTY PINE PROPERTIES, LLC

6

BLOCK 2

BENTLEY, ISADORE & OTHERS ADDITION

SE-SE SEC. 29

979
FOUND BERNTSEN
SURVEY NAIL
Y = 204176.606
X = 166821.141

TLE COURSE TABLE

COURSE	BEARING	DISTANCE
1104-1500	S00°01'37"W	175.94'
1500-1501	S89°29'39"W	5.00'
1501-1502	N00°01'37"E	172.99'
1502-1503	N21°44'43"W	41.99'
1503-1504	N01°04'35"W	60.00'
1504-1505	N08°40'16"W	75.66'
1505-1506	N33°32'52"W	65.19'
1506-1507	N81°48'51"W	82.17'
1507-1508	S89°51'50"W	69.45'
1508-1509	N00°08'10"W	10.00'
1509-1111	N89°51'50"E	69.45'

TLE COURSE TABLE

COURSE	BEARING	DISTANCE
1123-1510	S00°01'37"W	167.33'
1510-1511	N89°52'23"E	5.00'
1511-1512	N00°01'37"E	54.97'
1512-1513	S89°48'27"E	5.00'
1513-1514	N00°01'37"E	54.94'
1514-1515	N07°00'21"E	78.99'
1515-1516	N05°09'44"W	70.18'
1516-1517	N02°29'59"E	80.16'
1517-1518	N40°29'10"E	25.62'
1518-1118	S89°50'00"W	10.09'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1500	132+77.06	-29.71'
1501	132+77.01	-34.71'
1502	134+50.00	-34.88'
1503	134+90.00	-50.00'
1504	135+50.00	-50.00'
1505	136+25.00	-60.00'
1510	132+92.67	30.28'
1511	132+92.69	35.28'
1512	133+47.66	35.22'
1513	133+47.65	40.22'
1514	134+02.59	40.17'
1515	134+80.00	50.00'
1516	135+50.00	45.00'
1517	136+30.00	50.00'
1518	136+49.17	67.00'

EXISTING MONUMENTS

POINT	Y	X	DESCRIPTION
820	204525.111	165519.728	1.25" PIPE
821	204509.588	165460.054	1" PIPE
838	204832.721	165459.857	3/4" REBAR
839	204832.995	165459.680	3/4" PIPE

RW COURSE TABLE

COURSE	BEARING	DISTANCE
979-983	S89°50'29"W	1331.45'
983-1102	N00°01'37"E	516.06'
1102-1103	S83°25'42"W	0.11'
1103-1104	S83°25'42"W	30.09'
1104-1105	N07°47'11"W	84.42'
1105-1106	SEE RW CURVE TABLE	
1106-1107	SEE RW CURVE TABLE	
1117-1118	S89°50'00"W	91.75'
1118-1119	SEE RW CURVE TABLE	
1119-1120	S17°33'35"W	24.30'
1120-1121	S03°26'57"E	73.48'
1121-1122	SEE RW CURVE TABLE	
1122-1123	S11°35'33"W	41.62'
1123-1102	S83°25'42"W	30.20'

RW CURVE TABLE

COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1105-1106	481.50'	85.77'	85.66'	N09°19'15"W
1106-1107	123.50'	52.38'	51.98'	N26°34'23"W
1118-1119	39.00'	23.32'	22.98'	S34°41'31"W
1121-1122	560.00'	34.25'	34.24'	S01°41'50"E

RW COORDINATE TABLE

POINT	Y	X
1100	204360.261	165519.789
1101	204355.147	165459.786
1102	204688.986	165489.943
1103	204688.973	165489.830
1104	204685.530	165459.941
1105	204769.168	165448.505
1106	204853.692	165434.632
1107	204900.184	165411.377
1117	204883.123	165635.033
1118	204882.856	165543.283
1119	204863.963	165530.206
1120	204840.793	165522.874
1121	204767.444	165527.294
1122	204733.215	165528.309
1123	204692.442	165519.945

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
1100	131+27.82	30.44'
1101	131+22.62	-29.56'
1102	134+56.50	0.11'
1103	134+56.49	0.00'
1104	134+53.00	-29.88'
1105	135+37.45	-39.98'
1106	136+22.22	-52.27'
1107	136+69.14	-74.64'
1117	136+47.88	148.65'
1118	136+49.33	56.91'
1119	136+30.69	43.48'
1120	136+07.66	35.72'
1121	135+34.24	38.76'
1122	135+00.00	39.13'
1123	134+60.00	30.11'

100 CITY OF STEVENS POINT
(EASEMENT) STORM SEWER
VOL 226, PG 429, DOC 242493
PARCEL 6

101 WISCONSIN PUPLIC SERVICE
(EASEMENT)
DOC 904102
PARCEL 3

102 AT&T
(NO RECORD EASEMENT)
PARCEL 3

REVISION DATE NC	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.04
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.04

PLOT DATE : 3/24/2026 11:26 AM PLOT BY : BUZA, DONALD PLOT NAME : PLOT SCALE :

WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6), BENTLEY ISADORE & OTHERS ADDITION, AND CSM 4817.
EXISTING RIGHT-OF-WAY FOR FOURTH STREET ESTABLISHED FROM BENTLEY ISADORE & OTHERS ADDITION, AND CSM 4817.

RW COURSE TABLE

COURSE	BEARING	DISTANCE
979-983	S89°50'29"W	1331.45'
983-1102	N00°01'37"E	516.06'
1106-1107	SEE RW CURVE TABLE	
1107-1108	N38°43'20"W	16.25'
1108-1109	SEE RW CURVE TABLE	
1109-1110	N89°43'41"W	31.66'
1110-1111	N74°12'48"W	22.49'
1111-1124	N00°08'10"W	60.00'
1124-1125	N89°51'50"E	63.28'
1125-1126	N59°12'05"E	15.46'
1126-1127	N68°19'02"E	37.74'
1127-1128	N40°54'55"E	12.08'
1128-1139	N01°31'18"W	507.21'
1135-1134	S05°18'53"E	19.44'
1134-1133	SEE RW CURVE TABLE	
1133-1132	SEE RW CURVE TABLE	
1132-1131	SEE RW CURVE TABLE	
1131-1130	N89°50'00"E	145.70'
1130-1114	S00°10'00"E	60.00'
1114-1115	S74°56'25"W	25.11'
1115-1116	SEE RW CURVE TABLE	
1116-1117	S00°01'37"W	37.28'
1117-1118	S89°50'00"W	91.75'
1118-1119	SEE RW CURVE TABLE	
1119-1120	S17°33'35"W	24.30'

RW COORDINATE TABLE

POINT	Y	X
1106	204853.692	165434.632
1107	204900.184	165411.377
1108	204912.860	165401.214
1109	204926.095	165362.761
1110	204926.245	165331.102
1111	204932.364	165309.459
1114	204933.384	165724.736
1115	204926.859	165700.486
1116	204920.398	165635.051
1117	204883.123	165635.033
1118	204882.856	165543.283
1119	204863.963	165530.206
1124	204992.364	165309.317
1125	204992.514	165372.592
1126	205000.432	165385.875
1127	205014.377	165420.948
1128	205023.509	165428.863
1130	204993.383	165724.562
1131	204992.960	165578.860
1132	205006.196	165563.764
1133	205051.176	165540.300
1134	205143.343	165523.100
1135	205162.702	165521.299

RW CURVE TABLE

COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1106-1107	123.50'	52.38'	51.98'	N26°34'23"W
1108-1109	60.00'	41.49'	40.67'	N71°00'28"W
1134-1133	482.50'	93.91'	93.76'	S10°34'14"E
1133-1132	128.30'	51.07'	50.73'	S27°32'58"E
1132-1131	58.97'	20.18'	20.08'	S48°45'15"E
1115-1116	283.00'	65.90'	65.75'	S84°21'41"W
1118-1119	39.00'	23.32'	22.98'	S34°41'31"W

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
1106	136+22.22	-52.27'
1107	136+69.14	-74.64'
1108	136+82.00	-84.57'
1109	136+95.96	-122.77'
1110	136+96.70	-154.42'
1111	137+03.23	-175.94'
1114	136+96.44	239.28'
1115	136+90.38	214.92'
1116	136+85.14	149.37'
1117	136+47.88	148.65'
1118	136+49.33	56.91'
1119	136+30.69	43.48'
1124	137+63.22	-174.95'
1125	137+62.18	-111.69'
1126	137+69.85	-98.26'
1127	137+83.13	-62.93'
1128	137+92.11	-54.84'
1130	137+56.44	240.24'
1131	137+58.75	94.55'
1132	137+72.27	79.71'
1133	138+17.68	57.09'
1134	139+10.15	41.63'
1135	139+29.54	40.19'

TLE COURSE TABLE

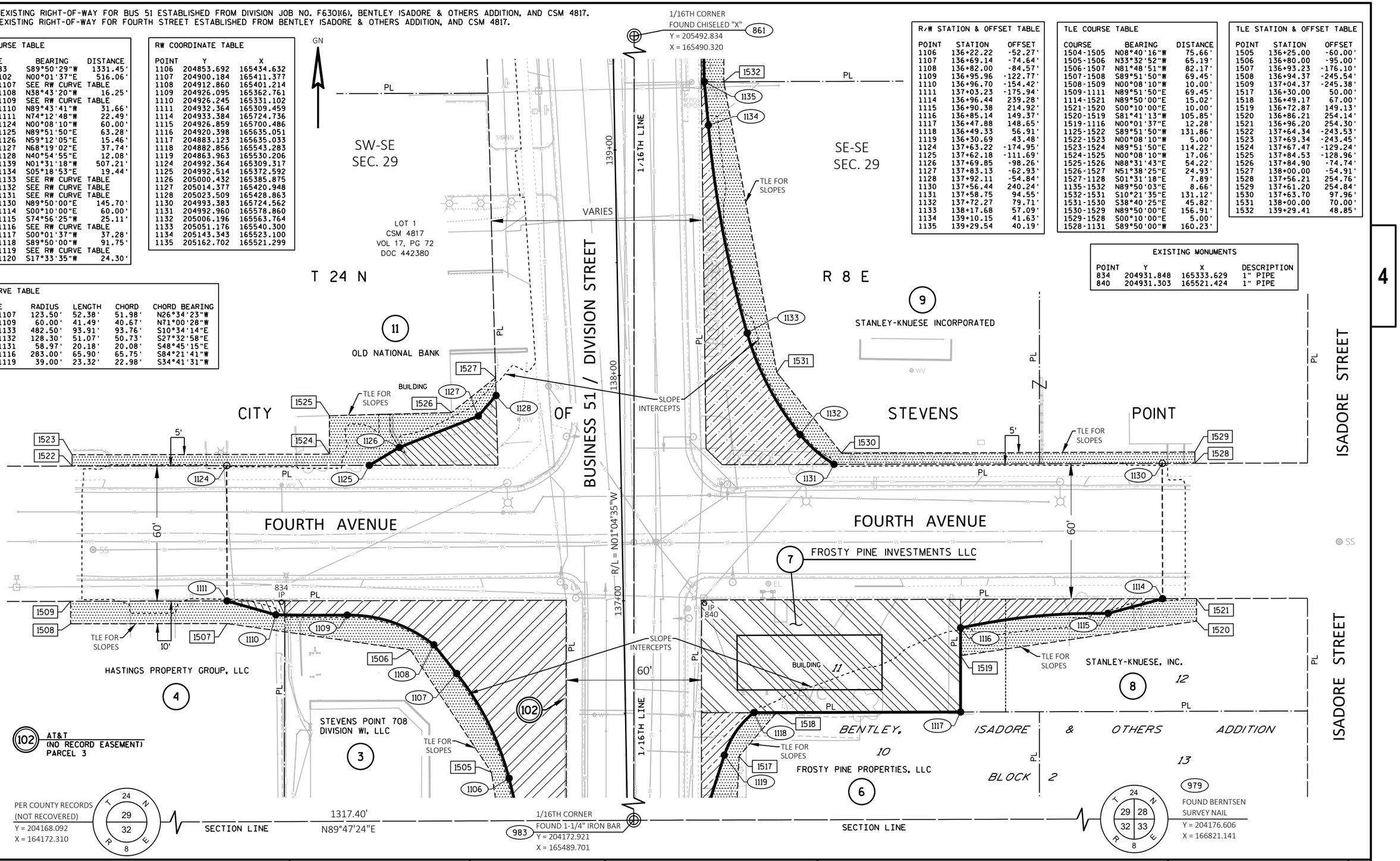
COURSE	BEARING	DISTANCE
1504-1505	N08°40'16"W	75.66'
1505-1506	N33°32'52"W	65.19'
1506-1507	N81°48'51"W	82.17'
1507-1508	S89°51'50"W	69.45'
1508-1509	N00°08'10"W	10.00'
1509-1111	N89°51'50"E	69.45'
1114-1521	N89°50'00"E	15.02'
1521-1520	S00°10'00"E	10.00'
1520-1519	S81°41'13"W	105.85'
1519-1116	N00°01'37"E	12.28'
1125-1522	S89°51'50"W	131.86'
1522-1523	N00°08'10"W	5.00'
1523-1524	N89°51'50"E	114.22'
1524-1525	N00°08'10"W	17.06'
1525-1526	N88°31'43"E	54.22'
1526-1527	N51°38'25"E	24.93'
1527-1128	S01°31'18"E	7.89'
1135-1532	N89°50'03"E	8.66'
1532-1531	S10°21'35"E	131.12'
1531-1530	S38°40'25"E	45.82'
1530-1529	N89°50'00"E	156.91'
1529-1528	S00°10'00"E	5.00'
1528-1131	S89°50'00"W	160.23'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1505	136+25.00	-60.00'
1506	136+80.00	-95.00'
1507	136+93.23	-176.10'
1508	136+94.37	-245.54'
1509	137+04.37	-245.38'
1517	136+30.00	50.00'
1518	136+49.17	67.00'
1519	136+72.87	149.13'
1520	136+86.21	254.14'
1521	136+96.20	254.30'
1522	137+64.34	-243.53'
1523	137+69.34	-243.45'
1524	137+67.47	-129.24'
1525	137+84.53	-128.96'
1526	137+84.90	-74.74'
1527	138+00.00	-54.91'
1528	137+56.21	254.76'
1529	137+61.20	254.84'
1530	137+63.70	97.96'
1531	138+00.00	70.00'
1532	139+29.41	48.85'

EXISTING MONUMENTS

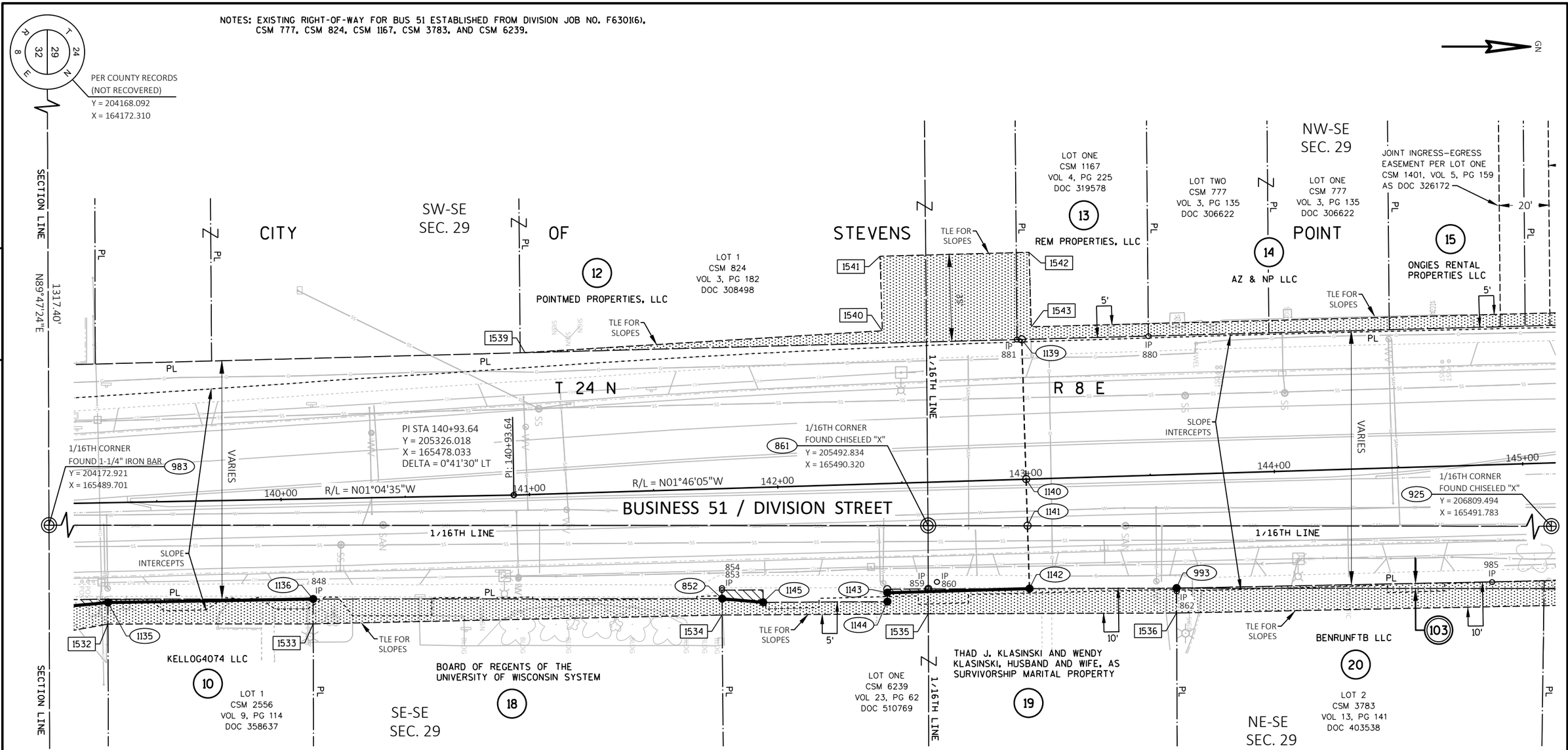
POINT	Y	X	DESCRIPTION
834	204931.848	165333.629	1" PIPE
840	204931.303	165521.424	1" PIPE



REVISION DATE NC	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.05
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.05
PLOT DATE : 3/24/2026 11:28 AM
PLOT BY : BUZA, DONALD
PLOT NAME :
PLOT SCALE :
WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6), CSM 777, CSM 824, CSM 1167, CSM 3783, AND CSM 6239.



RW COURSE TABLE

COURSE	BEARING	DISTANCE
979-983	S89°50'29"W	1331.45'
1128-1139	N01°31'18"W	507.21'
1139-1140	N88°13'55"E	56.30'
1140-1141	N88°13'55"E	18.71'
1141-1142	N88°13'55"E	25.37'
1142-1143	S01°41'09"E	57.28'
1143-1144	N89°34'01"E	3.54'
1144-1145	S00°19'59"E	50.00'
1145-852	S05°05'47"W	16.58'
852-1136	S00°02'35"E	164.61'
1136-1135	S00°58'26"E	82.60'
983-861	N00°01'37"E	1319.91'
861-1141	N00°03'49"E	40.02'
861-925	N00°03'49"E	1316.66'
1139-1150	N01°31'18"W	362.78'
1142-993	N00°11'02"W	59.23'
993-1158	N01°08'54"W	1176.33'

RW COORDINATE TABLE

POINT	Y	X
852	205409.894	165519.772
993	205592.867	165515.537
1135	205162.702	165521.299
1136	205245.288	165519.896
1139	205530.540	165415.396
1140	205532.277	165471.666
1141	205532.854	165490.364
1142	205533.637	165515.727
1143	205476.379	165517.412
1144	205476.406	165520.954
1145	205426.406	165521.245

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
1135	139+29.54	40.19'
1136	140+12.14	40.34'
1139	143+00.00	-56.30'
1140	143+00.00	0.00'
1141	143+00.00	18.71'
1142	143+00.00	44.08'
1143	142+42.72	44.00'
1144	142+42.64	47.54'
1145	141+92.65	46.29'

TLE COURSE TABLE

COURSE	BEARING	DISTANCE
1539-1540	N03°30'38"W	144.07'
1540-1541	S88°13'55"W	30.00'
1541-1542	N01°31'18"W	60.00'
1542-1543	N88°13'55"E	30.00'
1543-1544	N01°31'18"W	353.89'
1150-1139	S01°31'18"E	362.78'
1139-1539	S01°31'18"E	200.00'
1537-1536	S01°08'54"E	288.00'
1536-1535	S00°11'02"E	99.97'
1535-1534	S00°19'59"E	82.99'
1534-1533	S01°14'14"E	164.67'
1533-1532	S00°02'35"E	82.59'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1532	139+29.41	48.85'
1533	140+11.98	50.34'
1534	141+76.04	50.87'
1535	142+59.01	52.95'
1536	143+58.94	55.72'
1537	146+46.92	58.83'
1539	141+00.00	-57.16'
1540	142+44.00	-61.54'
1541	142+44.00	-91.54'
1542	143+04.00	-91.28'
1543	143+04.00	-61.28'
1544	146+57.89	-59.76'

EXISTING MONUMENTS

POINT	Y	X	DESCRIPTION
848	205245.288	165519.954	3/4" REBAR
852	SEE RW COORDINATE TABLE		3/4" REBAR
853	205409.821	165516.341	1" REBAR
854	205409.843	165515.534	1" PIPE
859	205492.822	165515.817	RR SPIKE
860	205496.385	165513.071	BRASS/DISK WITNESS
861	205492.834	165490.320	CHIS/X
862	205592.906	165516.863	1" REBAR
880	205581.520	165414.135	1" PIPE
881	205528.595	165415.471	1" PIPE
985	205719.858	165513.084	PK NAIL
993	SEE RW COORDINATE TABLE		CHIS/X

REVISION DATE NC	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.06
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.06
PLOT DATE : 3/24/2026 11:29 AM
PLOT BY : BUZA, DONALD
PLOT NAME :
PLOT SCALE :
WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6), BATTIN AND OTHERS ADDITION, CSM 1401, CSM 3783, CSM 7941, AND CSM 10601. EXISTING RIGHT-OF-WAY FOR SIXTH AVENUE ESTABLISHED FROM BATTIN AND OTHERS ADDITION, CSM 1401, AND CSM 7941.

T 24 N R 8 E — 30 29

T 24 N R 8 E — 29 28

GN

S89°45'53"W
3984.28'

QUARTER LINE

QUARTER LINE

PER COUNTY RECORDS
(NOT RECOVERED)
Y = 206793.135
X = 161507.532

1/16TH CORNER
FOUND CHISELED "X" 925
Y = 206809.494
X = 165491.783

980 FOUND MAG NAIL
Y = 206816.842
X = 166824.499

LOT ONE
CSM 1634
VOL 6, PG 92
DOC 333979

10 11 12

BLOCK 2

BATTIN AND OTHERS ADDITION

LOT 2
CSM 7941
VOL 30, PG 71
DOC 607054

31 NORTHPOINT CENTER LLC

LOT 1
CSM 7941
VOL 30, PG 71
DOC 607054

30 FAMILY VIDEO MOVIE CLUB, INC.

23 FCPT HOLDINGS, LLC

22 CITY OF STEVENS POINT

LOT 1
CSM 10601
VOL 48, PG 31
DOC 802050

LOT ONE
CSM 1401
VOL 5, PG 159
DOC 326172

17 LIBERTY KWIK STOP LLC

LOT 1
CSM 3783
VOL 13, PG 141
DOC 403538

21 ARC CAFEHLD001, LLC

16 ROGERS CINEMA, INC.

LOT ONE
CSM 1401
VOL 5, PG 159
DOC 326172

JOINT INGRESS–EGRESS
EASEMENT PER LOT ONE
CSM 1401, VOL 5, PG 159
AS DOC 326172

103 CITY OF STEVENS POINT
(EASEMENT) DOC 685644
PARCELS 21, 22, 23

108 WISCONSIN PUBLIC SERVICE
(NO RECORD EASEMENT)
PARCEL 17

NW-SE SEC. 29

NE-SE SEC. 29

CITY OF STEVENS POINT

SIXTH AVENUE

DIVISION STREET / BUS 51

R/L = N01°46'05"W

1/16TH LINE

1/16TH LINE

148+00

147+00

146+00

145+00

VARIES

VARIES

SLOPE INTERCEPTS

SLOPE INTERCEPTS

TLE FOR SLOPES

TLE FOR SLOPES

TLE FOR SLOPES

TLE FOR SLOPES

60'

20'

5'

10'

PL

IP 872

IP 867

IP 986

IP 866

IP 875

IP 877

1547 1151 1150 1544 1546 1545 1536 1537 1538 1539 1543 1548

1538 1537

875

1/16TH CORNER
FOUND CHISELED "X" 861
Y = 205492.834
X = 165490.320

RW COURSE TABLE

COURSE	BEARING	DISTANCE
980-925	S89°41'03"W	1332.74'
925-861	S00°03'49"W	1316.66'
1139-1150	N01°31'18"W	362.78'
1150-1151	N01°31'18"W	60.01'
1151-1152	N01°31'18"W	775.55'

RW COORDINATE TABLE

POINT	Y	X
1139	205530.540	165415.396
1150	205893.193	165405.763
1151	205953.181	165404.169
1152	206728.455	165383.576

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
1139	143+00.00	-56.30'
1150	146+62.78	-54.74'
1151	147+22.79	-54.48'
1152	154+98.15	-52.64'

TLE COURSE TABLE

COURSE	BEARING	DISTANCE
1543-1544	N01°31'18"W	353.89'
1544-1545	S89°28'14"W	150.96'
1545-1546	N00°31'46"W	5.00'
1546-1150	N89°28'14"E	155.87'
1150-1139	S01°31'18"E	362.78'
1151-1547	S89°28'14"W	5.00'
1547-1548	N01°31'18"W	762.31'
1558-1538	S01°08'54"E	884.59'
1538-1537	S89°15'28"E	5.00'
1537-1536	S01°08'54"E	288.00'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1536	143+58.94	55.72'
1537	146+46.92	58.83'
1538	146+47.14	53.83'
1539	141+00.00	-57.16'
1543	143+04.00	-61.28'
1544	146+57.89	-59.76'
1545	146+61.15	-210.68'
1546	146+66.15	-210.57'
1547	147+22.89	-59.48'
1548	154+85.00	-57.65'

EXISTING MONUMENTS

POINT	Y	X	DESCRIPTION
866	205888.975	165509.661	MAG NAIL
867	205971.808	165507.873	3/4" REBAR
872	206026.334	165402.235	1-1/4" PIPE
875	205892.269	165305.776	RR SPIKE
877	205762.989	165409.128	RR SPIKE
986	205971.754	165515.635	1-1/4" PIPE

REVISION DATE NC	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.07
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.07

PLOT DATE : 3/24/2026 11:30 AM PLOT BY : BUZA, DONALD PLOT NAME : PLOT SCALE :

WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F6301(6), BATTIN AND OTHERS ADDITION, CSM 541, CSM 1634, CSM 4963, CSM 7941, AND CSM 10561.

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1578	153+43.07	55.39'
1579	153+42.96	60.39'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1538-1579	N01°08'54"W	695.65'
1579-1578	S89°40'55"W	5.00'

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
980-925	S89°41'03"W	1332.74'
925-861	S00°03'49"W	1316.66'

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
918	206634.162	165386.081	3/4" REBAR
987	206081.199	165515.631	1" PIPE
988	206079.592	165505.759	MAG NAIL
991	206576.338	165491.431	CHIS/X

PER COUNTY RECORDS
(NOT RECOVERED)
Y = 206793.135
X = 161507.532

T 24 N, R 8 E, 30, 29

GN

CITY OF STEVENS POINT
BATTIN AND OTHERS ADDITION
NW-SE SEC. 29

12 | 13 | 31 | 14 | 15

LOT 2
CSM 7941
VOL 30, PG 71
DOC 607054

BLOCK 2

NORTHPOINT CENTER LLC

QUARTER LINE S89°45'53"W 3984.28'

PI STA 150+58.87
Y = 206290.788
X = 165448.254
DELTA = 0°11'44" RT

BUSINESS 51 / DIVISION STREET

R/L = N01°46'05"W
R/L = N01°34'21"W

149+00 | 150+00 | 151+00 | 152+00 | 153+00 | 154+00

PI: 150+58.87

VARIES | VARIES

TLE FOR SLOPES | 5' | PL

SLOPE INTERCEPTS

1/16TH LINE

1/16TH CORNER
FOUND CHISELED "X"
861
Y = 205492.834
X = 165490.320

1/16TH CORNER
FOUND CHISELED "X"
925
Y = 206809.494
X = 165491.783

988 IP | 987 IP | 991 IP | 918 IP

1578 | 1579

103	FCPT HOLDINGS, LLC	23 — LOT ONE, CSM 1634, VOL 6, PG 92, DOC 333979
104	N.A.H. PROPERTIES, LLC	24
103	A. REYNOLDS GORDON AND DAVIDA MADDEN, AS JOINT TENANTS IN COMMON	25 — LOT ONE, CSM 541, VOL 2, PG 201, DOC 295193
103	KREEESH LLC	26
	NE-SE SEC. 29	
105		
104	209 DIVISION STREET, LLC	27 — LOT 1, CSM 10561, VOL 47, PG 141, DOC 799096
103	DAVID J. WITZLING	28 — LOT 1A, CSM 4963, VOL 17, PG 218, DOC 449004

103 CITY OF STEVENS POINT (EASEMENT) DOC 685644 PARCELS 23, 24, 25, 26, 28

104 CITY OF STEVENS POINT (EASEMENT) DOC 725572 PARCELS 24, 27

105 WISCONSIN PUPLIC SERVICE (EASEMENT) DOC 3300360 PARCEL 27

WISCONSIN PUPLIC SERVICE (EASEMENT) DOC 686918 PARCEL 28

980 FOUND MAG NAIL
Y = 206816.842
X = 166824.499

T 24 N, R 8 E, 29, 28

QUARTER LINE

REVISION DATE 3/24/2026	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.08
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.08

PLOT DATE : 3/26/2026 12:42 PM PLOT BY : BUZA, DONALD PLOT NAME : PLOT SCALE :

WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F630116, DIVISION JOB NO. F05-3(18), BATTIN AND OTHERS ADDITION, ASSESSOR'S PLAT NO. 4, CSM 436, CSM 4963, CSM 8046, CSM 11257, AND CSM 11632.
EXISTING RIGHT-OF-WAY FOR MARIA DRIVE ESTABLISHED FROM BATTIN AND OTHERS ADDITION, ASSESSOR'S PLAT NO. 4, CSM 4963, CSM 8046, CSM 11257, AND CSM 11632.

R/W COORDINATE TABLE

POINT	Y	X
1152	206728.455	165383.576
1153	206770.268	165364.642
1154	206775.188	165354.482
1155	206778.768	165315.028
1156	206778.983	165367.306
1157	206769.144	165382.496
1158	206768.959	165491.961
1160	206779.681	165525.810
1161	206780.478	165670.342
1162	206840.477	165670.011
1163	206849.845	165611.071
1164	206849.845	165507.870
1165	206839.583	165507.887
1166	206849.039	165491.707
1167	206846.116	165433.008
1168	206841.618	165342.718
1169	206838.830	165330.115
1170	206808.799	165322.571
1171	206810.478	165670.177
1172	206747.935	165435.704

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
1152	154+98.15	-52.64'
1153	155+40.47	-70.42'
1154	155+45.66	-80.44'
1155	155+50.32	-119.78'
1156	155+49.10	-67.52'
1157	155+38.85	-52.61'
1158	155+35.66	56.81'
1160	155+45.45	90.94'
1161	155+42.28	235.44'
1162	156+02.27	236.76'
1163	156+13.25	178.10'
1164	156+16.08	74.94'
1165	156+05.82	74.67'
1166	156+15.72	58.76'
1167	156+14.41	0.00'
1168	156+12.39	-90.38'
1169	156+09.95	-103.05'
1170	155+80.14	-111.42'
1171	155+72.28	236.10'
1172	155+16.19	0.00'

EXISTING MONUMENTS

POINT	Y	X	DESCRIPTION
903	206838.882	165342.722	1" PIPE
909	206778.597	165250.827	3/4" REBAR
918	206634.162	165386.081	3/4" REBAR
924	206779.493	165491.750	CHIS/X
927	206840.559	165657.886	MAG NAIL

RW COURSE TABLE

COURSE	BEARING	DISTANCE
980-1171	S89°41'03"W	1154.34'
1171-1161	S00°18'57"E	30.00'
1161-1160	S89°41'03"W	144.53'
1160-1158	S72°25'24"W	35.51'
1158-1172	S69°30'33"W	60.06'
1172-1152	S69°30'33"W	55.65'
1152-1153	SEE RW CURVE TABLE	
1153-1154	SEE RW CURVE TABLE	
1154-1155	N84°48'57"W	39.62'
1155-1170	N14°06'02"E	30.96'
1170-1169	N14°06'02"E	30.96'
1169-1168	N77°31'42"E	12.91'
1168-1167	N87°08'54"E	90.40'
1167-1166	N87°08'54"E	58.77'
1166-1164	N87°08'54"E	16.18'
1164-1163	N90°00'00"E	103.20'
1163-1162	S80°58'10"E	59.68'
1162-1171	S00°18'57"E	30.00'
1151-1152	N01°31'18"W	775.55'
993-1158	N01°08'54"W	1176.33'
925-861	S00°03'49"W	1316.66'
980-925	S89°41'03"W	1332.74'

RW CURVE TABLE

COURSE	RADIUS	LENGTH	CHORD	CHORD BEARING
1152-1153	70.00'	46.76'	45.90'	N24°21'47"W
1153-1154	16.00'	11.54'	11.29'	N64°09'31"W

TLE COURSE TABLE

COURSE	BEARING	DISTANCE
1547-1548	N01°31'18"W	762.31'
1548-1549	N13°25'35"W	35.76'
1549-1550	N46°34'21"W	28.28'
1550-1551	N82°53'45"W	35.30'
1551-1552	S89°45'53"W	64.21'
1552-1553	N00°07'39"W	5.00'
1553-1155	N89°45'53"E	64.20'
1169-1554	S89°45'53"W	73.41'
1554-1555	N00°14'07"W	10.00'
1555-1556	N89°45'53"E	46.02'
1556-1557	N62°50'33"E	44.95'
1557-1168	S00°04'56"E	27.62'
1164-1565	N00°05'42"W	9.74'
1565-1564	N89°41'03"E	102.15'
1564-1563	S80°32'16"E	74.94'
1563-1562	S00°18'57"E	7.27'
1562-1162	S89°41'03"W	13.95'
1160-1561	N89°41'03"E	158.41'
1561-1560	S00°18'57"E	5.00'
1560-1559	S89°41'03"W	157.65'
1559-1558	S72°25'24"W	31.01'
1558-1538	S01°08'54"E	884.59'
1160-1570	N89°41'03"E	16.85'
1570-1571	S72°25'24"W	53.07'
1571-1158	N01°08'54"W	5.21'
1570-1576	N89°41'03"E	89.09'
1576-1561	N89°41'03"E	52.47'
1560-1577	S89°41'03"W	52.50'
1577-1576	N00°03'49"E	5.00'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1548	154+85.00	-57.65'
1549	155+20.00	-65.00'
1550	155+40.00	-85.00'
1551	155+45.33	-119.90'
1552	155+46.82	-184.09'
1553	155+51.82	-183.97'
1554	156+11.66	-176.45'
1555	156+21.66	-176.21'
1556	156+20.59	-130.21'
1557	156+40.00	-89.66'
1558	155+31.89	61.79'
1559	155+40.44	91.59'
1560	155+36.98	249.21'
1561	155+41.98	249.32'
1562	156+01.96	250.70'
1563	156+09.23	250.86'
1564	156+23.58	177.31'
1565	156+25.82	75.19'
1570	155+45.08	107.79'
1571	155+30.45	56.77'
1576	155+43.13	196.86'
1577	155+38.13	196.72'

(103) CITY OF STEVENS POINT (EASEMENT) DOC 685644 PARCEL 28

(107) WISCONSIN PUPLIC SERVICE (EASEMENT) VOL 583, PG 517, DOC 460570 PARCEL 29

ASSESSOR'S PLAT NO. 4

T 24 N R 8 E

SW-NE SEC. 29 — (33) CONVENIENCE STORE INVESTMENTS, A WISCONSIN LIMITED PARTNERSHIP

SE-NE SEC. 29 — (34) JAMES E. LAABS AND PATRICIA A. LAABS

(35) STRATTON RETAIL DIVISION LLC — LOT 2 CSM 11632 DOC 886547

LOT 2 CSM 11257 VOL 52, PG 87 DOC 854584

NW-SE SEC. 29 — (32) POTTER 58, LLC — LOT 1 CSM 8046 VOL 31, PG 26 DOC 614495

NE-SE SEC. 29 — (28) DAVID J. WITZLING — LOT 1A CSM 4963 VOL 17, PG 218 DOC 449004

(29) ANA HOMES, LLC — LOT 2 CSM 436 VOL 2, PG 96 DOC 290181

BUILDING

PER COUNTY RECORDS (NOT RECOVERED) Y = 206793.135 X = 161507.532

1/4 Cor. to 1/16th Cor. = 3984.28' S89°45'53"W

1/16TH CORNER FOUND CHISELED "X" (925) Y = 206809.494 X = 165491.783

FOUND MAG NAIL (980) Y = 206816.842 X = 166824.499

1/16TH CORNER FOUND CHISELED "X" (861) Y = 205492.834 X = 165490.320

MARIA DRIVE — QUARTER LINE

BUSINESS 51 / DIVISION STREET — R/L — 1/16TH LINE — 157+00 — 156+00 — 155+00 — 154+00 — N01°34'21"W R/L = 1172

CITY OF STEVENS POINT

BLOCK 1 2 — BATTIN AND OTHERS ADDITION

165' — 60' — 10' — 5' — VARIES

SLOPE INTERCEPTS — TLE FOR SLOPES — PL — IP 903 — IP 909 — IP 918 — IP 924 — IP 927

POST — SIGN — SAN — SS — WV

GN

4 — 4

REVISION DATE 3/24/2026

DATE 2/10/2025

GRID FACTOR N/A

SCALE, FEET 0 20 40

HWY: BUSINESS 51 / DIVISION STREET

COUNTY: PORTAGE

R/W PROJECT NUMBER 60730575-20

CONSTRUCTION PROJECT NUMBER

PLAT SHEET 4.09

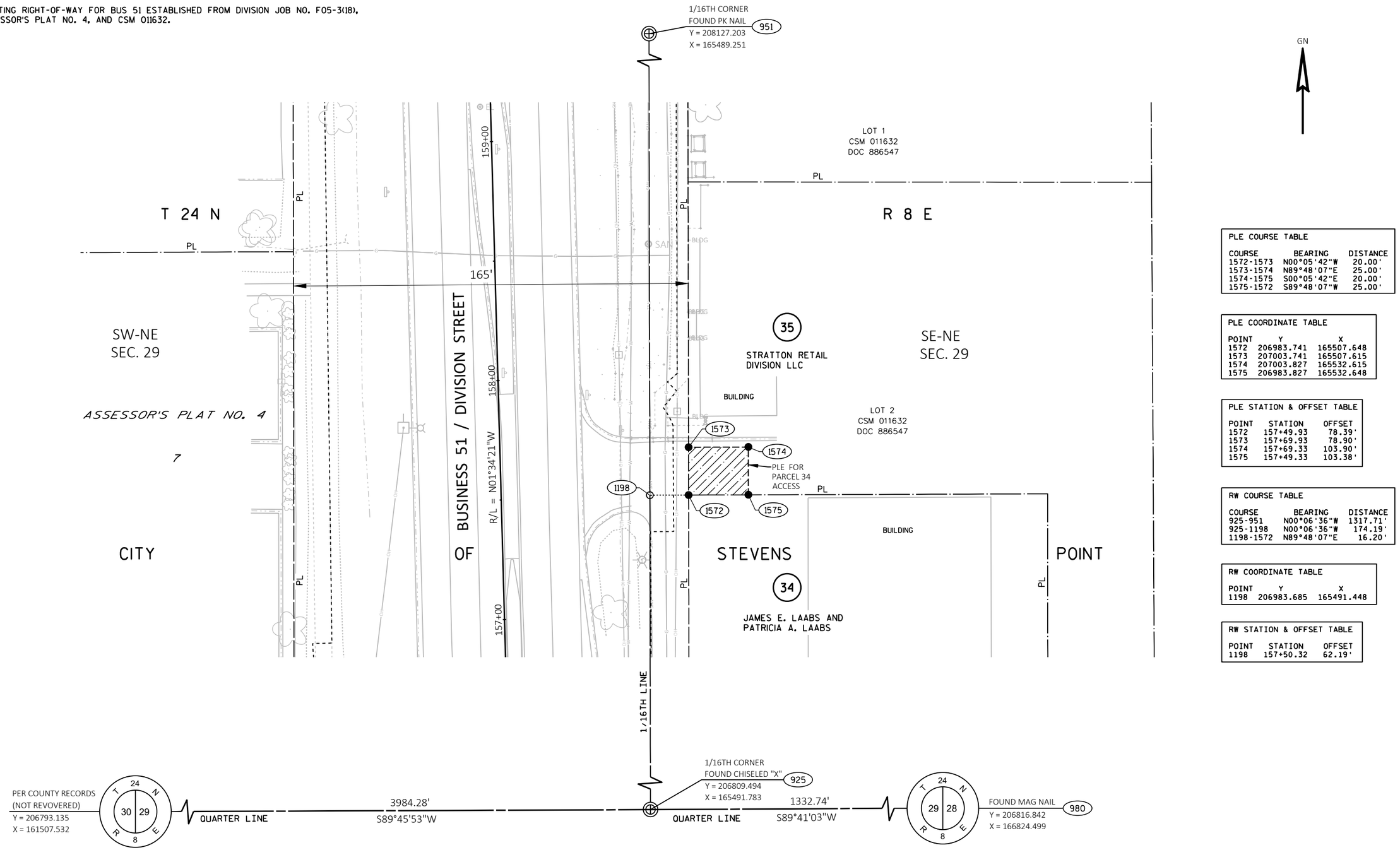
PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.09

PLOT DATE : 3/26/2026 12:56 PM PLOT BY : BUZA, DONALD PLOT NAME : PLOT SCALE :

WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F05-3(18), ASSESSOR'S PLAT NO. 4, AND CSM 011632.



PLE COURSE TABLE

COURSE	BEARING	DISTANCE
1572-1573	N00°05'42"W	20.00'
1573-1574	N89°48'07"E	25.00'
1574-1575	S00°05'42"E	20.00'
1575-1572	S89°48'07"W	25.00'

PLE COORDINATE TABLE

POINT	Y	X
1572	206983.741	165507.648
1573	207003.741	165507.615
1574	207003.827	165532.615
1575	206983.827	165532.648

PLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1572	157+49.93	78.39'
1573	157+69.93	78.90'
1574	157+69.33	103.90'
1575	157+49.33	103.38'

RW COURSE TABLE

COURSE	BEARING	DISTANCE
925-951	N00°06'36"W	1317.71'
925-1198	N00°06'36"W	174.19'
1198-1572	N89°48'07"E	16.20'

RW COORDINATE TABLE

POINT	Y	X
1198	206983.685	165491.448

RW STATION & OFFSET TABLE

POINT	STATION	OFFSET
1198	157+50.32	62.19'

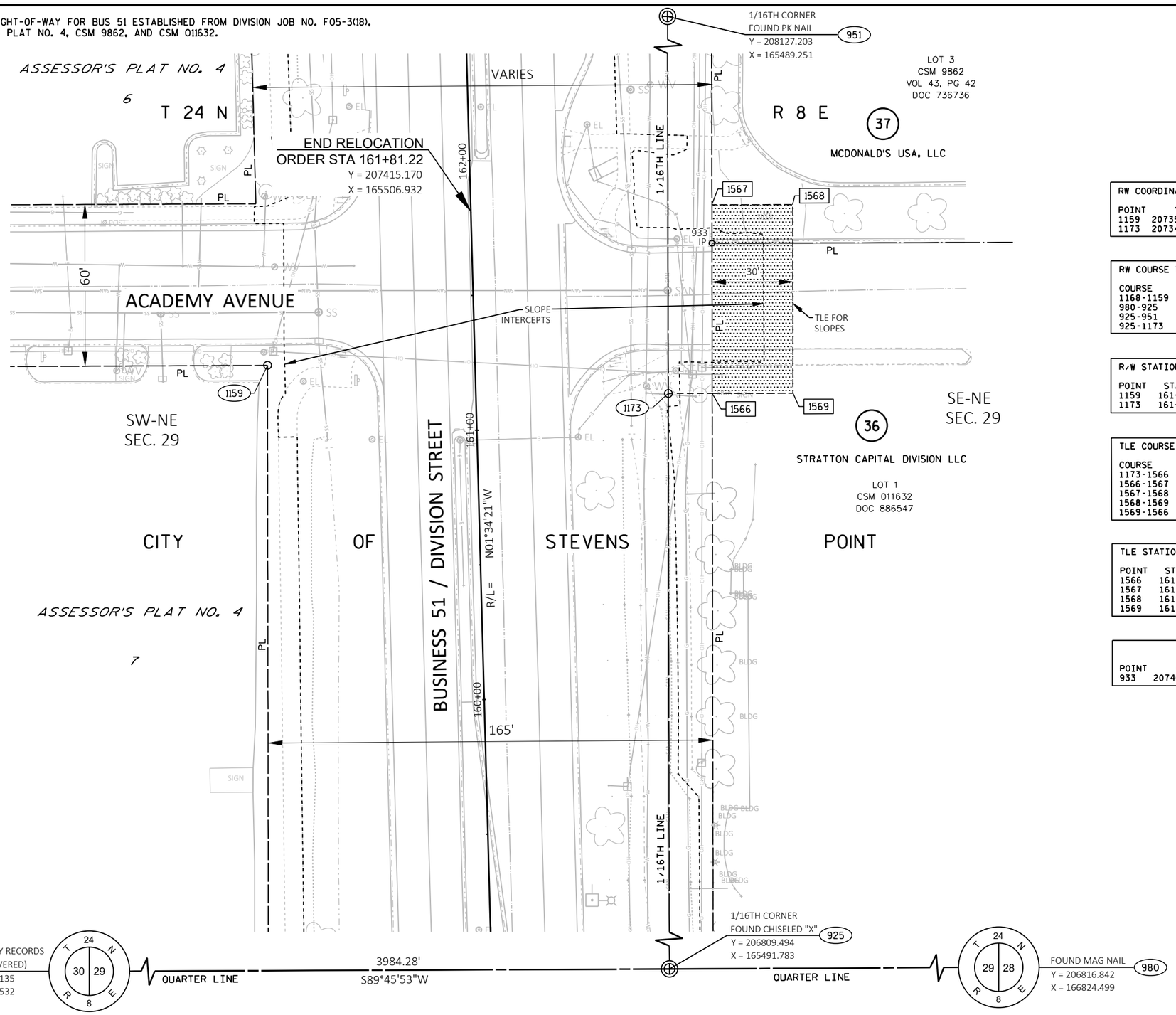
REVISION DATE 3/24/2026	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.09A
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.09A

PLOT DATE : 3/24/2026 3:35 PM PLOT BY : BUZA, DONALD PLOT NAME : PLOT SCALE :

WISDOT/CADDS SHEET 75

NOTES: EXISTING RIGHT-OF-WAY FOR BUS 51 ESTABLISHED FROM DIVISION JOB NO. F05-3(18), ASSESSOR'S PLAT NO. 4, CSM 9862, AND CSM 011632.



RW COORDINATE TABLE

POINT	Y	X
1159	207355.549	165341.980
1173	207345.143	165490.754

RW COURSE TABLE

COURSE	BEARING	DISTANCE
1168-1159	N00°04'56"W	513.93'
980-925	S89°41'03"W	1332.74'
925-951	N00°06'36"W	1317.71'
925-1173	N00°06'36"W	535.65'

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
1159	161+26.15	-77.01'
1173	161+11.66	71.42'

TLE COURSE TABLE

COURSE	BEARING	DISTANCE
1173-1566	N89°54'18"E	16.29'
1566-1567	N00°05'42"W	70.00'
1567-1568	N89°54'18"E	30.00'
1568-1569	S00°05'42"E	70.00'
1569-1566	S89°54'18"W	30.00'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
1566	161+11.24	87.71'
1567	161+81.22	89.51'
1568	161+80.45	119.50'
1569	161+10.47	117.70'

EXISTING MONUMENTS

POINT	Y	X	DESCRIPTION
933	207400.886	165506.909	CHIS X

REVISION DATE NC	DATE 2/10/2025	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / DIVISION STREET	R/W PROJECT NUMBER 60730575-20	PLAT SHEET 4.10
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

FILE NAME : 040101-RP.DWG
LAYOUT NAME - 4.10

PLOT DATE : 3/24/2026 2:51 PM PLOT BY : BUZA, DONALD PLOT NAME : PLOT SCALE :

WISDOT/CADDS SHEET 75

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

RESOLUTION

[PRELIMINARY SUBDIVISION PLAT – MARIA DRIVE AND UNION STREET NORTH]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, an unaddressed parcel bounded by Maria Drive & Union Street North (Parcel ID 281240829240047) and an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033). Parcel ID 281240829240047 is described as LOT 3 CSM#3356-12-14 EXCL CSM#011637 DOC-886781 BNG PRT SENW S29 T24 R08 .668A 239197;896490, City of Stevens Point, Portage County, Wisconsin. Parcel ID 281240829240033 is described as LOT 1 CSM#3356-12- 14 BNG PRT SWNE, SENW & NENW S29 T24 R8 223/255;896490, City of Stevens Point, Portage County, Wisconsin. The subject area is granted a preliminary subdivision plat review.

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

RESOLUTION

[PARTIAL REZONE FROM "R-2" SINGLE-FAMILY RESIDENCE DISTRICT TO "B-4" COMMERCIAL DISTRICT – 2854 CHURCH STREET]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at 2854 Church Street (Parcel ID281230805101608) and described as LOT 1 CSM#9107-38- 37&A BNG PRT LOT 14 & ALL LOT 17 BLK 2 DWINNELL'S ADDITION S5 T23 R8 780495, City of Stevens Point, Portage County, Wisconsin, is hereby granted a partial rezoning of the subject property from the "R-2" Single-Family Residence District to the "B-4" Commercial District.

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

RESOLUTION

[CONDITIONAL USE PERMIT – 2854 CHURCH STREET – OPERATE A TEMPORARY HOUSING FACILITY]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at 2854 Church Street (Parcel ID281230805101608) and described as LOT 1 CSM#9107-38- 37&A BNG PRT LOT 14 & ALL LOT 17 BLK 2 DWINNELL'S ADDITION S5 T23 R8 780495, City of Stevens Point, Portage County, Wisconsin, is hereby granted a conditional use permit to operate a temporary housing facility, subject to the following conditions:

1. Maximum building occupancy shall be 35 persons.
2. Guest rules shall be created and administered as part of this conditional use approval and placed on file with City staff/
3. A minimum of two staff persons shall provide supervision of the facility at all times when in operation, with one staff person who is professionally trained.
4. The operator of the temporary housing facility shall provide an annual report to City staff for review. Said report shall include information detailing the number of persons served, violations of organizational policies by residents and guests, and the overall effectiveness of the facility.
5. Guests of the temporary housing facility are not allowed on the subject property 30 minutes after the facility closes each day.
6. This conditional use permit shall expire 365 days after adoption by the Common Council and may be renewed by the Plan Commission and Common Council.
7. City staff shall have the ability to approve minor amendments to the submitted plan set.

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

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

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

SECTION I: That subsection viii of Section 9.19(1) of the Revised Municipal Code, **ATV/UTV Routes** is hereby **created** to read as follows:

9.19(1) viii. Rocky Run Road from Little Chicago Road to West River Drive.

SECTION II: That subsection ix of Section 9.19(1) of the Revised Municipal Code, **ATV/UTV Routes** is hereby **created** to read as follows:

9.19(1) ix. West River Drive from Rocky Run Road to River View Avenue (County Road HH.)

SECTION III: These Ordinance changes shall take effect upon passage and publication.

APPROVED: _____
Mike Wiza, Mayor

ATTEST: _____
Susan Pagel, City Clerk

Dated: April 9, 2026
Approved: April 20, 2026
Published: April 30, 2026

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

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

SECTION I: That Chapter 16, Section 16.15 of the Revised Municipal Code, **Right of Way, Boulevards and Swales** is hereby **created** to read as follows:

16.15 1) Definitions: As used in this ordinance, or where terms are not defined in chapters 11, 13, 21 and 23 of the City of Stevens Point Revised Municipal Codes, such terms shall have the meanings ascribed to them in a standard dictionary, unless the context otherwise indicates, the following definitions apply:

a) "Noxious weeds" and " invasive plants" shall mean any plant so defined in Chapter 21 of the City of Stevens Point Revised Municipal Codes.

b) "Swale" – shall mean a created vegetated depression designed retain and/or convey stormwater for the purpose of natural infiltration, flood reduction, and erosion control. This is considered part of the City's stormwater management infrastructure, lying between the property line and the edge of the roadway, where no curb exists.

c) "Boulevard also known as a Terrace" – shall mean the public right of way lying between the property line and sidewalk, and between the sidewalk and the edge of curb, or where no sidewalk or swale exists, between the property line and the edge of the public roadway.

2) Plantings Permitted within the Boulevard, Swales or Undeveloped Right of Way Areas:

a) A property owner in the City shall be permitted to plant, care for, and maintain gardens within the Boulevard or undeveloped right of way areas adjacent to their property, subject to the restrictions set forth below:

1) No part of any planting shall exceed thirty-six (36) inches during peak flowering height. Plantings shall not exceed twenty-four (24) inches in height, within three (3) feet of any intersection of roads, driveways and/or alleys. No planting over 12" in height is allowed within a three (3) foot radius around fire hydrants.

2) All plantings and/or seeded gardens such as native or turf grasses may be planted up to the sidewalk, curb, or shoulder, provided they are maintained and do not encroach or overhang onto the adjacent sidewalk, curb, or street.

3) No plantings, or associated work may cause damage to an existing street tree roots located within the Boulevard. Soil levels shall not be altered to the extent where they exceed the height of either sidewalk or curb, if present. Any tree planting or excessive soil disturbance work within the dripline of existing boulevard trees shall require prior approval of the City Forestry Department.

4) Plantings may include flowers, native plants, herbs or turf grasses, and other decorative plants, but in no event shall any invasive plant or noxious weed be allowed.

5) Plantings which may create and/or are deemed to be a nuisance are prohibited within the public sidewalk or street, such as those with thorns, spines, or sharp-edged appendages.

b) A property owner in the City shall be permitted to plant, care for, and maintain plants within the swales adjacent to their property, subject to the restrictions set forth below:

1) No changes to the established grades are allowed. Depth or grade of swales cannot be altered. Plants or plant types may not impede the intended function of the swale.

2) Stone (such as river rock or similar aggregate material) may not be used. Mulch may not be used within swales but is permissible in other areas. Rocks, boulders and structures such as retaining walls, planters, raised garden beds, fences and steps are prohibited.

3) Woody vegetation or a terrace garden may not be planted within any stormwater management feature intended to convey water such as roadside ditches.

c) The property owner shall be solely responsible for the maintenance of the terrace garden or swale. Maintenance at a minimum shall include:

1) Removal of noxious weeds or invasive plants.

2) Removal of all woody plants from swale areas except for approved street trees. Swales must be mowed no less than annually to prevent the establishment of trees, bushes, and shrubs, or as otherwise dictated under stormwater Best Management Practices.

3) Removal of accumulated sediment.

4) Removal of trash, leaves, grass clippings, or other debris.

5) Repairing areas of bare soil or erosion.

6) Removal of any plant material, soil, mulch, or stone from the sidewalk, curb and gutter, or roadway inclusive of any paved or gravel shoulder.

d) A permit shall not be required for a terrace garden which complies with the standards within this ordinance, a constructed raised bed garden within the boulevard, if allowed, would require a permit.

3) Public Works and Utilities:

a) Notwithstanding the foregoing, all such boulevards remain public property and subject to the right of the City and private utility companies to perform necessary work, to plant, trim and otherwise maintain trees, to access utilities and store excess snow. In the event the City disturbs terrace plantings or gardens in the course of such work, it shall restore the terrace to a grassy state. In no event shall the City or private utility company be liable for any damage to, disruption of, or removal of plantings, either direct or indirect, as a result of the City or private utility company, their employees, agents or contractors performing any installation, maintenance or repairs. Further, the City shall have the right to remove or restrict any plantings that are deemed to be a public nuisance or interfere with the safety of pedestrians and motorists, without notice.

4) Violations:

a) If the Code Official determines that circumstances warrant code enforcement and/or abatement, the property owner shall be notified and given 30 days to correct the violation. If the property owner does not correct the violation(s) within 30 days, the City will take corrective action (abate) and bill the owner for all related costs. The cost of abatement shall be collected from the owner, including all applicable service fees being assessed against the real estate as a special

charge. Failure to pay any of these related charges within thirty (30) days will result in the charges being transferred onto the tax roll as a special charge against said property pursuant to the provisions of Section 66.0627 of the Wisconsin Statutes for collection and settlement under Chapter 74 of the Wisconsin Statutes.

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

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: March 5, 2026
Approved: April 20, 2026
Published: April 30, 2026

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

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

SECTION I: That subsection 7.06(4) of the Revised Municipal Code, Solid Waste Disposal, Recycling, Yard Waste, and City of Stevens Point drop-off operations Definitions, is hereby **amended** to read as follows:

7.06 Solid Waste Disposal, Recycling, Yard Waste and City of Stevens Point Drop-off

(4) **Definitions.** For the purpose of this chapter, the following words and phrases shall be defined as follows:~~shall have the meanings ascribed to them in this section:~~

~~(a) Aluminum cans shall include used beverage cans only.~~

~~(b) Aseptic boxes and paper cartons includes soup, milk, broth, orange juice, soymilk, etc.~~

~~(c) Ashes shall mean the residue from the burning of combustible materials,~~

~~(d) Bimetal container means a container for carbonated or malt beverages that are made primarily of a combination of steel and aluminum.~~

~~(e) Brush means clean woody vegetative material not greater than six inches in diameter and shrubs without root balls attached.~~

~~(f) Bulk item means any item that is too large to fit in your garbage/refuse cart with the lid closed. Bulk item classification excludes the following items: appliances, demolition material, electronic waste, hazardous waste, recyclables, tires, wet paint and yard waste.~~

~~HEALTH AND SANITATION Sec. 7.06 (~~g) ~~Container glass shall include container glass only. The term "container glass" does not include ceramic cups, dishes, ovenware, plate glass, safety and window glass, heat-resistant glass such as Pyrex, lead-based glass such as crystal or TV tubes.~~

~~(h) Corrugated cardboard shall include corrugated cardboard only and does not include waxed cardboard or chipboard such as cereal boxes, shoeboxes and similar materials.~~

~~(i) Demolition Material means materials produced in the process of construction, renovation and/or demolition of structures. Demolition material typically include concrete, asphalt, wood, gypsum wallboard, glass, rubble, and roofing materials.~~

(j) E-cycle Electronics means computers, televisions, desktops printers, computer peripherals, DVD players, VCR's, digital video recorders, fax machines and telephones with video displays.

(k) Garbage means waste products and refuse not identified as recyclable under current or future Wisconsin recycling law or otherwise identified in this ordinance, and which are not otherwise prohibited from being disposed of in any State of Wisconsin funded landfill or transfer facility by this ordinance.

(l) Household hazardous waste shall fall into one of four categories, which will be noted on the container. (1) Flammable – Ignites easily and burns rapidly (2) Corrosive – May cause deterioration of body tissues or erosion of material at the site of contact (3) Explosive – Contents may explode if incinerated or stored above 820 F (4) Toxic/Poison – Harmful or deadly upon contact, ingestion or inhalation

(m) Lead acid batteries means lead acid batteries from trucks, motorcycles and automobiles. (n) Magazines means magazines and other materials printed on similar paper.

HEALTH AND SANITATION Sec. 7.06 (o) Major appliances means a residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, oven, microwave oven, refrigerator, furnace, boiler, dehumidifier, water heater or stove. Otherwise known as white goods.

(p) Medical waste means medical needles/syringes or other sharps items.

(q) Medicine shall mean prescription and over-the-counter pharmaceuticals. Not to include nebulizers (inhalers), empty medicine containers, radioactive medicines, syringes, needles or sharps.

(r) Mixed papers shall include all grades of papers including white, colored, ledger, shiny, coated, carbonless or NCR papers; envelopes including window, labeled and kraft; magazines; catalogs; phone books; computer printout paper; glued pads and tablets; file folders; keypunch cards; spiral notebooks; cereal boxes; shoe boxes; etc., and can include clips and staples, but may not include hand towels or other paper products from restrooms or soiled napkins and paper plates. The term "mixed papers" also does not include carbon paper, cellophane or any waxed paper.

(s) Motor oil (automotive) shall mean any of the well-developed lubrication for automotive engines only. (t) Multiple-family dwelling means a property containing five or more residential units, including those, which are occupied seasonally.

(u) Newspapers shall include newspapers and newspaper advertisements only. The term "newspapers" does not include mixed paper as defined in this subsection.

(v) Nonresidential facilities and properties mean commercial, retail, industrial, institutional and governmental facilities and properties. The term "nonresidential facilities and properties" does not include multiple-family dwellings.

(w) Office paper means high-grade printing and writing paper.

(x) Oil filters means used automotive oil filters.

(y) Other recyclable materials (not collected curbside), includes lead acid batteries, large plastic items, waste oil, E-cycle HEALTH AND SANITATION Sec. 7.06 electronics, waste tires, major appliances, used engine oil filters and absorbent materials.

(z) Person includes any individual, corporation, partnership, association, or local governmental unit as defined in § 66.0825(3)

(f) Wis. Stats., state agency or authority or federal agency.

(aa) Plastic bottles shall include only plastic bottles clearly marked with the recycling emblem, encircling the #1

(PET or PETE) or the #2

(HDPE). This does not include motor oil bottles, even if they are labeled #1 or #2.

(ab) Plastic containers or bottles made of #3, #4, #5, #6 and mixed or other plastic resin types #7.

(ac) Recyclable materials shall include all items deemed collectable by the director of public works for the City of Stevens Point. Such recyclables my include the following: aluminum cans, container glass, corrugated cardboard, mixed papers, newspapers, #1 through #7 plastics, aerosol cans, aseptic boxes, tin and steel cans.

(ad) Refuse shall mean all putrescible and nonputrescible solids including garbage, solid waste, ashes and dead animals. (ae) Residential means City of Stevens Point residents from improved and occupied residential tax parcels of single-family dwellings up to four (4) units.

(af) Solid waste shall mean garbage, refuse and all other discarded or unsalvageable solid materials, but does not include solids or dissolved materials in wastewater effluents or other water pollutants.

(ag) Solid waste facility means a facility for solid waste treatment, solid waste storage or solid waste disposal and includes commercial, industrial, municipal, state and federal establishments or operations such as, without limitation because of enumeration, sanitary landfills, dumps, land disposal sites, incinerators, transfer stations, storage facilities, collection and transportation services and processing treatment and recovery facilities using large machines to produce a principal product of scrap metal for sale or use for remelting purposes. The term "solid waste facility" includes the land where the facility is located. The term "solid waste facility" does not include a facility for the processing of scrap iron, steel or nonferrous metal. The term "solid waste facility" does not include a facility which uses large machines to sort, grade, compact or bale clean wastepaper fibers or plastics, not mixed with other solid waste, for sale or used for recycling purposes.

~~The term "solid waste facility" does not include an auto junkyard or scrap salvage yard.~~

~~(ah) Tin cans include tin-coated metal cans and steel containers.~~

~~HEALTH AND SANITATION Sec. 7.06~~ ~~(ai) Tires means a tire that is no longer suitable for its original purpose because of wear, damage or defect. This term "Waste tires" does not include bicycle tires.~~

~~(aj) Waste material means any garbage, recyclables, putrescible and non-putrescible solids and discarded or salvageable materials.~~

~~(ak) Yard waste means leaves, grass clippings, yard and garden debris. The term "yard waste" does not include brush, including clean woody vegetative material no greater than six inches in diameter, stumps, roots or shrubs with intact root balls.~~

1) "Bi-metal container" means a container for carbonated or malt beverages that is made primarily of a combination of steel and aluminum.
2) "Container board" means corrugated paperboard used in the manufacture of shipping containers and related products.
3) "Foam polystyrene packaging" means packaging made primarily from foam polystyrene that satisfies one of the following criteria:
   a) Is designed for serving food or beverages.
   b) Consists of loose particles intended to fill space and cushion the packaged article in a shipping container.
   c) Consists of rigid materials shaped to hold and cushion the packaged article in a shipping container.
4) "Glass Container" means a glass bottle, jar or other packaging container used to contain a product that is the subject of a retail sale and does not include ceramic cups, dishes, oven ware, plate glass, safety and window glass, heat-resistant glass such as pyrex, lead based glass such as crystal, or TV tubes.
5) "HDPE" means high density polyethylene, labeled by the resin code # 2.
6) "LDPE" means low density polyethylene, labeled by the resin code # 4.
7) "Magazines" means magazines and other materials printed on similar paper.
8) "Major appliance" means a residential or commercial air conditioner, clothes dryer, clothes washer, dishwasher, freezer, microwave oven, oven, refrigerator, furnace, boiler, dehumidifier, water heater or stove.
9) "Multiple-family dwelling" means a structure containing 5 or more residential units, including units that are occupied seasonally.
10) "Newspaper" means a newspaper and other materials printed on newsprint.
11) "Non-residential facilities and properties" means commercial, retail, industrial, institutional and government facilities and properties. Non-residential facilities and properties includes any location at which goods or services are provided or manufactured, including locations under construction, demolition, or remodeling, or used for special events such as fairs, festivals, sport venues, conferences, and exhibits. This term does not include multiple family dwellings.
12) "Office paper" means a variety of high-grade printing and writing papers. This term does not include industrial process waste, newspaper or packaging.

13) "Other resins or multiple resins" mean plastic resins labeled by the resin code # 7.
14) "Person" includes any individual, corporation, limited liability company, partnership, association, local government unit, as defined in s. 66.0131(1)(a), Wis. Stats., state agency or authority or federal agency.
~~1)~~15) "PETE" or "PET" means polyethylene terephthalate, labeled by the resin code # 1.
16) Plastic container" means an individual, separate, rigid plastic bottle, can, jar or carton, except for a blister pack, that is originally used to contain a product that is the subject of a retail sale.
17) "Postconsumer waste" means solid waste other than solid waste generated in the production of goods, hazardous waste, as defined in s. 291.01(7) Wis. Stats., waste from construction and demolition of structures, scrap automobiles, or high-volume industrial waste, as defined in s. 289.01(17)., Wis. Stats.
18) "PP" means polypropylene, labeled by the resin code # 5.
19) "PS" means polystyrene, labeled by the resin code # 6.
20) "PVC" means polyvinyl chloride, labeled by the resin code # 3.
21) "Recyclable materials" includes lead acid batteries; major appliances; waste oil; yard waste; aluminum containers; corrugated paper or other container board; foam polystyrene packaging; glass containers; magazines; newspaper; office paper; rigid plastic containers, including those made of PETE, HDPE, PVC, LDPE, PP, PS and other resins or multiple resins; steel containers; waste tires; and bi-metal containers.
22) "Solid waste" has the meaning specified in s. 289.01(33), Wis. Stats.
23) "Solid waste facility" has the meaning specified in s. 289.01(35), Wis. Stats.
24) "Solid waste treatment" means any method, technique or process which is designed to change the physical, chemical or biological character or composition of solid waste. "Treatment" includes incineration.
25) "Waste tire" means a tire that is no longer suitable for its original purpose because of wear, damage or defect.
~~2)~~26) "Yard waste" means leaves, grass clippings, yard and garden debris and brush, including clean woody vegetative material no greater than 6 inches in diameter. This term does not include stumps, roots or shrubs with intact root balls.

SECTION II: That subsection 7.06(13) of the Revised Municipal Code, Responsibilities of Owners or Designated Agents of Multiple-Family Dwellings, is hereby **created** to read as follows:

(13) **Responsibilities of Owners or Designated Agents of Multiple-Family Dwellings.** Owners or designated agents of multiple-family dwellings shall do all of the following to recycle the materials specified in RMC 8(a)(1) to 8(a)(25).

(a) Provide adequate, separate containers for the recycling program established in compliance with the ordinance. The number of recycling containers shall equal or be greater than the number of trash containers and at least one of the following shall be met:

1. The minimum total volume of recycling container space is equal to 20 gallons per week per dwelling unit.

2. The ratio of trash container volume to recycling container volume is at most 2:1.

3. An alternative method that does not result in the overflow of a recycling container during the time period between collection of materials and delivery to a recycling facility.

(b) Notify tenants in writing at the time of renting or leasing the dwelling and at least semi-annually thereafter about the established recycling program.

(c) Provide for the collection of the materials separated from the solid waste by the tenants and the delivery of the materials to a recycling facility.

(d) Notify tenants which materials are collected, how to prepare the materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.

(e) The requirements specified in 1) do not apply to the owners or designated agents of multiple-family dwellings if the postconsumer waste generated within the dwelling is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in RMC 8(a)(1) to 8(a)(25) from solid waste in as pure a form as is technically feasible.

SECTION III: That subsection 7.06(14) of the Revised Municipal Code, **Responsibilities of Owners or Designated Agents of Non-Residential Facilities and Properties**, is hereby **created** to read as follows:

(14) Responsibilities of Owners or Designated Agents of Non-Residential Facilities and Properties.

(a) Owners or designated agents of non-residential facilities and properties shall do all of the following to recycle the materials specified in RMC section 8(a)(1) to 8(a)(25):

1. Provide adequate, separate containers for the recycling program established under this section. The total volume of recycling containers shall be sufficient to avoid overflow during the time period between collection of materials and delivery to a recycling facility.

2. Notify in writing, at least semi-annually, all users, tenants and occupants of the properties about the established recycling program.

3. Provide for the collection of the materials separated from the solid waste by the users, tenants and occupants and the delivery of the materials to a recycling facility.

4. Notify users, tenants and occupants which materials are collected, how to prepare materials in order to meet the processing requirements, collection methods or sites, and locations of drop-off collection sites to recycle materials not collected on-site.

(b) The requirements specified in (a) do not apply to the owners or designated agents of non-residential facilities and properties if the postconsumer waste generated within the

facility or property is treated at a processing facility licensed by the Department of Natural Resources that recovers for recycling the materials specified in RMCf8(a)(1) to 8(a)(25) from solid waste in as pure a form as is technically feasible.

SECTION IV: This ordinance shall take effect upon passage and publication, as provided by law.

APPROVED:_____
Mike Wiza, Mayor

ATTEST: _____
Susan Pagel, City Clerk

Dated: April 7, 2026
Approved: April 20, 2026
Published: April 24, 2026

2026 Street Improvements - Michigan Avenue Underpass Project #26-101
City of Stevens Point, WI
04/07/2026 11:00 AM CDT

				Switlick & Sons Inc.		Haas Sons, Inc.		Chippewa Concrete		A-1 Excavating LLC		Earth Inc.	
Line Item & Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Mobilization	LS	1	$190,000.00	$190,000.00	$297,000.00	$297,000.00	$293,024.01	$293,024.01	$231,370.00	$231,370.00	$375,000.00	$375,000.00
2	Common Excavation	LS	1	$80,000.00	$80,000.00	$60,600.00	$60,600.00	$55,381.47	$55,381.47	$128,000.00	$128,000.00	$120,000.00	$120,000.00
3	Utility Demolition	LS	1	$40,000.00	$40,000.00	$35,000.00	$35,000.00	$63,236.58	$63,236.58	$77,700.00	$77,700.00	$58,000.00	$58,000.00
4	Transite Pipe Removal	LF	161	$20.00	$3,220.00	$15.00	$2,415.00	$102.77	$16,545.97	$30.00	$4,830.00	$60.00	$9,660.00
5	Concrete Sidewalk Removal	SF	15,450	$0.50	$7,725.00	$1.05	$16,222.50	$0.86	$13,287.00	$1.00	$15,450.00	$1.50	$23,175.00
6	Curb and Gutter Removal	LF	2,480	$3.00	$7,440.00	$3.50	$8,680.00	$3.49	$8,655.20	$4.00	$9,920.00	$6.00	$14,880.00
7	Excavation Below Subgrade	CY	365	$28.00	$10,220.00	$15.00	$5,475.00	$20.78	$7,584.70	$22.00	$8,030.00	$28.00	$10,220.00
8	Biaxial Geogrid	SY	1,250	$3.00	$3,750.00	$3.40	$4,250.00	$2.58	$3,225.00	$2.50	$3,125.00	$5.00	$6,250.00
9	Clear Stone, 1-IN	T	1,800	$23.00	$41,400.00	$42.15	$75,870.00	$39.58	$71,244.00	$33.00	$59,400.00	$36.00	$64,800.00
10	Dense Graded Base, 1 1/4-IN	T	3,000	$23.00	$69,000.00	$15.00	$45,000.00	$19.71	$59,130.00	$21.00	$63,000.00	$28.00	$84,000.00
11	Compacted Fill - Elevated Paths	LS	1	$30,000.00	$30,000.00	$7,500.00	$7,500.00	$3,115.19	$3,115.19	$10,000.00	$10,000.00	$12,000.00	$12,000.00
12	Prepare Foundation for Asphaltic Pavement	LS	1	$30,000.00	$30,000.00	$2,700.00	$2,700.00	$2,729.70	$2,729.70	$3,200.00	$3,200.00	$5,000.00	$5,000.00
13	HMA Pavement 3MT 58-34S	TON	6	$400.00	$2,400.00	$256.40	$1,538.40	$259.22	$1,555.32	$310.00	$1,860.00	$300.00	$1,800.00
14	HMA Pavement 4MT 58-34S	TON	5	$450.00	$2,250.00	$275.10	$1,375.50	$278.13	$1,390.65	$330.00	$1,650.00	$325.00	$1,625.00
15	HMA Pavement, 4LT 58-34S - Multi-Use Path	TON	165	$180.00	$29,700.00	$146.10	$24,106.50	$147.71	$24,372.15	$169.00	$27,885.00	$160.00	$26,400.00
16	Concrete Pavement, 8.5-IN	SY	4,385	$90.00	$394,650.00	$73.64	$322,911.40	$81.14	$355,798.90	$82.00	$359,570.00	$75.00	$328,875.00
17	Concrete Sidewalk, 4-IN	SF	3,850	$6.50	$25,025.00	$7.01	$26,988.50	$7.51	$28,913.50	$8.00	$30,800.00	$7.50	$28,875.00
18	Concrete Sidewalk, 6-IN	SF	2,300	$7.50	$17,250.00	$7.91	$18,193.00	$8.36	$19,228.00	$9.00	$20,700.00	$8.00	$18,400.00
19	Concrete Multiuse Path, 6-IN	SF	4,675	$7.50	$35,062.50	$8.06	$37,680.50	$8.36	$39,083.00	$9.00	$42,075.00	$8.00	$37,400.00
20	Concrete Driveway, 6-IN	SF	3,100	$7.50	$23,250.00	$8.48	$26,288.00	$8.36	$25,916.00	$9.00	$27,900.00	$8.00	$24,800.00
21	24-IN Curb and Gutter	LF	2,480	$18.00	$44,640.00	$15.60	$38,688.00	$18.93	$46,946.40	$19.00	$47,120.00	$16.40	$40,672.00
22	4-IN Concrete Slope Paving	SF	3,380	$14.00	$47,320.00	$7.20	$24,336.00	$7.51	$25,383.80	$11.00	$37,180.00	$7.00	$23,660.00
23	Concrete Ribbon, 12-IN	SF	1,410	$16.00	$22,560.00	$18.35	$25,873.50	$12.51	$17,639.10	$12.00	$16,920.00	$20.00	$28,200.00
24	Railing Pipe	LF	565	$115.00	$64,975.00	$221.24	$125,000.60	$202.42	$114,367.30	$250.00	$141,250.00	$251.00	$141,815.00
25	Drain Basin W/ Casting, 24-IN	EA	4	$3,500.00	$14,000.00	$6,100.00	$24,400.00	$4,834.55	$19,338.20	$7,920.00	$31,680.00	$5,500.00	$22,000.00
26	Drain Basin W/ Casting, 30-IN	EA	20	$4,000.00	$80,000.00	$7,550.00	$151,000.00	$6,112.66	$122,253.20	$10,000.00	$200,000.00	$6,300.00	$126,000.00
27	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 12-IN	LF	250	$52.00	$13,000.00	$148.00	$37,000.00	$120.81	$30,202.50	$147.00	$36,750.00	$72.00	$18,000.00
28	Storm Sewer Pipe, Perforated, Corrugated HDPE, 15-IN	LF	160	$56.00	$8,960.00	$110.00	$17,600.00	$51.66	$8,265.60	$141.00	$22,560.00	$178.00	$28,480.00
29	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 18-IN	LF	20	$63.00	$1,260.00	$142.00	$2,840.00	$138.36	$2,767.20	$142.00	$2,840.00	$80.00	$1,600.00
30	Storm Sewer Pipe, Perforated, Corrugated HDPE, 18-IN	LF	95	$63.00	$5,985.00	$151.50	$14,392.50	$67.13	$6,377.35	$149.00	$14,155.00	$180.00	$17,100.00
31	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 24-IN	LF	420	$77.00	$32,340.00	$108.00	$45,360.00	$73.15	$30,723.00	$139.00	$58,380.00	$92.00	$38,640.00
32	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 30-IN	LF	35	$83.00	$2,905.00	$284.00	$9,940.00	$131.94	$4,617.90	$253.00	$8,855.00	$450.00	$15,750.00
33	PVC Storm Force Main, C900, 10-IN	LF	340	$74.00	$25,160.00	$100.00	$34,000.00	$89.02	$30,266.80	$163.00	$55,420.00	$85.00	$28,900.00
34	Trench Drain	LF	18	$100.00	$1,800.00	$495.00	$8,910.00	$435.74	$7,843.32	$1,000.00	$18,000.00	$300.00	$5,400.00
35	Drain Pipe, Schedule 40, 8-IN	LF	21	$52.00	$1,092.00	$86.00	$1,806.00	$67.18	$1,410.78	$93.00	$1,953.00	$90.00	$1,890.00
36	Pipe Underdrain 8-IN	LF	90	$52.00	$4,680.00	$55.00	$4,950.00	$79.92	$7,192.80	$48.00	$4,320.00	$60.00	$5,400.00
37	Pipe Underdrain 12-IN	LF	1,110	$56.00	$62,160.00	$40.00	$44,400.00	$27.09	$30,069.90	$39.00	$43,290.00	$75.00	$83,250.00
38	Storm Sewer Manhole With Casting, 48-IN DIA	EA	4	$4,000.00	$16,000.00	$5,300.00	$21,200.00	$4,430.81	$17,723.24	$6,200.00	$24,800.00	$7,800.00	$31,200.00
39	Storm Sewer Manhole With Casting, 60-IN DIA	EA	1	$6,000.00	$6,000.00	$11,500.00	$11,500.00	$10,244.97	$10,244.97	$12,420.00	$12,420.00	$22,000.00	$22,000.00
40	PVC Sanitary Lateral, SDR 35, 6-IN	LF	500	$64.00	$32,000.00	$58.50	$29,250.00	$81.44	$40,720.00	$119.00	$59,500.00	$80.00	$40,000.00
41	PVC Sanitary Sewer, SDR 35, 8-IN	LF	665	$64.00	$42,560.00	$60.75	$40,398.75	$52.37	$34,826.05	$159.00	$105,735.00	$110.00	$73,150.00
42	PVC Sanitary Sewer, SDR 35, 15-IN	LF	5	$150.00	$750.00	$267.50	$1,337.50	$414.06	$2,070.30	$339.00	$1,695.00	$500.00	$2,500.00
43	PVC Sanitary Sewer, SDR 35, 24-IN	LF	145	$145.00	$21,025.00	$116.50	$16,892.50	$134.46	$19,496.70	$259.00	$37,555.00	$450.00	$65,250.00
44	Sanitary Sewer Manhole With Casting, 48-IN DIA	EA	3	$5,000.00	$15,000.00	$7,000.00	$21,000.00	$7,118.05	$21,354.15	$8,550.00	$25,650.00	$11,500.00	$34,500.00
45	Sanitary Sewer Manhole With Casting, 60-IN DIA	EA	1	$10,000.00	$10,000.00	$11,050.00	$11,050.00	$11,051.90	$11,051.90	$13,160.00	$13,160.00	$18,800.00	$18,800.00
46	Sanitary Sewer Manhole With Casting, 72-IN DIA	EA	2	$7,500.00	$15,000.00	$15,000.00	$30,000.00	$65,150.15	$130,300.30	$17,000.00	$34,000.00	$24,000.00	$48,000.00
47	Special Bedding	LF	600	$15.00	$9,000.00	$0.01	$6.00	$24.37	$14,622.00	$1.00	$600.00	$16.00	$9,600.00
48	Class "B" Bedding	LF	3,300	$7.00	$23,100.00	$0.01	$33.00	$14.41	$47,553.00	$1.00	$3,300.00	$14.00	$46,200.00
49	Adjust Existing Structure	EA	2	$400.00	$800.00	$1,400.00	$2,800.00	$868.75	$1,737.50	$900.00	$1,800.00	$2,500.00	$5,000.00
50	PVC Water Main, C900, 6-IN	LF	10	$67.00	$670.00	$223.00	$2,230.00	$151.04	$1,510.40	$188.00	$1,880.00	$150.00	$1,500.00
51	PVC Water Main, C900, 8-IN	LF	785	$67.00	$52,595.00	$110.50	$86,742.50	$98.27	$77,141.95	$155.00	$121,675.00	$127.00	$99,695.00
52	1-IN Polyethylene Water Service Lateral	LF	580	$67.00	$38,860.00	$85.75	$49,735.00	$76.89	$44,596.20	$117.00	$67,860.00	$106.00	$61,480.00
53	Fire Hydrant Assembly	EA	1	$6,500.00	$6,500.00	$10,200.00	$10,200.00	$9,892.53	$9,892.53	$10,720.00	$10,720.00	$12,000.00	$12,000.00
54	Insulation, 4-IN	SF	500	$5.00	$2,500.00	$3.65	$1,825.00	$5.11	$2,555.00	$8.00	$4,000.00	$14.00	$7,000.00
55	Temporary Water Service	LS	1	$17,000.00	$17,000.00	$11,000.00	$11,000.00	$20,442.77	$20,442.77	$15,000.00	$15,000.00	$20,000.00	$20,000.00
56	Temporary Mailboxes	EA	15	$100.00	$1,500.00	$100.00	$1,500.00	$75.83	$1,137.45	$600.00	$9,000.00	$200.00	$3,000.00
57	Fiber Conduit Duct	LF	460	$42.00	$19,320.00	$37.80	$17,388.00	$38.22	$17,581.20	$43.00	$19,780.00	$40.00	$18,400.00
58	Subsurface Exploration	EA	5	$200.00	$1,000.00	$950.00	$4,750.00	$1,275.88	$6,379.40	$500.00	$2,500.00	$1,600.00	$8,000.00
59	Seed Restoration	SY	1,250	$11.00	$13,750.00	$12.00	$15,000.00	$21.99	$27,487.50	$7.00	$8,750.00	$15.00	$18,750.00
60	Water for Seeded Areas	MGAL	75	$1.00	$75.00	$60.00	$4,500.00	$35.08	$2,631.00	$60.00	$4,500.00	$50.00	$3,750.00
61	Clearing and Grubbing	ID	20	$55.00	$1,100.00	$40.00	$800.00	$69.81	$1,396.20	$60.00	$1,200.00	$100.00	$2,000.00
62	Erosion Control	LS	1	$3,000.00	$3,000.00	$2,160.00	$2,160.00	$10,624.60	$10,624.60	$4,000.00	$4,000.00	$10,000.00	$10,000.00
63	Traffic Control	LS	1	$12,000.00	$12,000.00	$6,120.00	$6,120.00	$6,187.32	$6,187.32	$11,200.00	$11,200.00	$20,000.00	$20,000.00
64	Dewatering	LS	1	$48,000.00	$48,000.00	$114,000.00	$114,000.00	$140,154.63	$140,154.63	$259,000.00	$259,000.00	$125,000.00	$125,000.00
65	Staking	LS	1	$22,000.00	$22,000.00	$15,000.00	$15,000.00	$14,566.49	$14,566.49	$17,500.00	$17,500.00	$25,000.00	$25,000.00
66	Pavement Markings	LS	1	$14,000.00	$14,000.00	$13,650.00	$13,650.00	$13,800.15	$13,800.15	$15,650.00	$15,650.00	$16,000.00	$16,000.00
67	Flood Monitoring System	LS	1	$108,000.00	$108,000.00	$101,795.00	$101,795.00	$102,914.75	$102,914.75	$107,000.00	$107,000.00	$104,000.00	$104,000.00
68	Vehicular Video Detection System Michigan Ave. and Patch St.	EA	1	$51,000.00	$51,000.00	$50,930.00	$50,930.00	$51,490.23	$51,490.23	$53,000.00	$53,000.00	$53,000.00	$53,000.00
69	Vehicular Video Detection System Michigan Ave. and Dixon St.	EA	1	$51,000.00	$51,000.00	$50,930.00	$50,930.00	$51,490.23	$51,490.23	$52,500.00	$52,500.00	$53,000.00	$53,000.00
70	Traffic Signal Cabinet and Controller Michigan Ave. and Patch St.	EA	1	$49,000.00	$49,000.00	$47,625.00	$47,625.00	$48,148.88	$48,148.88	$50,000.00	$50,000.00	$49,000.00	$49,000.00
71	Traffic Signal Cabinet and Controller Michigan Ave. and Dixon St.	EA	1	$48,000.00	$48,000.00	$47,625.00	$47,625.00	$48,148.88	$48,148.88	$50,000.00	$50,000.00	$49,000.00	$49,000.00
72	Canadian National Railway Flagging	LS	1	$75,000.00	$75,000.00	$98,600.00	$98,600.00	$131,526.04	$131,526.04	$10,000.00	$10,000.00	$150,000.00	$150,000.00
	Base Bid Total:				**$2,302,284.50**		**$2,569,864.15**		**$2,782,585.40**		**$3,084,068.00**		**$3,183,692.00**
	Base Bid with Contingency:				**$2,647,627.18**		**$2,955,343.77**		**$3,199,973.21**		**$3,546,678.20**		**$3,661,245.80**

2026 Resurfacing - Hoover Road Project #26-103
City of Stevens Point, WI
04/07/2026 10:00 AM CDT

					American Asphalt of WI	
Line Item	**Item Code**	**Item Description**	**UofM**	**Quantity**	**Unit Price**	**Extension**
1	SPV.0105.01	Mobilization	L.S.	1	$21,675.00	$21,675.00
2	SPV.0105.02	Traffic Control	L.S.	1	$26,110.00	$26,110.00
3	SPV.0105.03	Remove and Replace Pavement Markings	L.S.	1	$42,940.00	$42,940.00
4	SPV.0180.01	Removing Asphaltic Surface Milling (2-Inch)	S.Y.	33,300	$2.78	$92,574.00
5	SPV.0180.02	Base Asphaltic Patching	S.Y.	1,500	$39.72	$59,580.00
6	SPV.0195.01	HMA Pavement 4MT58-28S Asphaltic Overlaywith Fiber (2-Inch)	TON	4,000	$109.54	$438,160.00
7	SPV. 0195.02	Base Aggregate Dense 3/4-Inch (Shoulder)	TON	150	$55.14	$8,271.00
		Base Bid Total:				**$689,310.00**
		Base Bid with Contingency:				**$792,706.50**

2026 Pavement Maintenance Project #26-104
City of Stevens Point, WI
04/07/2026 10:30 AM CDT

					Fahrner Asphalt Sealers	
Line Item	**Item Code**	**Item Description**	**UofM**	**Quantity**	**Unit Price**	**Extension**
1	SPV.0090.01	Removing Asphaltic Surface Butt Joints	L.F.	90	$20.94	$1,884.60
2	SPV.0105.01	Supplemental Traffic Control	L.S.	1	$10,000.00	$10,000.00
3	SPV.0105.02	Remove and Replace Pavement Markings	L.S.	1	$23,250.00	$23,250.00
4	SPV.0180.01	Seal Coat	S.Y.	34,750	$2.47	$85,832.50
5	SPV.0108.02	Seal Coat Special (Fog Seal)	S.Y.	34,750	$0.52	$18,070.00
6	SPV.0195.01	HMA Pavement Wedging 5LT58-28S (Wedging)	TON	44	$180.58	$7,945.52
		Base Bid Total:				**$146,982.62**
		Base Bid with Contingency:				**$169,030.01**

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

Public Works
Engineering Department:
Phone: 715-346-1561
Fax: 715-346-1650

Streets Department:
Phone: 715-346-1537
Fax: 715-346-1687

April 8, 2026

To: Board of Public Works

From: Scott Beduhn, Director of Public Works SB

Re: Contract Award Recommendation
Construction Related Services
Business 51 North Segment, Project 26-105

Due to the large scale of the Business 51 North Segment reconstruction project and the City's limited staffing, proposals were solicited from consulting firms for the project's construction-related services. By utilizing a contracted service to oversee the day-to-day construction activities, City staff can then concentrate on the more important and impactful items across all construction projects this summer. With major work not only on Division Street, but also Church Street and Michigan Avenue, along with other smaller projects, there simply isn't enough staff time to cover all the anticipated city's roadway construction this summer.

A total of three proposals were received. The firms included AECOM, JT Engineering, and MSA. All three firms' base proposal prices varied by less than three percent and are all under the budget estimate of $1,000,000. A summary of the proposals is included in the table below.

Summary of Proposals
Constructed Related Services
Business 51 North Segment, Project 26-105

Firm	Base Bid Hours	Base Bid Price	Additional Services
AECOM	7,256	$975,400.20	N/A
JT Engineering	6,907	$989,176.00	N/A
MSA	7,273	$967,000.00	$40,319.00

In response to staff's request for each firm to consider additional services that may provide value to the project, only MSA provided a fee for additional efforts to assist the City with public relations. These items could include attending additional construction-related meetings, preparing press releases, creating handouts/flyers/mailers, social media posts, and website updates, and GIS assistance. These services would be performed at an hourly rate, so the City would only pay for the services used.

It is staff's recommendation that the project be awarded to MSA for a total of $1,007,319.00, including the proposed additional services.

If there are any questions, please do not hesitate to contact me.

Thank you.

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

Department of Community Development
Redevelopment Authority
Jarod Kivela, Director
Ph: (715) 346-1567
Fax: (715) 346-1498

To: Finance Committee and Common Council

From: Jarod Kivela, Director of Community Development

Date: April 9, 2026

RE: Community Development Department – Revised Permit and Fee Schedule

---

The Community Development Department is requesting approval of a revised permit and fee schedule, intended to be implemented after approval but not fully effective until after May 1, 2026 (NOTE: there may be some variation in when fees are implemented as we work to change these fees one by one into our system). The updated schedule applies to building, electrical, HVAC, plumbing, zoning, Planning Commission, Historic Preservation, and related permit fees for both residential and commercial projects. A full copy of the proposed schedule is attached for reference.

Why Are We Updating the Fee Schedule?

The current fee schedule has not kept up with the actual cost of processing permits and completing inspections. Staff time, salaries, vehicles, equipment, and other day-to-day expenses have all increased over the years, and the fees the City collects have not reflected those increases.

Beyond just the dollar amounts, the old schedule was also complicated, for staff and for the public. Fees were spread across multiple categories with a range of formulas that were difficult to apply and even harder for residents and contractors to understand up front.

This revision addresses both of those problems at once. The goals of the updated schedule are:

- Cover our costs – not make a profit. The City's goal is to break even on permit and inspection activity. Staff is not looking to generate revenue or deter anyone from pursuing a project. We are looking to make sure the fees we charge reflect the real cost of the work we do.
- Simplify and consolidate. The new schedule combines and streamlines categories to make it easier for staff to administer and easier for the public to understand. Clearer fees mean fewer questions, faster processing, and greater trust in the system.
- Be transparent. When fees reflect actual costs and those costs are easy to follow, residents and contractors can see exactly what they are paying for.

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

How Were the New Fees Determined?

Staff conducted a detailed cost analysis using real permit examples from recent years. For each permit type, we tracked the actual time spent by each employee involved, from initial entry and plan review through inspections and file closure, and applied current salary rates plus a soft cost allowance for vehicles, phones, and equipment. The analysis was intentionally conservative; we captured the major cost drivers but did not attempt to account for every small expense (impossible to do).

The results showed that for most permit types, the City has been collecting significantly less than it costs to do the work. The proposed fees close most of that gap. Some fees will result in a slight positive return and some a slight negative, that is expected and acceptable. No two projects are the same, and fees will always have some natural variation depending on the complexity of the job. The goal is to get as close to breaking even as possible on average.

What Is Changing?

The full detail is in the attached schedule, but here is a summary of the major changes:

- Residential and commercial fees have been reorganized and consolidated into cleaner categories. Several outdated or redundant line items have been removed.
- Minimum fees have increased across most categories to better reflect the baseline cost of processing any permit, regardless of project size.
- A flat fee schedule covers common minor projects like roofing, siding, windows, fences, and sheds – making those fees simple and predictable for homeowners and contractors.
- Three new fees have been added for services the City was previously providing at no charge: Historic Preservation Design Review (minor and major) and Demolition Review. These are real costs that staff incurs, and it is appropriate that they be reflected in the fee schedule.
- Reinspection and early start fees have also been updated to align with the new minimums.

Proposed Escalator

Staff is also requesting that the Council include an automatic escalator as part of this approval. Permit fees should not require a full review and Council action every time costs increase slightly. To avoid falling behind again, staff proposes the following:

- Fees will increase by 5% every two years (for a max of two increases), rounded to the nearest dollar for flat fees and to the nearest cent for square foot-based fees. This was evaluated and suggested by the City Comptroller.
- Fees calculated based on project value (such as the $6.00 per $1,000 rate for alterations) will not be adjusted on this schedule. As construction and material costs rise due to inflation, those project values will rise naturally, which will increase the fees collected without any adjustment needed on our end.

This escalator is intended to keep the fee schedule current without requiring staff to go through a full review process every few years. It reflects an approach that is fair, predictable, and easy to administer. If there is an oddity, Staff can always bring back an alternative request to accommodate what is occurring.

Requested Action

City staff is requesting that the Finance Committee and Common Council approve the revised Department of Community Development permit and fee schedule as attached, effective May 1, 2026 (with some variation), and authorize a 5% fee escalator applied every two years (for a max of two increases) to applicable flat and square foot-based fees.

RESIDENTIAL PERMIT FEES

REVISED 04/01/2026

Plan Review — **No plan examinations, approvals or inspections shall be made until fees are received.**

NOTE: Was .02/sq.ft., min. $40/trade
NOTE: 'Plan Reviews for Alterations to Existing' removed - never used'

NEW CONSTRUCTION or ADDITIONS	Flat Fee	$200/Project

Inspections — **Inspections are separate from Plan Reviews Fees**

Work Type	Trade	Calculation	Minimum	Maximum	
NEW CONSTRUCTION SINGLE-OR-TWO FAM	Building	$0.11/sq.ft.	$ 250.00	N/A	NOTE: Up from .10/sq.ft., 200min.
	Electrical	$0.11/sq.ft.	$ 250.00	N/A	NOTE: Up from .10/sq.ft., 200min.
	HVAC	$0.11/sq.ft.	$ 250.00	N/A	NOTE: Up from .10/sq.ft., 200min.
	Plumbing	$0.11/sq.ft.	$ 250.00	N/A	NOTE: Up from .10/sq.ft., 200min.
	Zoning	$0.08/sq.ft.	$ 150.00	N/A	NOTE: Up from .06/sq.ft., 120min.

NOTE: Review flat fee schedule for minor improvements (ex. Roofing, siding, fences, driveways, sheds, pergolas, etc.)

Work Type	Trade	Calculation	Minimum	Maximum	
ADDITIONS	Building	$0.11/sq.ft.	$ 150.00	N/A	NOTE: Up from .10/sq.ft., 50min.
	Electrical	$0.11/sq.ft.	$ 150.00	N/A	NOTE: Up from .10/sq.ft., 50min.
	HVAC	$0.11/sq.ft.	$ 150.00	N/A	NOTE: Up from .10/sq.ft., 50min.
	Plumbing	$0.11/sq.ft.	$ 150.00	N/A	NOTE: Up from .10/sq.ft., 50min.
	Zoning	$0.08/sq.ft.	$ 100.00	N/A	NOTE: Up from .06/sq.ft., 50min.

NOTE: Review flat fee schedule for minor improvements (ex. Roofing, siding, fences, driveways, sheds, pergolas, etc.)

Work Type	Trade	Project Value (labor/materials)	Minimum	Maximum	
ALTERATIONS TO EXISTING	Building Trade	$6.00/$1,000	$ 75.00	N/A	NOTE: Condense principal + accessory sections. Min. to 75, up from 55
	Electrical	$6.00/$1,000	$ 75.00	N/A	
	HVAC	$6.00/$1,000	$ 75.00	N/A	
	Plumbing	$6.00/$1,000	$ 75.00	N/A	
	Zoning	$6.00/$1,000	$ 75.00	N/A	

NOTE: Review flat fee schedule for minor improvements (ex. Roofing, siding, fences, driveways, sheds, pergolas, etc.)

Work Type			
OTHER	Reinspection for a failed inspection	**$100.00**	NOTE: Up from $50
	Early start (demolition)	**$75.00**	NOTE: Up from $55
	Early start (footings and foundation)	**$150.00**	
	New Mobile Home	**$700.00**	NOTE: NEW, previously under New Construciton Residential
	Moving of buildings over public ways	**$100.00**	
	Wrecking or razing buildings	**$100.00**	NOTE: Condensed principal + Accessory
	Wisconsin building permit seal	**Cost, plus $10.00**	
	Failure to obtain approved permit prior to commencement of work		
	First violation	**Double permit fees**	
	Subsequent violation	**Double permit fees, plus citation**	
	Abnormalities		

All Trades (Plan Review OR Inspections)	**As determined by the Building Inspection Superintendent, with approval from the Director of Community Development**
Zoning (Plan Review OR Inspections)	**As determined by the Zoning Administrator, with approval from the Director of Community Development**
Other	**As determined by the Director of Community Development**

PERMIT FEE COMPARISONS

- Employment benefit expenses, not including retirement and social security figures, have been included.
- Estimated time does not account for anomalies (complex cases, failed inspections, loan/grant work, etc.)
- Time stamped logs for permit records were utilized for the estimated time tables.
- Soft Costs = Additional charges (phones, vehicles, equipment/utility, etc)
  1-8 Inspections = $50
  8+ Inspections = $200

RESIDENTIAL

2025 (Existing) Schedule						2026 (Proposed) Schedule	
Work Type	**Task**	**Time/Min.**	**Cost**		**Employee**	**Work Type**	
Water Heater	Initial Entry	10	$	7.20	Permit Tech	**Water Heater**	
(aka over-the-counter)	Processing	10	$	7.20	Permit Tech		
	Contact/Scheduling	10	$	7.20	Permit Tech	*(Flat fee schedule - $55)*	
	Inspect (PLB-1QTY)	30	$	29.47	Chief Bld Official		
	Logging/Closure	10	$	9.82	Chief Bld Official		
	Soft Cost	Flat	$	50.00			
	Est Total	.....	$	110.88	.....		
	Actual Permit Cost	.....	$	55.00	.....	**No change**	
	Difference	.....	**$**	**(55.88)**	.....		
Alteration to Building	Initial Entry	30	$	19.51	Comm Dev Tech	**Alteration to Building**	
(Permit 20251276: Dwelling Remodel including kitchen, bathroom, laundry) BLD: $9,900; ELE: $8,000; PLB: $1,600	Processing	30	$	19.51	Comm Dev Tech		
	Contact/Scheduling	70	$	50.38	Permit Tech	*($6/1000 w/ $75min. Per Trade)*	
	Inspect (BLD-2QTY)	60	$	58.94	Chief Bld Official		
	Inspect (ELE-3QTY)	90	$	88.41	Chief Bld Official		
	Inspect (PLB-2QTY)	60	$	58.94	Chief Bld Official		
	Logging/Closure	70	$	68.76	Chief Bld Official		
	Soft Cost	Flat	$	50.00			
	Est Total	.....	$	414.44	.....	$	414.44
	Actual Permit Cost	.....	$	169.40	.....	$	225.00
	Difference	.....	**$**	**(245.04)**	.....	**$**	**(189.44)**
Addition to Building	Initial Entry	60	$	39.01	Comm Dev Tech	**Addition to Building**	
(Permit 20241016: 17 x 13 (221 sq.ft. addition to dwelling). (BLD: $150,000; ELE: $6,400; PLB: $11,900; HVAC: $10,000; ZN: $N/A but requires rv/ins)	Processing	30	$	19.51	Comm Dev Tech		
	Building Review	30	$	29.47	Chief Bld Official	*(.11/sq.ft w/ $150min. BLD-ELE-PLB-HVAC)*	
	Zoning Review	30	$	26.16	Zoning Admin	*(.08/sq.ft w/ $100min. ZN)*	
	Contact/Scheduling	130	$	93.56	Permit Tech	*(Reviews - $200/Project)*	
	Inspect (ZN-2QTY)	60	$	52.31	Zoning Admin		
	Inspect (BLD-4QTY)	120	$	117.88	Chief Bld Official		
	Inspect (ELE-3QTY)	90	$	76.02	Electrical Inspector		
	Inspect (PLB-2QTY)	60	$	58.94	Chief Bld Official		
	Inspect (HVAC-2QTY)	60	$	58.94	Chief Bld Official		
	Logging/Closure	130	$	127.70	Chief Bld Official		
	Soft Cost	Flat	$	200.00			
	Est Total	.....	$	899.49	.....	$	899.49
	Actual Permit Cost	.....	$	315.00	.....	$	900.00
	Difference	.....	**$**	**(584.49)**	.....	**$**	**0.51**
New Construction	Initial Entry	60	$	39.01	Comm Dev Tech	**New Construction**	
(Permit 20250900: New 1,734 sq.ft. dwelling, Forest Creek Subdivision) (BLD: $300,000; ELE: $20,000, PLB: $20,000; HVAC: $20,000; ZN: $N/A but requires rv/insp)	Processing	30	$	19.51	Comm Dev Tech		
	Building Review	30	$	29.47	Chief Bld Official	*(.11/sq.ft w/ $250min. BLD-ELE-PLB-HVAC)*	
	Zoning Review	30	$	26.16	Zoning Admin	*(.08/sq.ft w/ $150min. ZN)*	
	Contact/Scheduling	200	$	143.93	Permit Tech	*(Reviews - $200/Project)*	
	Inspect (ZN-2QTY)	60	$	52.31	Zoning Admin		
	Inspect (BLD-7QTY)	210	$	206.29	Chief Bld Official		
	Inspect (ELE-4QTY)	120	$	101.36	Electrical Inspector		
	Inspect (PLB-4QTY)	120	$	117.88	Chief Bld Official		
	Inspect (HVAC-3QTY)	92	$	90.37	Chief Bld Official		
	Logging/Closure	200	$	196.47	Chief Bld Official		
	Soft Cost	Flat	$	200.00			
Single-Family	**Est Total**	.....	$	1,222.75	.....	$	1,222.75
(without $43 seal)	**Actual Permit Cost**	.....	$	1,120.00	.....	$	1,350.00
	Difference	.....	**$**	**(102.75)**	.....	**$**	**127.25**

COMMERCIAL PERMIT FEES

REVISED 04/01/2026

NOTE: State review required for all new buildings over 50,000 cu.ft. buildings or additions over 100,000 cu.ft.

Plan Review — **No plan examinations, approvals or inspections shall be made until fees are received.**

Building Area (SQ.FT)	Building Plans	HVAC Plans	Zoning Plans
Less than 2,500	$ 250.00	$ 150.00	$ 75.00
2,500-5,000	$ 300.00	$ 200.00	$ 100.00
5,001-10,000	$ 500.00	$ 300.00	$ 150.00
10,001-20,000	$ 700.00	$ 400.00	$ 200.00
20,001-30,000	$ 1,100.00	$ 500.00	$ 300.00 (MAX)
30,001-40,000	$ 1,400.00	$ 800.00	
40,001-50,000	$ 1,900.00	$ 1,100.00	
50,001-75,000	$ 2,600.00	$ 1,400.00	
75,001-100,000	$ 3,300.00	$ 2,000.00	
100,001-200,000	$ 5,400.00	$ 2,600.00	
200,001-300,000	$ 9,500.00	$ 6,100.00	
300,001-400,000	$ 14,000.00	$ 8,800.00	
400,001-500,000	$ 16,700.00	$ 10,800.00	
Over 500,000	$ 18,000.00	$ 12,100.00	
	Per SPS Ch. 302 - Table 302.31-2		

NOTE: Adopting State Schedule + Outlined local zoning tier

Inspections — **Inspections are separate from Plan Reviews Fees**

Work Type	Trade	First 10,000 sq.ft.	Remaining sq.ft.	Minimum	Maximum
NEW CONSTRUCTION	Building, Fire Alarm, Fire Suppression	$0.10/sq.ft.	$0.05/sq.ft.	$ 500.00	N/A
	Electrical	$0.07/sq.ft.	$0.03/sq.ft.	$ 500.00	N/A
	HVAC	$0.07/sq.ft.	$0.03/sq.ft.	$ 500.00	N/A
	Plumbing	$0.07/sq.ft.	$0.03/sq.ft.	$ 500.00	N/A
	Zoning	$0.07/sq.ft.	$0.03/sq.ft.	$ 150.00	$ 300.00

NOTE: Same scaling, min. 500, up from 200

Work Type	Trade	First 10,000 sq.ft.	Remaining sq.ft.	Minimum	Maximum
ADDITIONS	Building, Fire Alarm, Fire Suppression	$0.10/sq.ft.	$0.05/sq.ft.	$ 400.00	N/A
	Electrical	$0.07/sq.ft.	$0.03/sq.ft.	$ 400.00	N/A
	HVAC	$0.07/sq.ft.	$0.03/sq.ft.	$ 400.00	N/A
	Plumbing	$0.07/sq.ft.	$0.03/sq.ft.	$ 400.00	N/A
	Zoning	$0.07/sq.ft.	$0.03/sq.ft.	$ 150.00	$ 300.00

NOTE: Same scaling, min. 400, up from 100

NOTE: First 10,000 sq.ft. calculated at full rate. Remaining sq.ft. calculated at reduced rate. Add both for total. If less than minimum, minimum will apply.

Work Type	Trade	Project Value (labor/materials)	Minimum	Maximum
ALTERATIONS TO EXISTING	Building (Alteration Level 1)	$5.00/$1,000	$ 150.00	N/A
	Building (Alteration Level 2)	$10.00/$1,000	$ 150.00	N/A
	Electrical	$5.00/$1,000	$ 100.00	N/A
	HVAC	$5.00/$1,000	$ 100.00	N/A
	Plumbing	$5.00/$1,000	$ 100.00	N/A
	Zoning	$5.00/$1,000	$ 100.00	N/A
	Fire Alarm	$5.00/$1,000	$ 100.00	N/A
	Fire Suppression	$5.00/$1,000	$ 100.00	N/A

NOTE: Calcuations were not changed, but minimums were increased from $60.
NOTE: Added Fire Alarm and Fire Suppression. Existed internally, added to schedule for clarification.
NOTE: Eliminated maximum fee for zoning.

Considerations

(Alteration Level 1): See (2021 IEBC - 602.1)
(Alteration Level 2): See (2021 IEBC - 603.1)
(Alteration Level 3): Adheres to Lvl 2 Calculation

(General Reduction): Once the Building trade exceeds $15,000,000 in value, the Building trade project value calculation drops from $10.00/$1,000 down to $5.00/$1,000, regardless of Alteration Level, for any value exceeding the base $15,000,000.

NOTE: Review flat fee schedule for minor improvements (ex. Roofing, siding, fences, driveways, sheds, pergolas, etc.)

Work Type		
OTHER	Reinspection for a failed inspection	**$100.00**
	Early start (demolition)	**$100.00**
	Early start (footings and foundation)	**$300.00**
	Temporary Use	**$150.00**
	Temporary occupancy - Initial	**$150 minimum or 5% of total permit fees**
	Temporary occupancy - Extension	**$100.00**
	Moving of buildings over public ways	**$100.00**
	Wrecking or razing buildings	**$150.00**
	Failure to obtain approved permit prior to commencement of work	
	First violation	**Double permit fees**
	Subsequent violation	**Double permit fees, plus citation**
	Abnormalities	
	All Trades (Plan Review OR Inspections)	**As determined by the Building Inspection Superintendent, with approval from the Director of Community Development**
	Zoning (Plan Review OR Inspections)	**As determined by the Zoning Administrator, with approval from the Director of Community Development**
	Other	**As determined by the Director of Community Development**

NOTE: Increased to mirror new minimum, up from $60. Used with discretion & with chronic failure.
NOTE: Increased to mirror new minimum, up from $50.
NOTE: No change in cost, covers all footing and foundation inspections.
NOTE: For one-time occupancy of space. EX: Spirit Halloween
NOTE: Temporary occupancy for new builds additions, and/or alterations. EX. Noble Clinic
NOTE: Extensions of existing temporary occupancy.

- Employment benefit expenses, not including retirement and social security figures, have been included.
- Estimated time does not account for anomalies (complex cases, failed inspections, loan/grant work, etc.)
- Time stamped logs for permit records were utilized for the estimated time tables.

PERMIT FEE COMPARISONS

- Soft Costs = Additional charges (phones, vehicles, equipment/utility, etc)
  - 1-8 Inspections = $50
  - 8+ Inspections = $200

COMMERCIAL

2025 (Existing) Schedule						2026 (Proposed) Schedule	
Work Type	**Task**	**Time/Min.**	**Cost**		**Employee**	**Work Type**	
Water Heater *(aka over-the-counter)*	Initial Entry	10	$	7.20	Permit Tech	**Water Heater**	
	Processing	10	$	7.20	Permit Tech		
	Contact/Scheduling	10	$	7.20	Permit Tech	*(Alteration to Building schedule)*	
	Inspect (PLB-1QTY)	30	$	29.47	Chief Bld Official	*(PLB - $100 min.)*	
	Logging/Closure	10	$	9.82	Chief Bld Official		
	Soft Cost	Flat	$	50.00			
	Est Total	.....	$	110.88	.....	$	110.88
	Actual Permit Cost	.....	$	60.00	.....	$	100.00
	Difference	.....	**$**	**(50.88)**	.....	**$**	**(10.88)**
Roof Replacement *(Permit 20230732: Roof Replacement for Old National Bank) BLD: $96,239*	Initial Entry	30	$	21.59	Comm Dev Tech	**Roof Replacement**	
	Processing	10	$	6.50	Comm Dev Tech		
	Review	30	$	29.47	Chief Bld Official		
	Contact/Scheduling	10	$	6.50	Permit Tech	*(Flat fee schedule - $300)*	
	Inspect (BLD-1QTY)	60	$	58.94	Chief Bld Official		
	Logging/Closure	15	$	14.74	Chief Bld Official		
	Soft Cost	Flat	$	50.00			
	Est Total	.....	$	187.74	.....	$	187.74
	Actual Permit Cost	.....	$	481.20	.....	$	300.00
	Difference	.....	**$**	**293.46**	.....	**$**	**112.26**
Alteration to Building *(Permit 20220005: Firehouse subs Interior Remodel, Local Review) BLD: $144,000; ELE: $47,500; PLB: $37,500*	Initial Entry	90	$	64.77	Comm Dev Tech	**Alteration to Building**	
	Processing	60	$	43.18	Comm Dev Tech		
	Contact/Scheduling	90	$	58.52	Permit Tech		
	Building Review	180	$	176.82	Chief Bld Official		
	Inspect (BLD-3QTY)	180	$	16.14	Chief Bld Official	*($5/1000, exceed minimums of 150 & 100)*	
	Inspect (ELE-2QTY)	120	$	101.36	Electrical Inspector		
	Inspect (PLB-2QTY)	120	$	10.76	Chief Bld Official		
	Logging/Closure	270	$	265.23	Chief Bld Official		
	Soft Cost	Flat	$	200.00			
	Communications	540	$	530.46	Chief Bld Official		
	Code Review	540	$	530.46	Chief Bld Official		
	Est Total	.....	$	1,997.69	.....	$	1,997.69
	Actual Permit Cost	.....	$	2,059.03	.....	$	2,082.00
	Difference	.....	**$**	**61.34**	.....	**$**	**84.31**
Addition to Building *(Permit 20241053: 1200 sq.ft. Dunkin Addition w/ drive-thru). BLD: $200,500; ELE: $74,630; PLB: $80,915; HVAC: $73,700; ZN: N/A, but requires RV/INSP*	Initial Entry	120	$	86.36	Comm Dev Tech	**Addition to Building**	
	Processing	90	$	64.77	Comm Dev Tech		
	Building Review	120	$	117.88	Chief Bld Official	*(First 10k - .10/sq.ft & Diff+ .07/sq.ft -BLD)*	
	Zoning Review	60	$	52.31	Zoning Admin	*(First 10k - .07/sq.ft & Diff+ .03/sq.ft -ELE-HVAC-PLB)*	
	Contact/Scheduling	170	$	122.34	Permit Tech	*(.02/sq.ft -ZN)*	
	Inspect (ZN-2QTY)	120	$	104.62	Zoning Admin	*BLD Review: $250*	
	Inspect (BLD-4QTY)	240	$	235.76	Chief Bld Official	*ZN Review: $75*	
	Inspect (ELE-5QTY)	300	$	253.40	Electrical Inspector	*Min./Trade = 150*	
	Inspect (PLB-6QTY)	360	$	353.64	Chief Bld Official		
	Inspect (HVAC-5QTY)	300	$	294.70	Chief Bld Official		
	Logging/Closure	130	$	127.70	Chief Bld Official		
	Soft Cost	Flat	$	200.00			
	Communications	300	$	294.70			
	Code Review	300	$	294.70			
	Est Total	.....	$	2,602.89	.....	$	2,602.89
	Actual Permit Cost	.....	$	570.00	.....	$	1,825.00
	Difference	.....	**$**	**(2,032.89)**	.....	**$**	**(777.89)**
Addition to Building *(Permit 20230166/ 20230372/ 20230371: 379 sq.ft. Steel King vestibule Addition). BLD: $900,000; ELE: $8,500; HVAC: $10,000; ZN N/A, but requires RV/INSP*	Initial Entry	120	$	78.02	Comm Dev Tech	**Addition to Building**	
	Processing	90	$	58.52	Comm Dev Tech		
	Building Review	120	$	117.88	Chief Bld Official	*(First 10k - .10/sq.ft & Diff+ .07/sq.ft -BLD)*	
	Zoning Review	60	$	52.31	Zoning Admin	*(First 10k - .07/sq.ft & Diff+ .03/sq.ft -ELE-HVAC-PLB)*	
	Contact/Scheduling	140	$	100.75	Permit Tech	*(.02/sq.ft -ZN)*	
	Inspect (ZN-2QTY)	120	$	104.62	Zoning Admin	*BLD Review: $250*	
	Inspect (BLD-8QTY)	480	$	471.52	Chief Bld Official	*ZN Review: $75*	
	Inspect (ELE-2QTY)	120	$	101.36	Electrical Inspector	*Min./Trade = $150*	
	Inspect (HVAC-2QTY)	120	$	117.88	Chief Bld Official		
	Logging/Closure	420	$	412.58	Chief Bld Official		
	Soft Cost	Flat	$	200.00			
	Communications	240	$	235.76			

	Code Review	240	$	235.76			
	Est Total	.....	$	2,286.96	.....	$	2,286.96
	Actual Permit Cost	.....	$	450.00	.....	$	1,750.00
	Difference	.....	**$**	**(1,836.96)**	.....	**$**	**(536.96)**
New Construction *(Permit 20240578: 36,376 sq.ft. New Clinic Facility) BLD: $8,398,649; ELE: $1,175,754, PLB: $574,950; HVAC: $1,738,825; ZN: $N/A but requires rv/insp)*	Initial Entry	180	$	129.54	Comm Dev Tech	**New Construction**	
	Processing	150	$	107.95	Comm Dev Tech		
	Zoning Review	90	$	78.47	Zoning Admin	*(First 10k - .10/sq.ft & Diff+ .07/sq.ft -BLD)*	
	Contact/Scheduling	530	$	381.42	Permit Tech	*(First 10k - .07/sq.ft & Diff+ .03/sq.ft -ELE-HVAC-PLB)*	
	Inspect (ZN-2QTY)	120	$	104.62	Zoning Admin	*(.02/sq.ft -ZN)*	
	Inspect (BLD-16QTY)	1440	$	1,414.56	Chief Bld Official	*BLD Review: N/A - State*	
	Inspect (ELE-11QTY)	990	$	836.22	Electrical Inspector	*ZN Review: $75min-250max*	
	Inspect (PLB-16QTY)	1440	$	1,414.56	Chief Bld Official		
	Inspect (HVAC-8QTY)	720	$	707.28	Chief Bld Official		
	Logging/Closure	1590	$	1,561.91	Chief Bld Official		
	Soft Cost	Flat	$	200.00			
	Communications	540	$	530.46			
	Code Review	540	$	530.46			
	Est Total	.....	$	7,997.45	.....	$	7,997.45
	Actual Permit Cost	.....	$	7,292.64	.....	$	7,892.64
	Difference	.....	**$**	**(704.81)**	.....	**$**	**(104.81)**
New Construction *(Permit 20250491: 2376 sq.ft. Incubator 6) BLD: $75,000; ELE: $2,500, PLB: $5,371; ZN: $N/A but requires rv/insp)*	Initial Entry	180	$	117.03	Comm Dev Tech	**New Construction**	
	Processing	150	$	97.53	Comm Dev Tech		
	Zoning Review	90	$	78.47	Zoning Admin	*(First 10k - .10/sq.ft & Diff+ .07/sq.ft -BLD)*	
	Contact/Scheduling	120	$	86.36	Permit Tech	*(First 10k - .07/sq.ft & Diff+ .03/sq.ft -ELE-HVAC-PLB)*	
	Inspect (ZN-2QTY)	120	$	104.62	Zoning Admin	*(.02/sq.ft -ZN)*	
	Inspect (BLD-6QTY)	360	$	353.64	Chief Bld Official	*BLD Review: N/A - State*	
	Inspect (ELE-3QTY)	180	$	152.04	Electrical Inspector	*ZN Review: $75min-300max*	
	Inspect (PLB-3QTY)	180	$	176.82	Chief Bld Official		
	Logging/Closure	360	$	353.64	Chief Bld Official		
	Soft Cost	Flat	$	200.00			
	Communications	300	$	294.70			
	Code Review	300	$	294.70			
	Est Total	.....	$	2,309.54	.....	$	2,309.54
	Actual Permit Cost	.....	$	937.60	.....	$	2,225.00
	Difference	.....	**$**	**(1,371.94)**	.....	**$**	**(84.54)**

Department of Community Development Fee Schedule

Other Permit Fees

REVISED 04/01/2026

Code Enforcement Fees		
Inspection without notice (e.g. snow and ice)	**$60.00**	**NOTE: Up from $50**
Reinspection after slip (pink slip)	**$90.00**	**NOTE: Up from $75**
Reininsepction after initial notice	**$120.00**	**NOTE: Up from $100**
Administrative Surcharge	**+15%**	**NOTE: New. Not currently recuperating costs.**
Rental Registration / Inspection Program		
Mandatory Rental Registration Program		
Initial registration	**$10.00 per property (no charge for online)**	
Change in registration	**$10.00 per property (no charge for online)**	
Voluntary Rental Inspection Program		
Initial inspection	**$75.00 trip charge plus $50.00 per unit**	
Self preinspection with no violations	**50% off of the per unit charge**	
Reinspection for failed inspections	**$75.00 trip charge plus $25.00 per unit**	
Privately inspected	**$25.00**	
Historic Preservation/Design Review Commission		
Design Review (Minor - Internal Approval)	**$50.00**	**NOTE: New. Not currently recuperating costs.**
Design Review (Major - Commission Approval)	**$100.00**	**NOTE: New. Not currently recuperating costs.**
Demolition Review	**$100.00**	**NOTE: New. Not currently recuperating costs.**
Zoning Reviews		
Project Reviews		
Ordinary High Water Mark Determination	**$100.00**	**NOTE: New. Not currently recuperating costs.**
Shoreland and/or Floodplain Review	**$100.00**	**NOTE: New. Not currently recuperating costs.**
Annexation		
Annexation (includes permanent zoning)	**$300.00**	**NOTE: No change. Removed verbiage 'plus 10/acre'.**
Conditional Use		
Conditional use permit	**$400.00**	**NOTE: Up from $300**
Conditional use permit amendment	**$300.00**	**NOTE: Up from $250**
Land Division		
Certified survey map - City limits	**$75.00**	**NOTE: Up from $50**
Certified survey map - Extraterritorial limits	**$50.00**	**NOTE: Separated City and Extreaterritorial CSM fees**
Subdivision preliminary plat	**$350.00**	**NOTE: Up from $300.00 plus $10.00/lot**
Subdivision final plat	**$200.00**	**NOTE: Up from $50**
Ordinance Amendments		
Ordinance amendments	**$400.00**	**NOTE: Up from $300**
Comprehensive plan amendments	**$450.00**	**NOTE: Up from $350**
Planned Development District/Planned Unit Development		
Planned development district	**$500.00**	**NOTE: Up from $300 plus $10/acre (max $500)**
Planned development district amendment	**$300.00**	
Rezoning		
District change (not PDD/PUD)	**$400.00**	**NOTE: Up from $300**
Right-of-Way Vacations		
Alley or Street	**$350.00**	
Signs		
Variance	**$250.00**	**NOTE: Up from $200**
Site, Building, and Landscape Review		
Major (< 1 acre of land disturbed)	**$400.00**	**NOTE: Up from $250**
Major (>1 acre of land disturbed	**$500.00**	**NOTE: New**
Variance (Board of Zoning Appeals)		

Administrative appeal (fee refunded if overturned)	**$200.00**	**NOTE: Remain same**
Variance	**$350.00**	**NOTE: Up from $300**
Miscellaneous		
Park fees		
Single family	**$300.00/dwelling unit**	
Duplex	**$250.00/dwelling unit or $500.00/duplex**	
Recreational Impact Fee		
Multiple family	**$200.00/unit**	
Mobile home	**$200.00/mobile home lot**	
Zoning verification letters	**$150.00 per parcel**	**NOTE: Up from $100**
Unspecified planning or zoning action (not requiring legal publication)	**$150.00**	
Unspecified planning or zoning action (requiring legal publication)	**$300.00**	

FLAT FEE PERMITS

REVISED 04/01/2026

Work Type		RES	COMM		
Roofing only permit		$55.00	$300.00	*	
Siding only permit		$55.00	$300.00	*	
Windows/doors only permit		$55.00	$300.00	*	
Water Heater replacement		$55.00	N/A		
Furnace and air conditioning replacement		$55.00	N/A		
Air conditioning only replacement		$55.00	N/A		
Boiler replacement/addition		$55.00	N/A		
Driveway or parking lot replacement/addition	*	$75.00	$75.00		NOTE: Up from $55
Deck replacement/addition	*	$100.00	N/A		
Sign	*	$75.00	$75.00		NOTE: Up from $55
Water and/or sewer lateral replacement		$55.00	N/A		
Water valve replacement/installation		$55.00	N/A		
Fence		$55.00	$55.00		
Renewable Energy System	*	$100.00	N/A		
Lawn Irrigation		$55.00	$100.00		
Prefabricated sheds/carports w/o electricity	*	$55.00	N/A		
Standby Generator		$100.00	N/A		NOTE: New
Service (Temporary)		$55.00	$100.00		NOTE: New
Service (Permanent)		$55.00	N/A		NOTE: New

NOTE: Work type pricing with an asterik (*) includes associated review.

Department of Community Development Fee Schedule

Effective date 1/1/2024

Building and Structure Inspection Fees	
Residential Permit Fees	
Plan Review	
One- and two-family dwellings	
New one- and two-family dwellings (building)	**$0.02/sq.ft., $40.00 minimum**
New one- and two-family dwellings (electrical)	**$0.01/sq.ft., $40.00 minimum**
New one- and two-family dwellings (HVAC)	**$0.01/sq.ft., $40.00 minimum**
New one- and two-family dwellings (plumbing)	**$0.01/sq.ft., $40.00 minimum**
New one- and two-family dwellings (zoning)	**$0.02/sq.ft., $40.00 minimum**
Additions to one- and two-family dwellings (building)	**$0.02/sq.ft., $20.00 minimum**
Additions to one- and two-family dwellings (electrical)	**$0.01/sq.ft., $20.00 minimum**
Additions to one- and two-family dwellings (HVAC)	**$0.01/sq.ft., $20.00 minimum**
Additions to one- and two-family dwellings (plumbing)	**$0.01/sq.ft., $20.00 minimum**
Additions to one- and two-family dwellings (zoning)	**$0.02/sq.ft., $20.00 minimum**
Alterations to one- and two-family dwellings (building)	**$1.00/$1,000 valuation, $20.00 minimum**
Alterations to one- and two-family dwellings (electrical)	**$1.00/$1,000 valuation, $20.00 minimum**
Alterations to one- and two-family dwellings (HVAC)	**$1.00/$1,000 valuation, $20.00 minimum**
Alterations to one- and two-family dwellings (plumbing)	**$1.00/$1,000 valuation, $20.00 minimum**
Alterations to one- and two-family dwellings (zoning)	**$1.00/$1,000 valuation, $20.00 minimum**
Accessory buildings (garages, sheds, carports, etc. not listed in individual permits) or structures (pools, patios, etc. not listed in individual permits)	
New accessory buildings or structures (building)	**$0.01/sq.ft., $20.00 minimum**
New accessory buildings or structures (electrical)	**$0.01/sq.ft., $20.00 minimum**
New accessory buildings or structures (HVAC)	**$0.01/sq.ft., $20.00 minimum**
New accessory buildings or structures (plumbing)	**$0.01/sq.ft., $20.00 minimum**
New accessory buildings or structures (zoning)	**$0.01/sq.ft., $20.00 minimum**
Additions to accessory buildings or structures (building)	**$0.01/sq.ft., $20.00 minimum**
Additions to accessory buildings or structures (electrical)	**$0.01/sq.ft., $20.00 minimum**
Additions to accessory buildings or structures (HVAC)	**$0.01/sq.ft., $20.00 minimum**
Additions to accessory buildings or structures (plumbing)	**$0.01/sq.ft., $20.00 minimum**
Additions to accessory buildings or structures (zoning)	**$0.01/sq.ft., $20.00 minimum**
Alterations to accessory buildings or structures (building)	**$1.00/$1,000 valuation, $20.00 minimum**
Alterations to accessory buildings or structures (electrical)	**$1.00/$1,000 valuation, $20.00 minimum**
Alterations to accessory buildings or structures (HVAC)	**$1.00/$1,000 valuation, $20.00 minimum**
Alterations to accessory buildings or structures (plumbing)	**$1.00/$1,000 valuation, $20.00 minimum**
Alterations to accessory buildings or structures (zoning)	**$1.00/$1,000 valuation, $20.00 minimum**
Inspections	
Individual permits (includes inspection and zoning)	
Roofing only permit	**$55.00**
Siding only permit	**$55.00**
Windows/doors only permit	**$55.00**
Water Heater replacement	**$55.00**
Furnace and air conditioning replacement	**$55.00**
Air conditioning only replacement	**$55.00**
Boiler replacement/addition	**$55.00**
Driveway or parking lot replacement/addition	**$55.00**
Deck replacement/addition	**$80.00**
Sign	**$55.00**
Water and/or sewer lateral replacement	**$55.00**
Water valve replacement/installation	**$55.00**
Fence	**$55.00**
Renewable Energy System	**$55.00**
Lawn Irrigation	**$55.00**
Prefabricated sheds/carports w/o electricity upto 200 sq. ft.	**$55.00**
Standby Generator	**$55.00**
One- and two-family dwellings	
New one- and two-family dwellings (building)	**$0.10/sq.ft., $200.00 minimum**
New one- and two-family dwellings (electrical)	**$0.10/sq.ft., $200.00 minimum**
New one- and two-family dwellings (HVAC)	**$0.10/sq.ft., $200.00 minimum**
New one- and two-family dwellings (plumbing)	**$0.10/sq.ft., $200.00 minimum**
New one- and two-family dwellings (zoning)	**$0.06/sq.ft., $120.00 minimum**

Additions to one- and two-family dwellings (building)	**$0.10/sq.ft., $55.00 minimum**
Additions to one- and two-family dwellings (electrical)	**$0.10/sq.ft., $55.00 minimum**
Additions to one- and two-family dwellings (HVAC)	**$0.10/sq.ft., $55.00 minimum**
Additions to one- and two-family dwellings (plumbing)	**$0.10/sq.ft., $55.00 minimum**
Additions to one- and two-family dwellings (zoning)	**$0.06/sq.ft., $55.00 minimum**
Alterations to one- and two-family dwellings (building)	**$6.00/$1,000 valuation, $55.00 minimum**
Alterations to one- and two-family dwellings (electrical)	**$6.00/$1,000 valuation, $55.00 minimum**
Alterations to one- and two-family dwellings (HVAC)	**$6.00/$1,000 valuation, $55.00 minimum**
Alterations to one- and two-family dwellings (plumbing)	**$6.00/$1,000 valuation, $55.00 minimum**
Alterations to one- and two-family dwellings (zoning)	**$6.00/$1,000 valuation, $55.00 minimum**

Accessory buildings (garages, sheds, carports, etc. not included in indinidual permits) or structures (pools, patios, etc. not included in individual permits)

New accessory buildings or structures (building)	**$0.10/sq.ft., $35.00 minimum**
New accessory buildings or structures (electrical)	**$0.10/sq.ft., $35.00 minimum**
New accessory buildings or structures (HVAC)	**$0.10/sq.ft., $35.00 minimum**
New accessory buildings or structures (plumbing)	**$0.10/sq.ft., $35.00 minimum**
New accessory buildings or structures (zoning)	**$0.06/sq.ft., $35.00 minimum**
Additions to accessory buildings or structures (building)	**$0.10/sq.ft., $35.00 minimum**
Additions to accessory buildings or structures (electrical)	**$0.10/sq.ft., $35.00 minimum**
Additions to accessory buildings or structures (HVAC)	**$0.10/sq.ft., $35.00 minimum**
Additions to accessory buildings or structures (plumbing)	**$0.10/sq.ft., $35.00 minimum**
Additions to accessory buildings or structures (zoning)	**$0.06/sq.ft., $35.00 minimum**
Alterations to accessory buildings or structures (building)	**$6.00/$1,000 valuation, $35.00 minimum**
Alterations to accessory buildings or structures (electrical)	**$6.00/$1,000 valuation, $35.00 minimum**
Alterations to accessory buildings or structures (HVAC)	**$6.00/$1,000 valuation, $35.00 minimum**
Alterations to accessory buildings or structures (plumbing)	**$6.00/$1,000 valuation, $35.00 minimum**
Alterations to accessory buildings or structures (zoning)	**$6.00/$1,000 valuation, $35.00 minimum**

Other fees

Plan review not identified	**$60.00 per hour (one hour minimum per review)**
Inspections not identified	**$60.00 per hour (one hour minimum per visit)**
Reinspection for a failed inspection	**$60.00**
Early start (demolition)	**$50.00**
Early start (footings and foundation)	**$150.00**
Temporary electrical service	**$60.00**
Temporary occupancy	**$100.00**
Moving of buildings over public ways	**$100.00**
Wrecking or razing buildings	
Principal buildings	**$100.00**
Accessory buildings	**$50.00**
Wisconsin building permit seal	**Cost, plus $10.00**
Failure to obtain approved permit prior to commencement of work	
First violation	**Double permit fees**
Subsequent violation	**Double permit fees, plus citation**
Abnormalities	
Building, Electrical, HVAC, and Plubming - plan review and inspections	**As determined by the Chief Building Official, with approval from the Director of Community Development**
Zoning - plan review and inspections	**As determined by the Zoning Administrator, with approval from the Director of Community Development**
Other	**As determined by the Director of Community Development**

Commercial Permit Fees

Plan Review

Principal commercial buildings (state review required for all new buildings over 50,000 cu.ft. buildings or additions over 100,000 cu.ft.)

New commercial buildings (building)	**$0.02/sq.ft., $150.00 minimum, $500.00 maximum**
New commercial buildings (electrical)	**$0.01/sq.ft., $75.00 minimum, $500.00 maximum**
New commercial buildings (HVAC)	**$0.01/sq.ft., $75.00 minimum, $500.00 maximum**
New commercial buildings (plumbing)	**$0.01/sq.ft., $75.00 minimum, $500.00 maximum**
New commercial buildings (zoning)	**$0.02/sq.ft., $75.00 minimum, $250.00 maximum**
Additions to commercial buildings (building)	**$0.02/sq.ft., $150.00 minimum, $500.00 maximum**
Additions to commercial buildings (electrical)	**$0.01/sq.ft., $75.00 minimum, $500.00 maximum**
Additions to commercial buildings (HVAC)	**$0.01/sq.ft., $75.00 minimum, $500.00 maximum**
Additions to commercial buildings (plumbing)	**$0.01/sq.ft., $75.00 minimum, $500.00 maximum**
Additions to commercial buildings (zoning)	**$0.02/sq.ft., $75.00 minimum, $250.00 maximum**
Alterations to commercial buildings (building)	**$1.00/$1,000 valuation, $100.00 minimum, $500.00 maximum**
Alterations to commercial buildings (electrical)	**$0.50/$1,000 valuation, $50.00 minimum, $250.00 maximum**

Alterations to commercial buildings (HVAC)	**$0.50/$1,000 valuation, $50.00 minimum, $250.00 maximum**
Alterations to commercial buildings (plumbing)	**$0.50/$1,000 valuation, $50.00 minimum, $250.00 maximum**
Alterations to commercial buildings (zoning)	**$0.50/$1,000 valuation, $50.00 minimum, $250.00 maximum**

Accessory buildings (garages, sheds, carports, etc.) or structures (pools, patios, etc.)

New commercial accessory buildings or structures (building)	**$0.02/sq.ft., $25.00 minimum, $250.00 maximum**
New commercial accessory buildings or structures (electrical)	**$0.01/sq.ft., $25.00 minimum, $150.00 maximum**
New commercial accessory buildings or structures (HVAC)	**$0.01/sq.ft., $25.00 minimum, $150.00 maximum**
New commercial accessory buildings or structures (plumbing)	**$0.01/sq.ft., $25.00 minimum, $150.00 maximum**
New commercial accessory buildings or structures (zoning)	**$0.02/sq.ft., $25.00 minimum, $250.00 maximum**
Additions to commercial accessory buildings or structures (building)	**$0.02/sq.ft., $25.00 minimum, $250.00 maximum**
Additions to commercial accessory buildings or structures (electrical)	**$0.01/sq.ft., $25.00 minimum, $150.00 maximum**
Additions to commercial accessory buildings or structures (HVAC)	**$0.01/sq.ft., $25.00 minimum, $150.00 maximum**
Additions to commercial accessory buildings or structures (plumbing)	**$0.01/sq.ft., $25.00 minimum, $150.00 maximum**
Additions to commercial accessory buildings or structures (zoning)	**$0.02/sq.ft., $25.00 minimum, $250.00 maximum**
Alterations to commercial buildings or structures (building)	**$1.00/$1,000 valuation, $25.00 minimum, $250.00 maximum**
Alterations to commercial buildings or structures (electrical)	**$0.50/$1,000 valuation, $25.00 minimum, $150.00 maximum**
Alterations to commercial buildings or structures (HVAC)	**$0.50/$1,000 valuation, $25.00 minimum, $150.00 maximum**
Alterations to commercial buildings or structures (plumbing)	**$0.50/$1,000 valuation, $25.00 minimum, $150.00 maximum**
Alterations to commercial buildings or structures (zoning)	**$0.50/$1,000 valuation, $25.00 minimum, $150.00 maximum**

Inspections

Principal commercial buildings (state review required for all new buildings over 50,000 cu.ft. buildings or additions up to 100,000 cu.ft.)

New commercial buildings (building)	**$0.10/sq.ft. (< or = 10,000 sq.ft.) and $0.05/sq.ft. (>10,000 sq.ft.), $200.00 minimum**
New commercial buildings (electrical)	**$0.07/sq.ft. (< or = 10,000 sq.ft.) and $0.03/sq.ft. (>10,000 sq.ft.), $200.00 minimum**
New commercial buildings (HVAC)	**$0.07/sq.ft. (< or = 10,000 sq.ft.) and $0.03/sq.ft. (>10,000 sq.ft.), $200.00 minimum**
New commercial buildings (plumbing)	**$0.07/sq.ft. (< or = 10,000 sq.ft.) and $0.03/sq.ft. (>10,000 sq.ft.), $200.00 minimum**
New commercial buildings (zoning)	**$0.02/sq.ft., $75.00 minimum, 250.00 maximum**
Additions to commercial buildings (building)	**$0.10/sq.ft. (< or = 10,000 sq.ft.) and $0.05/sq.ft. (>10,000 sq.ft.), $100.00 minimum**
Additions to commercial buildings (electrical)	**$0.07/sq.ft. (< or = 10,000 sq.ft.) and $0.03/sq.ft. (>10,000 sq.ft.), $100.00 minimum**
Additions to commercial buildings (HVAC)	**$0.07/sq.ft. (< or = 10,000 sq.ft.) and $0.03/sq.ft. (>10,000 sq.ft.), $100.00 minimum**
Additions to commercial buildings (plumbing)	**$0.07/sq.ft. (< or = 10,000 sq.ft.) and $0.03/sq.ft. (>10,000 sq.ft.), $100.00 minimum**
Additions to commercial buildings (zoning)	**$0.02/sq.ft., $75.00 minimum, 250.00 maximum**
Alterations to commercial buildings (building)	**$10.00/$1,000 valuation, $60.00 minimum**
Alterations to commercial buildings (electrical)	**$5.00/$1,000 valuation, $60.00 minimum**
Alterations to commercial buildings (HVAC)	**$5.00/$1,000 valuation, $60.00 minimum**
Alterations to commercial buildings (plumbing)	**$5.00/$1,000 valuation, $60.00 minimum**
Alterations to commercial buildings (zoning)	**$5.00/$1,000 valuation, $50.00 minimum, $150.00 maximum**

Accessory buildings (garages, sheds, carports, etc.) or structures (pools, patios, etc.)

New commercial accessory buildings or structures (building)	**$0.10/sq.ft., $25.00 minimum**
New commercial accessory buildings or structures (electrical)	**$0.10/sq.ft., $25.00 minimum**
New commercial accessory buildings or structures (HVAC)	**$0.10/sq.ft., $25.00 minimum**
New commercial accessory buildings or structures (plumbing)	**$0.10/sq.ft., $25.00 minimum**
New commercial accessory buildings or structures (zoning)	**$0.05/sq.ft., $25.00 minimum, $250.00 maximum**
Additions to commercial accessory buildings or structures (building)	**$0.10/sq.ft., $25.00 minimum**
Additions to commercial accessory buildings or structures (electrical)	**$0.10/sq.ft., $25.00 minimum**
Additions to commercial accessory buildings or structures (HVAC)	**$0.10/sq.ft., $25.00 minimum**
Additions to commercial accessory buildings or structures (plumbing)	**$0.10/sq.ft., $25.00 minimum**
Additions to commercial accessory buildings or structures (zoning)	**$0.05/sq.ft., $25.00 minimum, $250.00 maximum**
Alterations to commercial buildings or structures (building)	**$10.00/$1,000 valuation, $25.00 minimum**
Alterations to commercial buildings or structures (electrical)	**$10.00/$1,000 valuation, $25.00 minimum**
Alterations to commercial buildings or structures (HVAC)	**$10.00/$1,000 valuation, $25.00 minimum**
Alterations to commercial buildings or structures (plumbing)	**$10.00/$1,000 valuation, $25.00 minimum**
Alterations to commercial buildings or structures (zoning)	**$5.00/$1,000 valuation, $25.00 minimum, $150.00 maximum**

Other fees

Plan review not identified	**$60.00 per hour (one hour minimum per review)**
Inspections not identified	**$60.00 per hour (one hour minimum per visit)**
Reinspection for a failed inspection	**$60.00**
Early start (demolition)	**$50.00**
Early start (footings and foundation)	**$300.00**
Change of use	**$100.00**
Temporary electrical service	**$60.00**

Temporary occupancy	**$100.00**
Moving of buildings over public ways	**$100.00**
Wrecking or razing buildings	**$100.00**
Principal buildings	**$200.00**
Accessory buildings	**$50.00**
Failure to obtain approved permit prior to commencement of work	
First violation	**Double permit fees**
Subsequent violation	**Double permit fees, plus citation**
Abnormalities	
Building, Electrical, HVAC, and Plubming - plan review and inspections	**As determined by the Chief Building Official, with approval from the Director of Community Development**
Zoning - plan review and inspections	**As determined by the Zoning Administrator, with approval from the Director of Community Development**
Other	**As determined by the Director of Community Development**
Code Enforcement Fees	
Inspection without notice and abatement (e.g. snow and ice)	**$50.00**
Reinspection after slip notification (pink slip/usually bulk items)	**$75.00**
Reinspection after initial notice and mailed notice	**$100.00**
Rental Registration / Inspection Program	
Mandatory Rental Registration Program	
Initial registration	**$10.00 per property (no charge for online)**
Change in registration	**$10.00 per property (no charge for online)**
Voluntary Rental Inspection Program	
Initial inspection	**$75.00 trip charge plus $50.00 per unit**
Self preinspection with no violations	**50% off of the per unit charge**
Reinspection for failed inspections	**$75.00 trip charge plus $25.00 per unit**
Privately inspected	**$25.00**
Plan Commission and Board of Zoning Appeals Fees	
Annexation	
Annexation (includes permanent zoning)	**$300.00 plus $10.00/acre (maximum of $500.00)**
Conditional Use	
Conditional use permit	**$300.00 plus $10.00/acre (maximum of $500.00)**
Conditional use permit amendment	**$250.00**
Land Division	
Certified survey map	**$50.00 plus $10.00/lot**
Subdivision preliminary plat	**$300.00 plus $10.00/lot**
Subdivision final plat	**$50.00**
Ordinance Amendments	
Ordinance amendments	**$300.00**
Comprehensive plan amendments	**$350.00**
Planned Development District/Planned Unit Development	
Planned development district	**$300.00 plus $10.00/acre (maximum of $500.00)**
Planned development district amendment	**$300.00**
Rezoning	
District change (not PDD/PUD)	**$300.00 plus $10.00/acre (maximum of $500.00)**
Right-of-Way Vacations	
Alley or Street	**$350.00**
Signs	
Variance	**$200.00**
Site, Building, and Landscape Review	
Major (plan commission review)	**$250.00**
Variance (Board of Zoning Appeals)	
Administrative appeal (fee refunded if overturned)	**$150.00**
Variance	**$300.00**
Miscellaneous	
Park fees	
Single family	**$300.00/dwelling unit**
Duplex	**$250.00/dwelling unit or $500.00/duplex**
Recreational Impact Fee	
Multiple family	**$200.00/unit**
Mobile home	**$200.00/mobile home lot**
Zoning verification letters	**$100.00 per parcel**
Unspecified planning or zoning action (not requiring legal publication)	**$150.00**
Unspecified planning or zoning action (requiring legal publication)	**$300.00**
Historic Review (if going to Commission)	**$50.00**
Miscellaneous Departmental Fees	
Copying costs - (black and white 8.5"x11")	**$0.25/page**
Copying costs - (black and white 8.5"x14")	**$0.50/page**

Copying costs - (black and white 11"x17")	**$0.50/page**
Copying costs - CD	**$5.00**
Copying costs - DVD	**$10.00**
Copying costs - (color 8.5"x11")	**$0.50/page**
Copying costs - (color 8.5"x14")	**$1.00/page**
Copying costs - (color 11"x17")	**$1.00/page**
Copying costs - large scale maps	**Costs vary, will be based on actual reproduction cost**
Mail/Postage	**Costs vary, will be based on actual postage cost**
Search fee	**Actual amount based on salary/wages of person required to do search, when such search cost is over $50.00.**

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

Chapter SPS 302

FEE SCHEDULE

Subchapter I — Miscellaneous
SPS 302.001 Scope.
SPS 302.02 Handling, copying and miscellaneous fees.
SPS 302.04 Miscellaneous plan reviews, inspections and services.
SPS 302.06 Fee assessment and collection.
SPS 302.07 Fee refunds.
SPS 302.08 Waiver of fee assessments.
SPS 302.09 Priority review.
SPS 302.10 Projects without approval.

Subchapter II — Safety Services
SPS 302.11 Boilers and pressure vessels.
SPS 302.12 Anhydrous ammonia systems.
SPS 302.13 Mechanical refrigeration systems.
SPS 302.15 Elevators, power dumbwaiters, escalators, moving walks and ramps, lifts for accessibility and material lifts.
SPS 302.17 Mines, pits and quarries.
SPS 302.18 Explosive materials.
SPS 302.19 Fireworks manufacturing plants.
SPS 302.20 Amusement rides.
SPS 302.21 Passenger ropeways.

Subchapter III — Buildings
SPS 302.31 Buildings, structures, heating, ventilation and fire protection systems.
SPS 302.33 Manufactured homes.
SPS 302.34 One- and two-family dwellings, multifamily dwellings, manufactured dwellings, manufactured multifamily dwellings, and camping units.
SPS 302.35 Electrical systems.

Subchapter IV — Gas Systems
SPS 302.44 Gas system equipment.

Subchapter V — Material Approvals and Petitions
SPS 302.51 Material approvals.
SPS 302.52 Petitions for variance.

Subchapter VI — Building Water Systems
SPS 302.61 Miscellaneous inspections, reviews and services.
SPS 302.635 Lot restriction waivers.
SPS 302.64 Plumbing systems.
SPS 302.645 Cross connection control assemblies.
SPS 302.65 Private onsite wastewater treatment systems.
SPS 302.66 Product and standard approvals.
SPS 302.67 Sanitary permits.
SPS 302.675 Privy registrations.
SPS 302.68 Public swimming pool and water attraction plan review and inspection fees.

Note: Chapter Ind 69 as it existed on June 30, 1992 was repealed and a new chapter ILHR 2 was created effective July 1, 1992. Chapter ILHR 2 was renumbered Comm 2 under s. 13.93 (2m) (b) 1., Stats., and corrections made under s. 13.93 (2) (b) 6. and 7., Stats., Register, October, 1996, No. 490. Corrections made under s. 13.93 (2m) (b) 6. and 7., Stats., Register, February, 1997, No. 494; corrections made under s. 13.93 (2m) (b) 7., Stats., Register, February, 1999, No. 518. Chapter Comm 2 was renumbered chapter SPS 302 under s. 13.92 (4) (b) 1., Stats., Register December 2011 No. 672.

Subchapter I — Miscellaneous

SPS 302.001 Scope. The fees established in this chapter shall be paid to the Wisconsin department of safety and professional services, for providing those services authorized in the Wisconsin Statutes. The divisions may withhold providing services to individuals who have past due accounts with the division.

Note: All checks or money orders are to be made payable to Wisconsin department of safety and professional services.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; correction made under s. 13.92 (4) (b) 6., Stats., Register December 2011 No. 672.

SPS 302.02 Handling, copying and miscellaneous fees. (1) HANDLING FEES. (a) The department may charge a handling fee, determined at $30.00 per hour, with a minimum fee of $30.00, in addition to any other fee provided in this chapter, to offset administrative costs.

(b) A handling fee of $60.00 per plan shall be charged to the submitting party for any plan which is submitted to the department, entered into the department's plan system and, then, requested to be returned by the submitting party prior to review. This fee does not apply to building plan components, other than the original building or heating and ventilation plan noted in s. SPS 302.31 (1) (a), submitted after the original plan submittal.

(2) PHOTOCOPYING FEES. A photocopying fee of $0.30 per page may be charged.

(3) PLAN REPRODUCTION FEES. A fee of $6.00 per plan sheet shall be charged to the submitting party for plan reproduction on plan sheets larger than legal size. Plan sheets at or smaller than legal size may be charged the normal photocopying fee.

(4) PLAN APPROVAL — ADDITIONAL SETS. A maximum of 5 sets of plans shall be stamped approved without additional fees being charged. Upon request, additional sets of plans identical to previously approved plans shall be stamped approved upon receipt of a $25.00 fee per plan.

Note: The 5 sets include the one set retained by the department.

(5) FEE FOR EXTENSION OF PLAN APPROVAL. The examination fee for a plan previously approved by the department for which an approval extension is requested shall be $120.00 per plan.

(6) MAILING LISTS. The fee for mailing lists shall be $30.00 for the first 1,000 names and $6.00 for each 1,000 names thereafter. This fee shall be doubled, if gummed labels are requested.

(7) COMPUTER INFORMATION. Information from computer files is available for the costs incurred in generating the data requested.

(8) INSPECTION AND COPYING OF FILES, PLANS AND SPECIFICATIONS. The department shall allow inspection and copying of all files and plans, specifications and related materials filed with the department, except as follows:

(a) The department may restrict, on a case by case basis, the right of inspection or copying of files and plans, specifications and related materials where the possible harm to the public interest outweighs the benefits of inspection or copying for the following types of buildings and facilities:

1. Banks, savings and loans, credit unions, securities dealers and other types or parts of buildings where large sums of money, negotiable securities or valuables are stored in secured areas;

2. Jails and other correctional institutions;

3. Public facilities regularly used for the storage or evaluation of evidence in criminal proceedings;

4. Armories;

5. Public broadcasting facilities;

6. Power generating facilities;

7. Museums and libraries; and

8. Noncommercial storage tanks which store heating oil for consumptive use on the premises.

9. Buildings that are or are anticipated to be owned by or leased to the state.

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

(b) The department shall allow inspection or copying of files and plans, specifications and related materials of all buildings in response to lawful subpoena or written requests from law enforcement agencies.

(c) Prior to any inspection or copying of files and plans, specifications and related materials, a written, signed application shall be obtained from the person requesting the inspection or copying. The application shall contain a general description of the files or premises for which inspection or copying is requested and the full name, address and telephone number of the requester. The written request shall contain a statement that any information obtained from the inspection or copying shall not be used for any unlawful purpose or unfair competitive practice, and that the information set out therein is true and correct. The department will consider the information supplied in the request in conjunction with the type of buildings noted in par. (a) in determining whether the request for inspection or copying shall be granted. The department may transmit a copy of this statement to the owner and submitter of the documents being inspected or copied.

(d) The department may charge a reasonable amount to defray its costs in providing copies.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (1) (a), r. and recr. (4), cr. (4m), Register, July, 2000, No. 535, eff. 9-1-00; correction in (1) (b) made under s. 13.93 (2m) (b) 7., Stats., Register, July, 2000, No. 535; CR 05-038: r. (7), cr. (8) (a) 9. Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. (1) to (4), renum. (4m) to (6) to be (5) to (7) and am. (5) and (6) Register November 2008 No. 635, eff. 12-1-08; correction in (1) (b) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.04 Miscellaneous plan reviews, inspections and services. (1) MISCELLANEOUS PLAN REVIEWS. Unless specified otherwise in this chapter, the fee for department costs incurred in performing miscellaneous plan reviews shall be $80.00 per hour per plan, with a minimum fee of $80.00 per plan.

(2) MISCELLANEOUS INSPECTIONS AND INVESTIGATIONS. Unless specified otherwise in this chapter, fees for department costs incurred in performing miscellaneous inspections or investigations, including special inspections for alterations, fabrication, repairs, testing, electrical construction and quality assurance methods, which are either provided on request or to satisfy administrative code requirements, shall be determined and assessed in accordance with Table 302.04. An additional amount may be charged to cover all expenses, including travel time, mileage, meals and lodging. Travel expenses shall be limited to those allowed under ss. 16.53 and 20.916, Stats., and collective bargaining agreements.

Table 302.04
Miscellaneous Inspections and Investigations Fees

Individual Special Inspections	Fee Per Hour Per Inspector
1. Inspections performed between the hours of 7:45 a.m. and 4:30 p.m. on weekdays Monday through Friday	$80.00
2. Inspections performed on Saturdays, Sundays, holidays and at times other than scheduled in 1.	$120.00
3. For supervising the American Society of Mechanical Engineers (ASME) joint review and audit and for conducting shop audits, Monday through Friday	$120.00

(3) MINIMUM CHARGE. In reference to Table 302.04 lines 1. and 2., a minimum charge of 4 hours shall be assessed for all special inspections required during fabrication and testing of ASME code items.

(4) MISCELLANEOUS GOODS AND SERVICES. The department may collect a fee for providing goods and services related to work that has been delegated by the department to authorized agents, municipalities or other state agencies based upon actual cost.

(5) INSPECTION ASSESSMENTS. The department may inspect any installation which is also inspected by a certified inspector. When the department inspection confirms that the inspection report is incomplete, invalid or unacceptable, the department shall assess the inspector or his or her employer a fee determined in accordance with sub. (2).

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (1), r. and recr. (2), cr. (2m), Register, July, 2000, No. 535, eff. 9-1-00; CR 05-025: renum. Comm 2.16 to be (4) and am. Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. (1) and Table 2.04, renum. (2m) to (4) to be (3) to (5) and am. (3) Register November 2008 No. 635, eff. 12-1-08; correction in (2), (3) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.06 Fee assessment and collection. (1) ASSESSMENT. Unless specified otherwise in this chapter, registration, inspection and all other fees in this chapter shall be paid annually before registration is processed by the department.

(2) COLLECTION. All fees not paid within 60 calendar days after the first invoice date may be assessed a late payment fee equal to one percent per month of the outstanding balance.

(3) MONTHLY BILLING SERVICE. Upon request and advance approval, the department may bill for services rendered on a monthly basis rather than requiring payment on an individual fee basis. Advance approval shall be obtained from the director in charge of the affected program. The decision to grant the request shall be based on the applicant's past record of paying for the service, the credit rating from a recognized credit organization or a letter of financial reference concerning loan and account information from a financial institution.

(4) CHARGE CARD. The department may accept fee payment by electronic payment.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am (2), r. Table 2.06, Register, July, 2000, No. 535, eff. 9-1-00; CR 08-039: am. (4) Register November 2008 No. 635, eff. 12-1-08.

SPS 302.07 Fee refunds. (1) GENERAL. If a request for a permit, for which a fee is paid and a processing time is specified, is not processed by the department within the time specified, a refund of 50% of the fee paid shall be made to the person who paid for the request for the permit.

(2) DEFINITIONS. The following definitions shall apply in this section:

(a) "Fee" means the amount of money paid for a single permit or request for service, but does not mean the total amount of money which may be submitted with an application covering more than one permit or request for service.

(b) "Permit" includes an examination of plans, initial permit to operate, registration of a device, approval of a material or product, shaft excavation permit, petition for variance, permission to start construction, rental unit certificate of compliance, priority review and petition, and underground tank registration and use permit, but does not include any inspection services.

(3) PROCESSING TIME. (a) *Starting date.* When an appointment process exists for a specific type of permit, the permit processing time shall begin on the appointment date. When an appointment process does not exist for a specific type of permit, the permit processing time shall begin on the day after receipt of the request for the permit whether submitted by mail or in person. When the department finds a permit application has been submitted with inadequate information or fees, the application will be placed on hold and the department will notify the applicant of the information needed to process the application. Upon receipt of the complete information, the department will process the permit, except that the length of the processing time shall start over and the processing time shall begin the day after the receipt of the additional information or fees.

(b) *Ending date.* The ending date which shall be used to assess whether the permit was processed within the time period specified shall be the date the department actually made a deter-

Published under s. 35.93, Stats. Updated on the first day of each month. Entire code is always current. The Register date on each page is the date the chapter was last published.

mination to approve, deny or withhold the permit, and not the date on the correspondence noting the action or the date the permit was mailed out.

Note: The specific processing times for various permits may be found in the respective chapters where the permits are required.

(4) DETERMINATION. (a) The starting and the ending dates recorded on the computer record or individual file shall be the dates used to assess whether a refund is to be made.

(b) The initial determination as to whether the permit was processed within the time period specified shall be made by the director of the bureau responsible for issuing the permit.

(c) Determinations subject to dispute shall be forwarded to the division administrator for a final determination.

(5) PAYMENT OF REFUND FEES. (a) All refunds made by the department shall be forwarded through the United States postal service.

(b) Refunds shall be mailed to the person who paid for the request for the permit at the address of record indicated on the department's request for service forms.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (2) (b), Register, October, 1996, No. 490, eff. 11-1-96; am. (2) (b), Register, July, 2000, No. 535, eff. 9-1-00; CR 06-119: am. (3) (a) and (4) (a) Register July 2007 No. 619, eff. 8-1-07.

SPS 302.08 Waiver of fee assessments. All or a portion of any fee may be waived upon a determination of indigency. Waivers under this section may be granted only by the secretary of the department.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92.

SPS 302.09 Priority review. A person may request and make an appointment with the department to facilitate the examination of plans, or the review of a product or material for approval, on a priority basis. The fee for examination or review on a priority basis shall be twice the normal rate, based on the appropriate rate specified in this chapter. Scheduling on a priority basis shall be contingent upon the department having sufficient time and staff to accommodate the request.

History: CR 05-038: cr. Register October 2005 No. 598, eff. 11-1-05.

SPS 302.10 Projects without approval. The plan examination fees specified in this chapter shall be doubled for projects where the installation, erection or construction was initiated without the required departmental approval.

History: CR 05-038: cr. Register October 2005 No. 598, eff. 11-1-05.

Subchapter II — Safety Services

SPS 302.11 Boilers and pressure vessels. (1) BOILER FEES. Inspection fees for boilers shall be determined in accordance with Table 302.11-1.

(2) PRESSURE VESSEL FEES. Inspection fees for pressure vessels shall be determined in accordance with Table 302.11-2.

(3) REINSPECTION FEES. A fee of $80.00 per inspection shall be assessed for inspections made by the department to gain compliance with ch. SPS 341, after orders have been issued by the department.

Table 302.11-1
Boiler Inspection Fees

Type of Boiler	Heating Surface Area (Square Feet)	Type of Inspection	
		Internal	External
1. Miniature	20 or less	$35.00	$35.00
2. Power	21-250	$80.00	$80.00
3.	251-1,000	$180.00	$120.00
4.	1,001-10,000	$240.00	$170.00
5.	Over 10,000	$630.00	$290.00
6. Heating	N/A		
7. - With manhole		$140.00	$60.00
8. - Without manhole		$130.00	$60.00
9. - Multiple boilers in one building		$60.00 per boiler or $320.00 per 4 hour inspection period, whichever is less	

Table 302.11-2
Pressure Vessel Inspection Fees

Volume of Pressure Vessels (Cubic Feet)	Operating Pressure (psig)	Type of Inspection
		Internal or External
1. All sizes	Less than 15	No Fee
2. 11 or less	15 or more	No Fee
3. 12-200	15 or more	$50.00
4. 201-500	15 or more	$120.00
5. Over 500	15 or more	$140.00
6. Multiple pressure vessels in one building	---	$50.00 per vessel or $320.00 per 4 hour inspection period, whichever is less

(5) FEE FOR FAILURE TO HAVE BOILER OR PRESSURE VESSEL READY FOR INSPECTION. A fee equal to 50% of the applicable inspection fee shall be assessed for failure to have the boiler or pressure vessel ready for inspection on the date specified, unless the department is notified, in writing, 7 business days prior to the specified inspection date.

(6) PERMIT TO OPERATE. The fee for the issuance of a permit to operate each boiler or pressure vessel shall be $50.00.

(7) PIPING INVESTIGATION. Fees related to piping investigations performed by the department shall be determined in accordance with s. SPS 302.04 (2).

(8) NATIONAL BOARD EXAM. The fee for the application for and the administration of the national board of boiler and pressure vessel inspectors competency examination shall be $250.00.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; corrections in (3), (4) and (6) made under s. 13.93 (2m) (b) 7., Stats., Register, November, 1999, No. 527; am. (3), (4) and (6) and Tables 2.11-1 and 2.11-2, cr. (7), Register, July, 2000, No. 535, eff. 9-1-00; CR 05-025: am. Tables 2.11-1 and 2.11-2 and (5), r. (4), cr. (8) Register October 2005 No. 598, eff. 11-1-01; CR 08-039: am. (3), (8) and Tables 2.11-1 and 2.11-2 Register November 2008 No. 635, eff. 12-1-08; CR 09-050: am. (6) Register December 2009 No. 648, eff. 1-1-10; correction in (1), (2), (3), (7) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

SPS 302.12 Anhydrous ammonia systems. (1) PLAN EXAMINATION AND INSPECTION FEES. A fee of $700.00 shall be submitted for plan examination and external inspection of each new anhydrous ammonia handling or storage facility.

(2) PERIODIC INSPECTION FEES. (a) *Storage facilities.* Fees for the required periodic inspection of storage facilities shall be $150.00 per facility.

(b) *Nurse tanks.* Fees for the required periodic inspection of nurse tanks shall be determined in accordance with Table 302.12.

Table 302.12
Nurse Tank Inspection Fees

Nurse Tanks Per Site	Fee
1. 10 or less	$80.00
2. 11-30	$120.00
3. 31-50	$200.00
4. Over 50	$250.00

(3) REINSPECTION FEES. A fee in accordance with s. SPS 302.04 (2) shall be assessed for inspections made by the department to gain compliance with ch. SPS 343, after orders directing compliance have been issued by the department.

(4) PERMIT TO OPERATE. The fee for the issuance of a permit to operate each anhydrous ammonia system shall be $50.00.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (1), (2) (a) and (3) and Table 2.12, Register, July, 2000, No. 535, eff. 9-1-00; CR 05-038: am. (1), cr. (2m) Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. (1), (2) and Table 2.12, renum. (2m) and (3) to be (3) and (4) Register November 2008 No. 635, eff. 12-1-08; CR 09-050: am. (4) Register December 2009 No. 648, eff. 1-1-10; correction in (2) (b), (3) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.13 Mechanical refrigeration systems. (1) INSPECTION FEES. (a) The inspection fees, based on the aggregate tonnage of the mechanical refrigeration system, shall be determined in accordance with Table 302.13.

Table 302.13
Mechanical Refrigeration Inspection Fees

Capacity in Tons	Inspection Fee
1. Less than 3	No fee
2. 3-25	$60.00
3. 26-100	$100.00
4. 101-250	$130.00
5. 251-500	$210.00
6. 501-750	$290.00
7. 751-1,000	$350.00
8. Over 1,000	$400.00

Note: For the purpose of assessing the inspection fee, the capacity of a mechanical refrigeration system will be determined in tons. One ton of refrigeration capacity is considered to be the equivalent of abstracting heat at the rate of 12,000 Btu per hour.

(b) Fees related to steel-piping inspections performed by the department shall be determined in accordance with s. SPS 302.04 (2).

(2) REINSPECTION FEES. A fee of $80.00 per inspection shall be assessed for inspections made by the department to gain compliance with ch. SPS 345, after orders directing compliance have been issued by the department.

(3) PERMIT TO OPERATE. The fee for the issuance of a permit to operate each mechanical refrigeration system shall be $50.00.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; correction in (3) (c) made under s. 13.93 (2m) (b) 7., Stats., Register, November, 1994, No. 467; r. (3), Register, October, 1996, No. 490, eff. 11-1-96; am. Table 2.13 and (2), Register, July, 2000, No. 535, eff. 9-1-00; CR 05-038: cr. (1m) Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. Table 2.13, renum. (1m) and (2) to be (2) and (3) and am. (2) Register November 2008 No. 635, eff. 12-1-08; CR 09-050: am. (3) Register December 2009 No. 648, eff. 1-1-10; CR 10-011: renum. (1) to be (1) (a), cr. (1) (b) Register August 2010 No. 656, eff. 9-1-10; correction in (1) (a), (b), (2) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.15 Elevators, power dumbwaiters, escalators, moving walks and ramps, lifts for accessibility and material lifts. (1) PLAN EXAMINATION, APPLICATION AND INITIAL INSPECTION FEES. Fees for the initial inspection and for the examination of plans or for an application for installation or alteration, or both, submitted in accordance with the requirements of s. SPS 318.1007 or 318.1008, shall be determined in accordance with Table 302.15. A reinspection fee as specified in Table 302.15 shall be charged for each inspection conducted until the installation or alteration qualifies for a permit to operate.

(2) PERIODIC INSPECTION AND REINSPECTION FEES. Fees for periodic inspections and reinspections of all classes of elevators and lifting devices within the scope of ch. SPS 318 shall be determined in accordance with Table 302.15. An inspection fee shall also be charged for each reinspection of an elevator in accordance with Table 302.15 until the installation or alteration qualifies for a permit to operate.

(3) FEE FOR FAILURE TO HAVE EQUIPMENT READY FOR INSPECTION. A fee equal to 50% of the applicable inspection fee shall be assessed for failure to have the elevator or lifting device ready for inspection on the date specified, unless the department is notified, in writing, 7 business days prior to the specified inspection date.

(4) PERMIT TO OPERATE. The fee for the issuance of a permit to operate each conveyance shall be $50.00.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (3) and r. Table 2.15-2, Register, October, 1996, No. 490, eff. 11-1-96; emerg. r. and recr., eff. 6-1-97; r. and recr., Register, January, 1998, No. 505, eff. 2-1-98; am. (1) and (3), Register, November, 1999, No. 527, eff. 12-1-99; am. (1) to (3), cr. (2m), Register, July, 2000, No. 535, eff. 9-1-00; correction in (1) made under s. 13.93 (2m) (b) 7., Stats., Register November 2004 No. 587; CR 05-038: am. Table 2.15-1, Table 2.15-2, and (2m) Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. (1) and (2), r. Tables 2.15-1 and 2.15-2, cr. Table 2.15, renum. (2m) and (3) to be (3) and (4) Register November 2008 No. 635, eff. 12-1-08; CR 09-050: am. (4) Register December 2009 No. 648, eff. 1-1-10; correction in (1), (2) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672; correction in (1) made under s. 13.92 (4) (b) 7., Stats., Register December 2017 No. 744.

Table 302.15
Plan Examination and Inspection Fees for Elevators, Escalators and Lift Devices

Type of Unit	Plan Examination		Type of Inspection		
			Acceptance or Acceptance Re-inspection		
	New Installations	Alterations, Repairs and Remodeling	New Installations	Alterations, Repairs and Remodeling	Periodic or Periodic Re-inspection
1. Traction elevator, other elevator driving machines	$400.00	$200.00	$800.00	$400.00	$320.00
2. Hydraulic elevator	$320.00	$160.00	$720.00	$360.00	$240.00
3. Dumbwaiter, platform lift, stair chair lift, special application elevator	$320.00	$160.00	$640.00	$320.00	$160.00
4. Escalator, moving walk	$320.00	$160.00	$800.00	$400.00	$320.00

SPS 302.17 Mines, pits and quarries. (1) SUBMITTAL REQUIREMENTS. The person or firm operating the crushing, screening or washing equipment shall submit, with the fee specified in sub. (2), the name of the mine, pit or quarry; the name of the company; the mailing address; the telephone number; and the type of product to be mined, such as ore, stone, clay, lime or aggregate.

(2) SAFETY SERVICE. The annual safety service fee for each metal or nonmetal mine, pit or quarry shall be based on the size of the respective operation for the calendar year. Production records shall be made available upon request. The fee shall be determined in accordance with Table 302.17. This fee does not apply to mines, pits or quarries used for private domestic use.

Note: The department intends to review the fees in Table 302.17 with the Mines, Pits and Quarries Advisory Council by June 1, 2001, and annually thereafter.

Table 302.17
Annual Production Safety Service Fee

Annual Production (Tons Per Year)	Annual Safety Service Fee
1. Less than 50,000	$70.00
2. 50,000-100,000	$140.00
3. 100,001-200,000	$280.00
4. 200,001-300,000	$420.00
5. 300,001-400,000	$560.00
6. 400,001-500,000	$700.00
7. Over 500,000	$1,120.00

(3) SHAFT EXCAVATION PERMIT. The fee for obtaining a shaft excavation permit shall be $400.00 per permit.

(4) MISCELLANEOUS INSPECTIONS. The fee for miscellaneous consultation inspections provided on request shall be in accordance with s. SPS 302.04 (2).

(5) TRAINING. The fee for annual refresher training provided by the department and required by the federal mine safety and health administration shall be $330.00 per course.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (1) and (2) and Table 2.17, renum. (3) (a) and (c) to be (3) and (4) and am., r. (3) (b) and (4), Register, July, 2000, No. 535, eff. 9-1-00; CR 02-042: am. Table 2.17 and (5), Register October 2002 No. 562, eff. 11-1-02; CR 08-039: am. Table 2.17 Register November 2008 No. 635, eff. 12-1-08; correction in (2), (4) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.18 Explosive materials. (1) USE. Fees for conducting a safety inspection of the use of explosive materials shall be assessed in accordance with s. SPS 302.04 (2). Use of explosive materials shall include the storage of daily supplies.

(2) PERMANENT STORAGE. Fees for conducting a safety inspection of a permanent explosive materials storage facility shall be determined in accordance with Table 302.18. The fees are based on the combined volume of one or more magazines at any given site. This inspection fee applies to blasters and explosive materials contractors working independently of mine, pit or quarry operations.

Table 302.18
Explosive Materials Storage Facility Inspection Fees

Quantity of Explosives	Fee
Storage Per Site	
1. Less than 100 cubic feet	$80.00
2. 100-500 cubic feet	$120.00
3. Over 500 cubic feet	$160.00

(3) TEMPORARY STORAGE IN A COMMUNITY. Fees for department costs incurred in the performance of safety inspections of temporary explosive materials storage magazines in a community shall be $80.00 per magazine.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; r. (1) and Table 2.18-1, Register, October, 1996, No. 490, eff. 11-1-96; renum. (2) to be (1) to (3) and am., am. Table 2.18, Register, July, 2000, No. 535, eff. 9-1-00; CR 08-039: am. Table 2.18 Register November 2008 No. 635, eff. 12-1-08; correction in (1), (2) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.19 Fireworks manufacturing plants. Fees for department costs incurred in the performance of inspection of fireworks manufacturing plants shall be determined in accordance with s. SPS 302.04 (2).

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; r. (2), Register, October, 1996, No. 490, eff. 11-1-96; am. Register, July, 2000, No. 535, eff. 9-1-00; correction made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.20 Amusement rides. (1) PLAN EXAMINATION, DATA REVIEW, REGISTRATION AND INSPECTIONS. Fees for amusement rides shall be determined in accordance with the following schedule:

(a) Plan examination for new amusement ride tramways..... $280.00 per plan submittal.

Note: See ch. SPS 333 for definitions of tramways.

(b) Review of engineering analysis and test data associated with the acceptance of amusement rides..... $280.00 per ride.

(c) 1. Annual registration for all amusement rides..... $55.00 per ride.

2. Late registration fee for failure to register amusement ride before opening it to the public..... $200.00 per ride.

(d) Initial inspection of custom-built, site-specific amusement rides not used in a portable mode..... per s. SPS 302.04 (2).

(e) Periodic inspection of coin operated kiddie rides..... $70.00 per ride.

(f) Periodic inspection of Class 1 amusement rides..... $140.00 per ride.

(g) Periodic inspection of Class 2 amusement rides, except amusement rides that the manufacturer estimates require more than 40 work hours for erection..... $250.00 per ride.

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

(h) Periodic inspection of Class 2 amusement rides that the manufacturer estimates require more than 40 work hours for erection ..... $350.00 per ride.

(i) Periodic inspection of amusement ride tramways..... $420.00 per tramway.

(j) Reinspection fee for noncompliance with orders previously issued by the department..... $100.00 per ride.

Note: See ch. SPS 334 for definitions of ride classes.

(2) FEE ASSESSMENT AND COLLECTION. Registration and outstanding inspection fees for amusement rides shall be paid before registration is processed by the department.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (1), Register, July, 2000, No. 535, eff. 9-1-00; CR 08-039: am. (1) (a), (b) and (2), renum. (1) (c), (d) to (h) and (k) to be (1) (c) 1., (e) to (i) and (j) and am., cr. (1) (c) 2. and (d), r. (1) (i) and (j) Register November 2008 No. 635, eff. 12-1-08; correction in (1) (d) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.21 Passenger ropeways. (1) PLAN EXAMINATION FEE. Fees for the examination of plans for passenger ropeways shall be determined in accordance with Table 302.21-1.

Table 302.21-1
Plan Examination Fees for Passenger Ropeways

Type of Passenger Ropeway	Fee Per Plan
1. Gondola lifts and rides	$780.00
2. Chair lifts and rides	$580.00
3. Surface tows, except fiber and wire rope tows	$390.00
4. Fiber and wire rope tows, and conveyors	$260.00

Note: See ch. SPS 334 for definition of the term "Amusement Ride" as it applies to passenger ropeways used as amusement rides.

Note: Surface tows include T-bar, platter and similar devices.

(2) INSPECTION FEES. Fees for the inspection of new installations, annual inspections and other inspections of passenger ropeways shall be determined in accordance with Table 302.21-2.

Table 302.21-2
Inspection Fees for Passenger Ropeways

Type of Passenger Ropeway	Inspection Fee Per Installation
1. Gondola lifts and rides	$490.00
2. Chair lifts and rides:	
3. Fixed grip	$280.00
4. Detachable grip	$350.00
5. Surface tows, except fiber and wire rope tows	$210.00
6. Fiber and wire rope tows, and conveyors	$140.00

Note: See ch. SPS 334 for definition of the term "Amusement Ride" as it applies to passenger ropeways used as amusement rides.

Note: Surface tows include T-bar, platter and similar devices.

(3) LOAD TEST FEE. The fee for certifying a load test of a passenger ropeway shall be $420.00 per load test.

(4) PERMIT TO OPERATE. The fee for the issuance of a permit to operate each passenger ropeway shall be $50.00.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (3), (4), Tables 2.21-1 and 2.21-2, Register, July, 2000, No. 535, eff. 9-1-00; CR 00-132: am. Register August 2001 No. 548, eff. 9-1-01; CR 08-039: am. (3) and Tables 2.21-1 and 2.21-2 Register November 2008 No. 635, eff. 12-1-08; CR 09-050: am. (4) Register December 2009 No. 648, eff. 1-1-10; correction in (1), (2) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

Subchapter III — Buildings

SPS 302.31 Buildings, structures, heating, ventilation and fire protection systems. (1) PLAN SUBMITTAL. (a) *General.* Fees relating to the submittal of all plans, submitted in accordance with the requirements of chs. SPS 361 to 366, shall be determined in accordance with this section.

(b) *Plan review fees.* Fees relating to the submittal of all building plans, heating, ventilating and air conditioning (HVAC) plans, and fire protection system plans shall be computed on the basis of the total gross square footage of each building or affected area. The fees shall be determined in accordance with Table 302.31-1 for buildings not located in municipalities that have assumed building inspection responsibilities. The fees shall be determined in accordance with Table 302.31-2 for buildings located in agent municipalities and counties that have assumed the building inspection responsibilities specified under s. 101.12 (3) (g), Stats., and ch. SPS 361.

(c) *Multiple identical buildings.* The fees set forth in this paragraph may be applied to a project which contains multiple identical buildings. In order to qualify for the multiple identical building fee, plans for all buildings shall be submitted at the same time. The fees for the submittal of plans for the first building shall be determined in accordance with Table 302.31-1 or 302.31-2 on the basis of the total gross area of one building. The fee for each of the remaining identical buildings shall be computed on the basis of an area of less than 2,500 square feet.

(d) *Miscellaneous plans.* The fee for miscellaneous plans shall be $250 per plan. Miscellaneous plans are plans which have no building, HVAC or fire protection system plan submissions and those plans for which no area may be associated. Miscellaneous plans include, but are not limited to, all of the following:

1. Footing and foundation plans submitted prior to the submission of the building plans.

2. Exhaust systems for dust, fumes, vapors and gases.

3. Stadium, grandstand and bleacher plans, and interior bleacher plans submitted as independent projects.

4. Any building component, other than building, HVAC and fire protection systems, submitted after installation.

(e) *Permission to start construction.* The fee for a permission to start construction shall be $75.00.

(f) *Revisions.* The fee for revisions to previously approved plans and plans that have been previously reviewed but not denied shall be $75.00.

(g) *Second class city.* A second class city that is certified to perform the expanded plan examinations specified in s. SPS 361.60 (5) (b) shall submit to the department the fee specified in Table 302.31-3 for each building or structure reviewed which exceeds the limits specified in s. SPS 361.60 (5) (c).

(h) *Appointed agent.* An agent that is appointed by the department under s. 101.12 (3g), stats., to perform plan examinations shall submit to the department the fees specified in Table 302.31-3 for each building or structure reviewed under s. 101.12 (3g), Stats.

(i) *Resubmission.* The fee for building, HVAC or fire protection system plans resubmitted within 8 months following denial of plan approval shall be $250 per plan.

(2) FEE FOR PLAN ENTRY. In addition to the plan review and inspection fees for a project, each separate submission of plans for the project shall be accompanied by a $100.00 plan entry fee. When plans for multiple projects are submitted together, each project shall constitute a separate submission and requires a $100.00 plan entry fee.

Note: For example, the total fee to be submitted under Table 302.31-1 for a 15,000 square foot building that includes building plans, HVAC plans, fire alarm plans and fire suppression plans would be $800 + $450 + $200 + $200 + $100 = $1,750.

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

(3) FEE FOR MISSING A PLAN REVIEW APPOINTMENT. A fee of $60.00 may be charged for missing a plan review appointment that was processed and scheduled by the department.

(4) REINSPECTION FEE. A fee as specified in s. SPS 302.04 (2) shall be assessed for inspections made by the department to gain compliance with rules after orders have been issued by the department.

(5) COMPLETION STATEMENT. A fee of $15.00 shall be assessed for any project where the department has issued orders for a completion statement to be submitted as required by s. SPS 361.40.

(6) FEE REFUNDS. The department may refund the difference in fees between Tables 302.31-1 and 302.31-2 for projects that are abandoned prior to construction.

(7) COLLECTION OF FEES. Fees shall be remitted at the time the plans are submitted. No plan examinations, approvals or inspections shall be made until fees are received.

Table 302.31-1
Plan Review Fees for Buildings Not Located in Municipalities That Perform Inspections

	Fees			
Area (Square Feet)	**Building Plans**	**HVAC Plans**	**Fire Alarm System Plans**	**Fire Suppression System Plans**
1. Less than 2,500	$300	$180	$50	$50
2. 2,500-5,000	350	250	100	100
3. 5,001-10,000	600	350	150	150
4. 10,001-20,000	800	450	200	200
5. 20,001-30,000	1,200	600	250	250
6. 30,001-40,000	1,600	900	400	400
7. 40,001-50,000	2,100	1,200	550	550
8. 50,001-75,000	2,900	1,600	800	800
9. 75,001-100,000	3,600	2,200	1,100	1,100
10. 100,001-200,000	6,000	2,900	1,400	1,400
11. 200,001-300,000	10,500	6,700	3,300	3,300
12. 300,001-400,000	15,500	9,800	4,800	4,800
13. 400,001-500,000	18,500	12,000	6,300	6,300
14. Over 500,000	20,000	13,500	7,100	7,100

Table 302.31-2
Plan Review Fees for Buildings Located in Municipalities That Perform Inspections

	Fees			
Area (Square Feet)	**Building Plans**	**HVAC Plans**	**Fire Alarm System Plans**	**Fire Suppression System Plans**
1. Less than 2,500	$250	$150	$30	$30
2. 2,500-5,000	300	200	60	60
3. 5,001-10,000	500	300	100	100
4. 10,001-20,000	700	400	150	150
5. 20,001-30,000	1,100	500	200	200
6. 30,001-40,000	1,400	800	350	350
7. 40,001-50,000	1,900	1,100	500	500
8. 50,001-75,000	2,600	1,400	700	700
9. 75,001-100,000	3,300	2,000	1,000	1,000
10. 100,001-200,000	5,400	2,600	1,200	1,200
11. 200,001-300,000	9,500	6,100	3,000	3,000
12. 300,001-400,000	14,000	8,800	4,400	4,400
13. 400,001-500,000	16,700	10,800	5,600	5,600
14. Over 500,000	18,000	12,100	6,400	6,400

Table 302.31-3
Fees to be Forwarded to the Department
for Reviews Performed by Second Class Cities and Appointed Agents

Area (Square Feet)	Fees			
	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
1. Less than 2,500	$30	$18	$5	$5
2. 2,500-5,000	35	25	10	10
3. 5,001-10,000	60	30	15	15
4. 10,001-20,000	80	45	20	20
5. 20,001-30,000	120	60	25	25
6. 30,001-40,000	160	90	40	40
7. 40,001-50,000	210	120	55	55
8. 50,001-75,000	290	160	80	80
9. 75,001-100,000	360	220	110	110
10. 100,001-200,000	600	290	140	140
11. 200,001-300,000	1,050	670	330	330
12. 300,001-400,000	1,550	980	480	480
13. 400,001-500,000	1,850	1,200	630	630
14. Over 500,000	2,000	1,350	710	710

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. (1) (intro.), Register, March, 1995, No. 471, eff. 4-1-95; cr. (1) (a) 2. g.; r. and recr. Table 2.31-1 and 2.31-2, Register, February, 1997, No. 494, eff. 4-1-97; correction in (1) (intro.) made under s. 13.93 (2m) (b) 7., Stats., Register, November, 1999, No. 527; r. and recr. (1), (2) and Tables 2.31-1 and 2.31-2; cr. Table 2.31-3, Register, July, 2000, No. 535, eff. 9-1-00; CR 01-139: am. (1) (a), (b), (g), (h), (i), (3) and (5) Register June 2002 No. 558, eff. 7-1-02; corrections in (1) (g) and (h) made under s. 13.93 (2m) b) 7., Stats., Register January 2005 No. 589; CR 05-038: r. and recr. (2), cr. (2m), r. (3) Register October 2005 No. 598, eff. 11-1-05; CR 06-119: am. tables 2.31-1 to 2.31-3 Register July 2007 No. 619, eff. 8-1-07; CR 06-120: am. (1) (a), Register February 2008 No. 626, eff. 3-1-08; CR 08-039: am. (1) (d) to (f), (i), (5) and Tables 2.31-1, 2.31-2 and 2.31-3, renum. (2m) to be (3) Register November 2008 No. 635, eff. 12-1-08; CR 09-046: am. (1) (d) 6. and Table 2.31-1, Register March 2010 No. 651, eff. 4-1-10; CR 10-103: am. (1) (a) and (d), r. and recr. (1) (i), Register August 2011 No. 668, eff. 9-1-11; correction in (1) (a), (b), (c), (g), (h), (4), (5), (6) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672; 2017 Wis. Act 198: am. (1) (h) Register April 2018 No. 748, eff. 5-1-18.

SPS 302.33 Manufactured homes. (1) CERTIFICATION AND INSPECTION FEES. Fees for certification and inspection relative to the manufacture of manufactured homes shall be determined in accordance with Table 302.33-1.

Table 302.33-1
Certification and Inspection Fees
for Manufactured Homes

Type of Approval	Fee
1. Manufactured home inspection	Established by Contract
2. Plant inspection and certification	See s. SPS 302.04 (2)
3. Required inspection not included in the fee distribution system described in 24 CFR 3282.204 (a)	See s. SPS 302.04 (2)
4. Warranty-related inspections, reinspections or investigative actions conducted as a result of consumer complaints	See s. SPS 302.04 (2)

(2) COMMUNITY PLAN REVIEW AND INSPECTIONS. Fees for plan review and inspection of new or expanded manufactured home communities shall be determined in accordance with Table 302.33-2.

Table 302.33-2
Manufactured Home Community
Plan Examination and Inspection Fees

Proposed Number of Home Sites	Plan Examination and Initial Inspection Fee	Reinspection Fee
1. 1-20	$250.00	$160.00
2. 21-50	450.00	160.00
3. 51-100	700.00	160.00
4. 101-175	900.00	160.00
5. more than 175	1,000.00	160.00

(3) COMMUNITY PERMITS. (a) Permit fees for manufactured home communities shall be determined in accordance with Table 302.33-3.

Table 302.33-3
Manufactured Home Community Permit Fees

Number of Home Sites	Permit Fee	Permit Revision Fee
1. 1-20	$250.00	$40.00
2. 21-50	450.00	40.00
3. 51-100	700.00	40.00
4. 101-175	900.00	40.00
5. more than 175	1,000.00	40.00

(b) A late fee of $80.00 shall be required for each permit if the renewal fee is not paid before the permit expires.

(c) Agents issuing permits shall reimburse the department 37% of the permit fees specified in par. (a).

(4) CERTIFICATE OF TITLE FEES. Fees for a certificate of title for a manufactured home shall be determined in accordance with the following schedule:

(a) For filing an application for the first certificate of title..... $8.50

(b) A manufactured housing rehabilitation and recycling fee upon filing an application under par. (a) or (d) $7.00

(c) For the original notation and subsequent release of each security interest noted upon a certificate of title..... $4.00

(d) For a certificate of title after a transfer..... $8.50

(e) A supplemental title fee upon filing an application under par. (a) or (d), except that this fee shall be waived with respect to an application under par. (d) for transfer of a decedent's interest in a manufactured home to his or her surviving spouse..... $7.50

(f) For each assignment of a security interest noted upon a certificate of title..... $1.00

(g) For a replacement certificate of title..... $8.00

(h) For processing applications for certificates of title that have special handling requests for fast service..... $15.00

(i) For the reinstatement of a certificate of title previously suspended or revoked..... $25.00

(j) For conducting a file search of manufactured home title records..... $3.00

(k) For each notification under s. 101.9213 (8), Stats., that a security interest has not been satisfied..... $4.00

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. Table 2.33, Register, October, 1996, No. 490, eff. 11-1-96; am. (2), Register, July, 2000, No. 535, eff. 9-1-00; CR 05-038: am. (1) and (2) Register October 2005 No. 598, eff. 11-1-05; emerg. cr. (5), eff. 2-1-05; CR 04-135: cr. (3), (4) and (5) Register February 2006 No. 602, eff. 3-1-06; CR 08-039: am. (1), r. (2), renum. (3) to (5) and Table 2.33 to be (2) to (4) and Table 2.33-1 and am. (2), (3) and Table 2.33-1, cr. Tables 2.33-2 and 2.33-3 Register November 2008 No. 635, eff. 12-1-08; correction in (1), (2), (3), Table 302.33-1 made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.34 One- and two-family dwellings, multifamily dwellings, manufactured dwellings, manufactured multifamily dwellings, and camping units. (1) UNIFORM BUILDING PERMIT SEAL. A fee of $30.00 shall be remitted to the department at the time of application for a Wisconsin Uniform Building Permit Seal. Municipalities or UDC inspection agencies administering the Uniform Dwelling Code shall purchase one $30.00 permit seal for each new dwelling.

(2) DEPARTMENTAL INSPECTIONS. Where an employee of the department performs an on-site inspection related to the enforcement of the Uniform Dwelling Code as a result of a consumer complaint or a request by an individual in a municipality where permits are not issued and inspections are not performed, a fee may be assessed to the individual requesting the inspection determined in accordance with s. SPS 302.04 (2), with a minimum fee of $160.00 per inspection, payable in advance to the department.

(3) MULTIFAMILY DWELLINGS. Fees related to plan examination and field inspections for multifamily dwellings shall be determined in accordance with s. SPS 302.31.

(4) MODULAR HOMES. (a) Except as provided in pars. (b) and (c), where employees of the department perform plan reviews, plant evaluations, consumer complaint investigations or any other type of enforcement-related activity for modular homes, the manufacturer shall be assessed at the rates determined in accordance with s. SPS 302.04.

(b) The minimum fee for plan review shall be $80.00 per plan.

(c) The minimum fee for inspections shall be $160.00 per inspection.

(5) MANUFACTURED MULTIFAMILY DWELLINGS. (a) Fees related to plan examination and field inspections for manufactured multifamily dwellings shall be determined in accordance with s. SPS 302.31.

(b) Fees related to in-plant inspections for manufactured multifamily dwellings performed by the department shall be assessed and determined in accordance with s. SPS 302.04 (2).

(6) WISCONSIN INSIGNIAS. Fees for Wisconsin insignias shall be assessed and computed on the basis of $25.00 for each dwelling unit or camping unit.

(7) MISCELLANEOUS FEES. When the department provides goods or services not specifically covered by the fees in subs. (1) to (6), fees may be charged to persons or organizations requesting the goods and services based upon actual cost.

SPS 302.35 Electrical systems. (1) GENERAL. Fees for all permits issued and inspection services provided under s. SPS 316.011 (2) (a) shall be determined in accordance with this section.

(2) PERMIT AND INSPECTION FEE. (a) Except as provided under sub. (3), the permit and inspection fee for an electrical wiring installation described under s. SPS 316.012 (1) (a) or (b) shall be the greater of the sum of the fees determined in accordance with Table 302.35 or $160.

(b) The fee under par. (a) includes the fees for a minimum of one rough-in inspection and one final inspection.

(c) Any of the fees under Table 302.35 may, at the discretion of the department, be doubled for projects where the installation, erection, or construction of an installation component is initiated without the required permit.

Table 302.35
Commercial Electrical System Permit and Inspection Fees

Installation Component(s)	Unit of Measure	Fee
Service, including one service disconnect - 15 to 400 amperes	Each	$80.00
Service, including one service disconnect - 401 to 800 amperes	Each	$120.00
Service, including one service disconnect - over 800 amperes	Each	$160.00
Additional service disconnect	Each	$13.50
Feeder	Each	$40.00
Branch circuit – 20 amperes or less	Each	$20.00
Branch circuit – 21 to 60 amperes	Each	$30.00
Branch circuit – over 60 amperes	Each	$50.00
Temporary service and wiring	Lump sum	$240.00
Fire pump	Each	$160.00
Transformer, reactor, or similar component	Each	$40.00
Fire alarm, communication and data, and power over ethernet device	Each	$2.75
Emergency standby system, including generator, one transfer switch, and inverter	Each	$160.00
Additional emergency standby transfer switch	Each	$160.00
Solar photovoltaic system – 0-10 kW	Each	$160.00
Solar photovoltaic system – 11-20 kW	Each	$200.00
Solar photovoltaic system – over 20 kW	Each	$400.00
Swimming pool, including associated wiring	Each	$160.00
Elevator, escalator, or dumbwaiter, including associated wiring	Each	$80.00

(3) INSPECTION AGENCY PERMIT AND INSPECTION FEE. The permit and inspection fee assessed by an inspection agency for an electrical wiring installation described under s. SPS 316.012 (1) (a) or (b) may be determined by contract between the inspection agency and the department. In this subsection, "inspection agency" means an inspection agency registered under s. SPS 305.629.

(4) PLAN REVIEW FEE. A fee of $160 shall be assessed for each electrical system plan review that is required or is requested by the permit applicant.

(5) REINSPECTION FEE. A fee of $160 shall be assessed for a department reinspection conducted to gain compliance after an order has been issued by the department.

(6) REFUND OF PERMIT AND INSPECTION FEE. (a) The department may refund all or a portion of a fee assessed under sub. (2) for a project if installation of the electrical wiring has not commenced within 12 months after the date the permit is issued.

(b) The permit holder may request from the department a refund of a fee assessed under sub. (2) for a component that at the conclusion of the project has not been installed.

Note: Also see s. SPS 302.07.

(7) FEE FOR AN INCOMPLETE OR INCORRECT PERMIT. An additional fee of $80 may be assessed if a permit application is submitted with incomplete or incorrect information.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; renum. (4) to (7) to be (5) to (8), cr. (4), Register, March, 1995, No. 471, eff. 4-1-95; CR 00-159: am. (1), r. and recr. (2), r. (3), Register September 2001 No. 549 eff. 12-1-01; CR 05-038: am. (3) and (5) Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. (1), (2), (4) (title), (a) and (c) Register November 2008 No. 635, eff. 12-1-08; correction in (2), (3), (4) (a), (5) (a), (b) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672; EmR1703: emerg. am. (6), eff. 2-6-17; CR 17-017: am. (title), (6) Register March 2018 No. 747, eff. 4-1-18; CR 19-099: cr. Register June 2020 No. 774, eff. 7-1-20.

Subchapter IV — Gas Systems

Note: Section SPS 302.43 was renumbered s. ATCP 93.1605 under s. 13.92 (4) 1., Stats. under authority of 2013 Wis. Act 20, section 9138 (3) (fm) and (4) (f).

SPS 302.44 Gas system equipment. Fees for examination of plans and site inspections under ch. SPS 340 for the storage or vehicle-fuel dispensing of liquefied petroleum gas, liquefied natural gas, compressed natural gas, gaseous hydrogen or liquefied hydrogen shall be determined in accordance with Table 302.44.

Table 302.44
Plan Examination and Inspection Fees for Gas System Equipment

Activity	Fee
Plan examination	$300
Site inspection, up to 2 in conjunction with plan examination	$400 per site
Site inspection, if more than the above 2 are needed	As specified in s. SPS 302.04 (2)
Plan revision examination	$175 per revised plan
Re-inspection, for plan revision	As specified in s. SPS 302.04 (2)

History: CR 05-038: cr. Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. Table 2.44 Register November 2008 No. 635, eff. 12-1-08; CR 11-002: r. and recr. Register August 2011 No. 668, eff. 9-1-11; correction made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

Subchapter V — Material Approvals and Petitions

SPS 302.51 Material approvals. (1) The fee for department review of an application for the approval of a material, equipment or product, other than a plumbing product, or for approval of an alternate standard, shall be determined in accordance with Table 302.51.

(2) The fee for a special inspection of an installation of a material, equipment or product for which an experimental approval has been issued in accordance with s. SPS 320.18 or 361.50 shall be determined in accordance with s. SPS 302.04 (2).

Table 302.51
Material Review Fees

Action	Fee per Review Type of Review: Chapter SPS 310 and Voluntary	Alternate Product	Experimental	Alternate Standard
1. New approval	$1,000	$1,200	$2,000	$1,200
2. Renewal of approval with no changes	$750	$900	$1,500	NA*
3. Renewal of approval with changes	$1,000	$1,200	$2,000	NA*
4. Manufacturer's request for minor revision (no extension of approval period)	$200	$200	$200	NA*
5. Manufacturer's request for major revision (new approval period)	$1,000	$1,200	$2,000	NA*

*NA means not applicable

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. Register, July, 2000, No. 535, eff. 9-1-00; CR 01-139: am. (2) Register June 2002 No. 558, eff. 7-1-02; CR 05-038: am. Table 2.51 Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. (2) and Table 2.51 Register November 2008 No. 635, eff. 12-1-08; correction in (1), (2), Table 302.51 made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.52 Petitions for variance. (1) GENERAL. The department shall consider and may grant a variance from an administrative rule upon receipt of a fee, a completed petition for variance form from the owner, and a position statement from the fire department where applicable, provided an equivalency is established which meets the intent of the rule being petitioned.

(2) PETITIONS FOR VARIANCE ON RULES UNDER CHS. SPS 320 TO 325, UNIFORM DWELLING CODE, AND CH. SPS 327, CAMPING UNITS. The fee for reviewing petitions for variance on rules under chs. SPS 320 to 325, and 327 shall be $175.00 per petition.

(3) PETITIONS FOR VARIANCE ON RULES UNDER CHS. SPS 361 TO 366, COMMERCIAL BUILDING CODE. (a) Except as provided under sub. (4), the fee for reviewing petitions for variance on rules under chs. SPS 361 to 366 shall be $550.00 per petition.

(b) Except as provided in par. (d), a separate petition shall be submitted for each building, even if the buildings are similar. If, after review, it is determined that some or all of the petitions may be processed using a precedent, a portion of the variance fee may be refunded in accordance with sub. (10) (b).

(c) Where identical petitions are submitted for identical buildings with a common owner on a single piece of property, the fee for the first building shall be $550.00 and the fee for each subsequent building shall be submitted in accordance with sub. (10) (b) for precedent petitions.

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

(d) Where an identical variance is sought for identical buildings with a common owner in a single municipality, and all of the buildings are listed on one submitted petition, the fee for the first building shall be $550.00, and the fee for each subsequent building shall be $50.

(4) PETITIONS FOR VARIANCE ON HISTORIC BUILDINGS. The fee for reviewing petitions for variance on rules for historic buildings shall be $300.00 per petition.

(5) PETITIONS FOR VARIANCE ON RULES UNDER CHS. SPS 381 TO 387, UNIFORM PLUMBING CODE. The fee per petition for processing petitions for variance to rules under chs. SPS 381 to 387 shall be $300.00.

(6) PETITIONS FOR VARIANCE UNDER S. 101.055 (4), STATS. The fee for reviewing petitions for temporary, experimental and permanent variances under s. 101.055 (4), Stats., shall be $300.00 per petition.

(7) PETITIONS FOR VARIANCE, OTHER RULES. Except as provided in ch. SPS 305, the fee for reviewing petitions for variance on rules of the department, administered by the division of industry services and not specifically mentioned under this section, shall be $300.00 per petition.

(8) PRIORITY PETITIONS. (a) Upon request, the department will process petitions for variance on a priority basis. Except as specified in par. (b), the fees for processing these petitions shall be double the amounts specified in subs. (2), (3), (5) to (7) and (9).

(b) The fees for processing petitions for variance on rules for historic buildings, pursuant to s. 101.121 (3) (b), Stats., shall be as specified in sub. (4).

(9) REVISIONS. (a) Statements or conditions in a petition for variance may be revised within one year of the date of the written decision. The fee per petition for revisions to previously determined petitions for variance shall be as follows:

1. Petitions on rules under sub. (2) $50.00

2. Petitions on rules under sub. (5) $75.00

3. All other petitions $100.00

(b) For revisions requested after one year from the date of the written decision, a new petition for variance shall be submitted.

(10) ADDITIONAL AND REDUCED FEES. (a) For complex petitions for variance which require more than 8 hours to review and process, an additional fee may be charged at the rate of $80.00 per hour for each hour in excess of 8 hours. For precedent petitions for variance which require more than 3 hours to review and process, an additional fee may be charged at the rate of $80.00 per hour for each hour in excess of 3 hours.

(b) For petitions processed under sub. (3) or (4), a refund may be returned. The minimum fee per petition charged by the department shall be based on the following schedule:

1. The minimum fee for a petition for variance that is returned without decision before assignment for staff review shall be 25% of the required fee.

2. The minimum fee for a petition for variance that is returned without decision after staff review shall be 25% of the required fee plus $80.00 per hour of review and processing time.

3. The minimum fee for a non-priority petition for variance based on precedence shall be 50% of the required fee.

4. The minimum fee for a priority petition for variance based on precedence shall be 75% of the required fee.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; emerg. cr. (6m), eff. 10-1-93; cr. (6m), Register, March, 1994, No. 459, eff. 4-1-94; am. (3) (a), Register, March, 1995, No. 471, eff. 4-1-95; correction in (2) made under s. 13.93 (2m) (b) 7., Stats., Register, November, 1999, No. 527; r. and recr. (5), Register, April, 2000, No. 532, eff. 7-1-00; am. (3) (a), (c), (6), (7), (10) (a) and (b) 2., r. (6m), Register, July, 2000, No. 535, eff. 9-1-00; am. (3) (b), cr. (3) (d), Register, September, 2000, No. 537, eff. 10-1-00; CR 01-139: am. (3) (a) Register June 2002 No. 558, eff. 7-1-02; CR 05-038: am. (3) (d), (5) and (7) Register October 2005 No. 598, eff. 11-1-05; CR 06-120: am. (3) (title) and (a), (4) and (8) (b), Register February 2008 No. 626, eff. 3-1-08; CR 08-039: am. (2), (3) (a), (c), (d), (5), (7), (10) (a), (b) 2. Register November 2008 No. 635, eff. 12-1-08; CR 10-103: am. (3) (title) and (a) Register August 2011 No. 668, eff. 9-1-11; correction in (2), (3) (title), (a), (5), (7) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672; correction in (7) made under s. 13.92 (4) (b) 6., Stats., Register October 2013 No. 694; EmR1703: emerg. am. (2), eff. 2-6-17; CR 17-017: am. (2) Register March 2018 No. 747, eff. 4-1-18; correction in (2) made under s. 35.17, Stats., Register March 2018 No. 747; CR 18-056: am. (2) Register November 2018 No. 755, eff. 12-1-18.

Subchapter VI — Building Water Systems

SPS 302.61 Miscellaneous inspections, reviews and services. (1) SPECIAL PLUMBING INSPECTIONS. (a) The fees for plumbing inspections for sanitary districts or other special purpose districts shall be determined in accordance with s. SPS 302.04 (2).

(b) The department may assess a fee determined in accordance with s. SPS 302.04 (2) for a field inspection for a department representative to conduct a soil evaluation.

(2) REVISIONS. The fee for revisions to previously approved plumbing and private sewage plans shall be $85.00 for the first hour and $80.00 per hour thereafter per plan. This fee shall apply when plans are revised for reasons other than those which were requested by the department.

(3) MISCELLANEOUS SERVICES. When the department provides goods or services not specifically covered in this section, fees may be charged to organizations requesting such goods and services.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; r. and recr. (3), Register, April, 2000, No. 532, eff. 7-1-00; am. (1) and (2), Register, July, 2000, No. 535, eff. 9-1-00; CR 05-038: am. (1) (a), r. (3) and (4) Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. (2), renum. (5) to be (3) Register November 2008 No. 635, eff. 12-1-08; correction in (1) (a), (b) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672; CR 23-006: am. (2) Register September 2023 No. 813, eff. 10-1-23.

SPS 302.635 Lot restriction waivers. The fee for any lot restriction waiver issued by the department shall be $100.00 per lot.

History: Cr. Register, July, 2000, No. 535, eff. 9-1-00; CR 08-039: am. Register November 2008 No. 635, eff. 12-1-08.

SPS 302.64 Plumbing systems. (1) GENERAL. Plan examination fees for preliminary or complete plans shall accompany the plans and specifications when submitted. If the department determines, upon review of the plans, that inadequate fees were provided, the necessary additional fees shall be provided prior to departmental approval.

(2) EXAMINATION FEES. The plan examination fee shall be determined in accordance with Table 302.64-1. The minimum fee shall be $85.00 per plan.

Table 302.64-1
Plan Examination Fees for Plumbing Systems

Plan Type	Fee
1. Sanitary drain and vent system	$50.00 per inch diameter of each bldg. sewer, or for multiple sewer connections serving a single building the fee may be calculated per sub. (3) (a)
2. Sanitary building sewer only, no drain and vent	$30.00 per inch diameter of each bldg. sewer
3. Building water distribution system	$50.00 per inch diameter of each water service, or for multiple water service connections serving a single building the fee may be calculated per sub. (3) (b)
4. Building water service only, no water distribution system	$30.00 per inch diameter of each water service
*5. Car wash interceptor	$85.00 per interceptor
*6. Clearwater drain system	$15.00 per inch diameter of each clearwater drain system
*7. Garage catch basin	$85.00 per basin
*8. Grease interceptor	$85.00 per interceptor
*9. Oil interceptor	$85.00 per interceptor
*10. Sanitary dump station	$85.00 per station
*11. Chemical waste system	$85.00 per system
13. Alternate plumbing system	$800.00 per system
14. Manufactured home communities and campground/ recreational vehicle parks:	
a. 1-25 sites	$300.00
b. 26-50 sites	$350.00
c. 51-125 sites	$400.00
d. Over 125 sites	$500.00
15. Private water main	$30.00 per inch diameter
16. Cross connection control assemblies:	
a. Reduced pressure principle backflow preventer	$170.00 per assembly
b. Reduced pressure fire protection principle backflow preventer	$170.00 per assembly
c. Pressure vacuum breaker assembly	$170.00 per assembly
d. Spill resistant vacuum breaker	$170.00 per assembly
e. Reduced pressure detector fire protection backflow preventer	$170.00 per assembly
17. Sanitary private interceptor main sewers, determined on the largest diameter of each interceptor main sewer	$30.00 per inch diameter
18. Stormwater systems:	
a. Less than or equal to one acre drainage area	$15.00 per inch of largest diameter storm sewer, or for multiple sewer discharge points for a single site the fee may be calculated per sub. (3) (c)
b. > one or equal to 5 acres drainage area	$350.00
c. > 5 acres to < or equal to 15 acres drainage area	$500.00
d. > 15 acres drainage area	$600.00
19. Experimental plumbing system	$1,000.00 per system
20. Water or wastewater treatment systems, other than POWTS, designed to achieve compliance with Table 382.70-1	Amount as specified in s. SPS 302.04 (1)
21. Stormwater and clearwater infiltration systems for public buildings or facilities	$200.00 per system**

* For table entries 5. to 11., no additional fee would be required if submitted with the respective drain and vent system.

** This fee is in addition to building stormwater and clearwater plumbing systems.

(3) EXAMINATION FEES FOR ADDITIONS AND REMODELING. When new or relocated fixtures or both are connected to the existing piping inside a building, the fee shall be determined in accordance with the following procedures:

(a) *Sanitary building sewer, drain and vent.* 1. Total all of the drainage fixture units which are being added or relocated.

2. Refer to s. SPS 382.30 Table 382.30-2, and determine the horizontal drain size which would be required if all new or relocated fixtures discharged through one pipe.

Note: Disregard the asterisk limitation regarding water closets. This pipe size is used for determining the fee only and does not necessarily mean this pipe size is used in actual design or installation.

3. Determine the fee based on pipe diameter in Table 302.64-1, line 1.

(b) *Building water distribution system.* 1. Total all of the water supply fixture units which are being added or relocated, using s. SPS 382.40 Tables 382.40-1 and 2, and convert to gallons per minute (GPM) in accordance with s. SPS 382.40 Table 382.40-3.

2. The fees shall be determined in accordance with GPM demand of the new or relocated fixtures as specified in Table 302.64-2.

Table 302.64-2
Plan Examination Fees for Building Water Distribution Systems

	GPM	Fee
1.	1-6	$25.00
2.	7-12	$35.00
3.	13-21	$50.00
4.	22-31	$60.00
5.	32-46	$75.00
6.	47-77	$100.00
7.	78-119	$125.00
8.	120-170	$150.00
9.	171-298	$175.00

(c) *Building storm sewer and drainage system.* 1. Total each different type of area which the new or relocated drains serve and convert to GPM using ch. SPS 382 Tables 382.36-1, 2 and 3. To this, add the GPM discharge from any added or relocated clear water drains located inside the building.

2. Refer to ch. SPS 382 Table 382.36-4, using the column for 1/4 inch per foot pitch, to determine the horizontal drain size which would be required if all new or relocated fixtures discharged through one pipe. Use this pipe size for determining the fee.

3. Determine the fee based on pipe diameter in Table 302.64-1, line 18. a.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; am. Table 2.64-1, Register, February, 1994, No. 458, eff. 3-1-94; am. Table 2.64-1; Register, February, 1997, No. 494, eff. 3-1-97; am. (3) (a) 3. and (c) 3. and Tables 2.64-1 and 2.64-2, Register, July, 2000, No. 535, eff. 9-1-00; CR 02-002: am. Table 2.64-1 Register April 2003 No. 568, eff. 5-1-03; CR 04-035: am Table 2.64-1 Register November 2004 No. 587, eff. 12-1-04; CR 08-039: am. (2), (3) (a) 3., (c) 3. and Tables 2.64-1 and 2.64-2 Register November 2008 No. 635, eff. 12-1-08; CR 09-050: am. Table 2.64-1 Register December 2009 No. 648, eff. 1-1-10; correction in (3) (a) 2., 3., (b) 1., 2., (c) 1., 2., 3., Table 302.64-1 made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.645 Cross connection control assemblies. (1) The registration fee for each cross connection control assembly submitted to the department in accordance with s. SPS 382.20 (1) (c) shall be one of the following:

(a) Thirty dollars.

(b) Twenty dollars, if completed and filed electronically via the industry services division's web site.

Note: The Industry Services Division Web address is http://dsps.wi.gov/programs/industry-services.

(2) The filing fee for each cross connection control assembly performance test report required under s. SPS 382.22 (8) shall be one of the following:

(a) Thirty dollars.

(b) Twenty dollars, if completed and filed electronically via the industry services division's web site.

History: CR 02-002: cr. Register April 2003 No. 568, eff. 5-1-03; CR 02-129, am. Register January 2004 No. 577, eff. 2-1-04; CR 08-039: am. Register November 2008 No. 635, eff. 12-1-08; CR 09-050: r. and recr. Register December 2009 No. 648, eff. 1-1-10; correction in (1) (intro.), (2) (intro.) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672; correction in (1) (b), (2) (b) made under s. 13.92 (4) (b) 6., Stats., Register October 2013 No. 694.

SPS 302.65 Private onsite wastewater treatment systems. (1) GENERAL. The plan examination fee as determined under this section shall accompany the plans and specifications for the proposed design of a private onsite wastewater treatment system at a specific site. If the department determines, upon review of the plans, that inadequate fees were provided, the department will not make a final determination on the plans until the appropriate fees are received.

(2) EXAMINATION FEES. The plan examination fee for a private onsite wastewater treatment system submitted to the department for review shall be determined in accordance with Table 302.65, rounded to the nearest dollar.

Table 302.65
Plan Review
Private Onsite Wastewater Treatment Systems

	Type of Project	Fee
1.	All treatment components are approved under s. SPS 384.10 (2) or (3):	
a.	Design wastewater flow of the proposed system:	
b.	1,000 gpd or less	$250.00
c.	1,001-2,000 gpd	$325.00
d.	2,001-5,000 gpd	$400.00
e.	greater than 5,000 gpd	$450.00 plus $0.08 for each gpd over 5,000
2.	One or more treatment components are not approved under s. SPS 384.10 (2) or (3):	
a.	Design wastewater flow of the proposed system:	
b.	1,000 gpd or less	$450.00
c.	1,001-2,000 gpd	$600.00
d.	2,001-5,000 gpd	$750.00
e.	greater than 5,000 gpd	$900.00 plus $0.08 for each gpd over 5,000
3.	Holding tanks approved under s. SPS 384.10 (2) or (3):	
a.	Design wastewater flow of the proposed system:	
b.	5,000 gpd or less	$ 90.00
c.	5,001-10,000 gpd	$150.00
d.	greater than 10,000 gpd	$225.00
4.	Holding tanks not approved under s. SPS 384.10 (2) or (3):	
a.	Design wastewater flow of the proposed system:	
b.	5,000 gpd or less	$180.00
c.	5,001-10,000 gpd	$300.00
d.	greater than 10,000 gpd	$450.00

(3) DATA REVIEW. The fee to review soil saturation monitoring studies or reports in accordance with s. SPS 385.60 (2) or (3) shall be $240.00 per site.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; r. and recr., Register, April, 2000, No. 532, eff. 7-1-00; CR 02-129: am. (table) Register January 2004 No. 577, eff. 2-1-04; CR 08-039: am. (3) and Table 2.65 Register November 2008 No. 635, eff. 12-1-08; correction in (2), (3), Table 302.65 made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.66 Product and standard approvals. (1) APPROVALS. (a) Except as provided in par. (b), the fee for the request of a review by the department for a plumbing product under s. SPS 384.10 (2) or for an alternate standard under s. SPS 381.20 (2) shall be determined in accordance with Table 302.66.

Table 302.66
Plumbing Product and Alternate Standard Review Fees

	Product or Standard	Fee: Type of Review: New Review	Fee: Type of Review: Revision or Renewal
1.	Alternate standards	$500*	$250*
2.	Chemical or biochemical treatment for POWTS	$250	$125
3.	Health care plumbing appliance	$250	$125
4.	Chemical or physical restoration processes for POWTS	$250	$125

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

Table 302.66
Plumbing Product and Alternate Standard Review Fees (Continued)

Product or Standard	Fee Type of Review: New Review	Fee Type of Review: Revision or Renewal
5. Prefabricated holding or treatment components for POWTS	$250	$125
6. Prefabricated plumbing	$250	$125
7. Water treatment device	$250	$125
8. Wastewater treatment device	$250	$125
9. Commercial water vending or dispensing machines	$250	$125
10. Exterior grease interceptors	$250	$125

* Per standard.

(b) The fee for a minor revision to a previously issued approval for an exterior grease interceptor, or prefabricated holding or treatment component for a POWTS shall be $70.00 plus $10.00 for each approval affected in lieu of the fee specified in Table 302.66. For the purpose of this subdivision, a minor revision shall be considered a modification that does not affect the function, retention capacity, basic shape or size of the tank. The expiration date of the original approval shall not be extended if the minor revision is approved.

(c) 1. The fee for the request of an alternate approval to be issued by the department for a plumbing product shall be $400.00.

2. a. Except as provided in subd. 2. b., the fee for the request of a revision or renewal of an alternate approval to be issued by the department for a plumbing product shall be $200.00.

b. The fee for a minor revision to a previously issued alternate approval for an exterior grease interceptor, holding, septic or other sewage treatment tank shall be $70.00 plus $10.00 for each approval affected in lieu of the fee specified in subd. 2. a. For the purpose of this subparagraph, a minor revision shall be considered a modification that does not affect the function, retention capacity, basic shape or size of the tank, or the basis of the approval being classified as an alternate. The expiration date of the original approval shall not be extended if the minor revision is approved.

(d) 1. The fee for the request of an experimental approval to be issued by the department for a plumbing product shall be $1,000.00.

2. The fee for the request of a revision or renewal of an experimental approval to be issued by the department for a plumbing material or product shall be $500.00.

(e) The fee for a special inspection of an installation of a product, for which an experimental approval has been issued in accordance with s. SPS 384.50, shall be determined in accordance with s. SPS 302.04 (2).

(2) POWTS APPROVALS AND MANUFACTURER CHANGES. (a) 1. The fee for the request to have a method or technology reviewed as a POWTS holding, treatment or dispersal component or site constructed private onsite wastewater treatment system component by the department, in accordance with s. SPS 384.10 (3), shall be $400.00 per method, technology, or site constructed component.

2. The fee for the request of a revision or renewal of a method or technology reviewed as a POWTS holding, treatment or dispersal component or site constructed private onsite wastewater treatment system component by the department, in accordance with s. SPS 384.10 (3), shall be $150.00 per method, technology, or site constructed component.

(b) The fee for the request of a change of manufacturer's name or address on an approval issued by the department for a plumbing product shall be $20.00. The expiration date of the original approval shall not be extended.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; emerg. am. Table 2.66 and (1) (b) 1., eff. 5-12-94; am. Table 2.66, (1) (b) 1., Register, October, 1994, No. 466, eff. 11-1-94; am. Table 2.66, (1) (d) 2. and r. and recr. (2) (a), Register, April, 2000, No. 532, eff. 7-1-00; am. (1) (e) and Table 2.66, Register, July, 2000, No. 535, eff. 9-1-00; CR 02-002: am. Table Register April 2003 No. 568, eff. 5-1-03; CR 02-129: am. (1) (a) Register January 2004 No. 577, eff. 2-1-04; CR 04-035: am. Table 2.66, r. (1) (b) 1., renum. (1) (b) 2. to be (1) (b) Register November 2004 No. 587, eff. 12-1-04; CR 07-100: am. Table 2.66 and (2) Register September 2008 No. 633, eff. 10-1-08; CR 08-039: am. (1) (b) to (d), (2) (a) 1., (b) and Table 2.66 Register November 2008 No. 635, eff. 12-1-08; correction in (1) (a), (b), (e), (2) (a) 1., 2. made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.67 Sanitary permits. (1) FEE. (a) Pursuant to s. 145.19 (5), Stats., the fee for a sanitary permit issued by a governmental unit shall be at least $141.00.

Note: Section 145.19 (5) of the Statutes was repealed in 2012; however, section 145.19 (2) of the Statutes requires a permit fee that is no less than the amount determined under the department's rules.

(b) The fee for a sanitary permit issued by the department under s. SPS 383.21 shall be $300.00.

(2) PORTION FORWARDED TO THE DEPARTMENT. The governmental unit responsible for the regulation of private onsite wastewater treatment systems shall forward to the department $100.00 of each sanitary permit fee, determined in accord with s. 145.19, Stats.

Note: The $100.00 includes the $25.00 groundwater fee, required by s. 145.19 (6), Stats., that is forwarded to the department of natural resources.

History: Cr. Register, June, 1992, No. 438, eff. 7-1-92; renum. and am. (1) to be (1) (a), cr. (1) (b) and am. (2), Register, April, 2000, No. 532, eff. 7-1-00; CR 08-039: am. Register November 2008 No. 635, eff. 12-1-08; correction in (1) (b) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

SPS 302.675 Privy registrations. (1) VAULT PRIVY. The fee for registering a vault privy that is to serve a state-owned facility shall be $70.00.

(2) PIT PRIVY. The fee for registering a pit privy that is to serve a state-owned facility shall be $90.00.

History: CR 02-129: cr. Register January 2004 No. 577, eff. 2-1-04; CR 08-039: am. Register November 2008 No. 635, eff. 12-1-08.

SPS 302.68 Public swimming pool and water attraction plan review and inspection fees. (1) Plan examination and inspection fees for public swimming pools, water attractions and associated slides shall accompany plans and specifications when submitted to the department for review. If the department determines, upon review of the plans, that inadequate fees were received, the necessary additional fees shall be received by the department prior to plan review and determination.

(2) Except as provided in sub. (3), plan examination and inspection fees for the construction or modification of public swimming pools, water attractions and associated slides shall be as listed in Tables 302.68-1 and 302.68-2.

(3) (a) *Virginia Graeme Baker alterations.* 1. Fees for the review and approval of modifications to existing pools involving circulation systems or submerged suction outlets for the sole purpose of complying with the federal Virginia Graeme Baker Consumer Product Safety Commission rules shall be one of the following:

a. Three hundred fifty dollars, if the modification inspection is performed by department staff.

b. Two hundred dollars, if the modification inspection is not performed by department staff.

2. Modification inspections, beyond the initial modification inspection, performed by department staff for modifications to existing pools involving circulation systems or submerged suction outlets for the sole purpose of complying with the federal Virginia Graeme Baker Consumer Product Safety Commission rules shall be assessed in accordance with s. SPS 302.04 (2).

(b) *Alternate and experimental system design review.* Fees for the review and approval of alternate and experimental system designs shall be as specified in Table 302.68-1. A fee for the minor revision to a previously approved alternate or experimental

Published under s. 35.93, Wis. Stats., by the Legislative Reference Bureau.

system design may be assessed. The expiration date of the original approval may not be extended if a minor revision is approved.

(d) *Reinspection fee.* A fee of $300.00 may be assessed for a second or subsequent final inspection where the initial final inspection is scheduled and partially conducted by the inspector, and the pool installation is found to be incomplete.

Table 302.68-1

Plan Review and Inspection Fees for Public Swimming Pools, Water Attractions and Associated Slides Where Department Staff Perform Construction Inspections

Type of Pool, Water Attraction or Equipment	Fee		
	Initial Construction	Modification	Revision to Previously Approved Plans
1. Pool Slide, Drop Slide or Water Slide, functional requirements [a, b]	$540.00	$240.00	$240.00
2. Pool Slide, Drop Slide or Water Slide, structural requirements [c]	$600.00	$240.00	$240.00
3. Public Swimming Pool, gutter type	$1,800.00	$1,000.00	$240.00
4. Public Swimming Pool, skimmer type	$1,500.00	$1,000.00	$240.00
5. Water Attraction (including interactive play attractions)	$1,800.00	$1,000.00	$240.00
6. Public Whirlpool	$1,500.00	$1,000.00	$240.00
7. Alternate and Experimental Design	$2,100.00	$1,350.00	$300.00

a No additional fee required if submitted with public swimming pool or water attraction.

b Fee required per submittal of pool slides or drop slides.

c Applies to pool slides over 6 feet (1.8 m) in height measured from the slide entrance to the deck of the pool or water attraction.

Table 302.68-2

Plan Review Fees For Public Swimming Pools, Water Attractions and Associated Slides Where Department Staff Do Not Perform Construction Inspections

Type of Pool, Water Attraction or Equipment	Fee		
	Initial Construction	Modification	Revision to Previously Approved Plans
1. Pool Slide, Drop Slide or Water Slide, functional requirements [a, b]	$540.00	$240.00	$240.00
2. Pool Slide, Drop Slide or Water Slide, structural requirements [c]	$600.00	$240.00	$240.00
3. Public Swimming Pool, gutter type	$1,200.00	$400.00	$240.00
4. Public Swimming Pool, skimmer type	$900.00	$400.00	$240.00
5. Water Attraction	$1,200.00	$400.00	$240.00
6. Public Whirlpool	$900.00	$400.00	$240.00
7. Alternate and Experimental Design	$1,500.00	$750.00	$300.00

a No additional fee required if submitted with public swimming pool or water attraction.

b Fee required per submittal of pool slides or drop slides.

c Applies to pool slides over 6 feet (1.8 m) in height measured from the slide entrance to the deck of the pool or water attraction.

History: Emerg. cr. eff. 10-1-93; cr. Register, March, 1994, No. 459, eff. 4-1-94; r. and recr., Register, November, 2000, No. 539, eff. 12-1-00; CR 02-002: am. (1), (2) and Table 2.68-1, cr. Table 2.68-2 Register April 2003 No. 568, eff. 5-1-03; CR 04-052: am. (1) and (2) and Tables 2.68-1 and 2.68-2, cr. (3) (d) Register January 2005 No. 589, eff. 2-1-05; CR 05-038: r. (3) (a) and (c) Register October 2005 No. 598, eff. 11-1-05; CR 08-039: am. (3) (d) and Tables 2.68-1 and 2.68-2 Register November 2008 No. 635, eff. 12-1-08; EmR0934: emerg. cr. (3) (a), eff. 1-1-10; CR 09-116: cr. (3) (a), am. (3) (d) and Tables 2.68-1 and 2.68-2 Register May 2010 No. 653, eff. 6-1-10; correction in (2), (3) (a) 2., (b) made under s. 13.92 (4) (b) 7., Stats., Register December 2011 No. 672.

Published under s. 35.93, Stats. Updated on the first day of each month. Entire code is always current. The Register date on each page is the date the chapter was last published.

From: Allison C. De Franze
To: Corey Ladick
Subject: Re: Thiel v City of Stevens Point
Date: Wednesday, March 25, 2026 12:30:15 PM

Hi Corey,

I am in receipt of the above claim that has been filed against the City of Stevens Point by Brittany Thiel, for water damage allegedly as a result of a construction project being done by a third party contractor. As you are aware, the City of Stevens Point is self-insured for claims up to $50,000, and should the City decide to settle this matter, the settlement would come from City funds.

First, this claim does not meet the requirements of WI state statute 893.80, which states that a notice of circumstances must be given within 120 days after the happening of the event giving rise to the claim. This required timeline ensures that municipalities can fully investigate the claim close to the time when the actual event occurred. The initial incident giving rise to the claim occurred on September 20,2024. The first claim was time stamped as received by the City on December 17, 2025, which is 453 days after the incident. The claim can be denied on this basis alone.

Second, it is my contention that if the contractor was responsible for the work that allegedly is responsible for damaging the the claimant's property, it is the contractor would be responsible for damages, not the City. The claimant should tender her claim to the contractor.

Based on the above, it is my recommendation that this claim be denied by the City.
Please let me know if questions, or if you would like to discuss further.

Thank you,

From: Joe Skibinski
To: Corey Ladick; Joel Lemke; Scott Beduhn; Greg Schanen
Cc: Susan Pagel; Andrew Beveridge
Subject: RE: Notice of Claim - 648 Walker St - Brittney Butters
Date: Monday, January 5, 2026 9:20:28 AM

Good Morning Corey,

I don't think I ever followed up with you on this. She had messaged Engineering last year (9-24-24) regarding potential water damage which she claimed was from the construction on Walker Street. One of the main items she claimed to have caused the issue was when the Utilities were flushing a new main, that they used the hydrant located adjacent to her property and indicated it was discharging onto her property. At the time she also claimed that the hydrant was 'forgotten' about as it was running for a long time before she called the Utility Department and they came out and shut it off. In her message, she asked to speak to someone about this. I met with her after hours later that week to explain how she could file a claim if she chose to do so. When I had stopped over to explain the process, she insisted that I come to look at her basement. At that time, there was no standing water or slime (as shown in the photos) on the floor. Her significant other was also present at the time. I did explain the process for filing a claim if she chose to do so and told her that the Clerk's Office would be able help if there were any other questions.

There was a few other times that Brittney reached out to Engineering regarding the project. A few weeks earlier she messaged to indicate that she was having sludge backups. This was passed onto the Utilities and Jason was going to follow up on this. Then towards the end of October, she wanted to meet again with someone to discuss the sidewalk replacement going onto private property. I met with her out there again this time and Nathan (currently working for Engineering, though at the time was the Utility inspector) was nearby so we grabbed his GPS unit to show Brittney where the ROW line was. She was skeptical the location to be accurate and said she may get her own surveyor to verify the ROW line.

Let me know if you have any questions on the above.

Thank you,
Joe

RECEIVED
JAN 29 2026
CITY CLERK'S

CITY OF
STEVENS POINT
NOTICE OF CLAIM

Name: Brittney Thiel

Address: 648 walker st
stevens point

Phone: _____

Incident/Accident Information

Date: Sept 20 2024 — march, 2025, Curre

Time: _____

Location: _____

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary) For auto damage, attach a copy of the policy report (if any), a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was sought along with the name of medical care provider. Also identify any witnesses to the accident/incident.

flooding Sept 20, 23, Oct 29 31st Dec 26-28
march — April 2025 June, and July, Aug 2025
- sept 16th 2025
20th
24th

Signed: [signature] Date: 1-29-26

CLAIM

(NOTE: you are not required to make a claim at this time. As long as you have the filed the above Notice of Claim you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of $ 10,738.00

To process this claim it is necessary to detail all damages being sought.

Signed: [signature] Date: Dec, 31 2025
Jan 4 2026

Address: 648 Walker St
Stevens Point WI

I spoke with Joe Skibinki 715 3461561
I believe Sept 23 - 26th 2024 to look at the
hat was now occuring in he came over to lo
my home.

- it. He advised filing a claim with the city.
notified the city, Joe, that I will do this. I waited
see if finishing the road would help with
he flooding. Winter set in, soon after the road
as complete and even after giving it time we
ontinued to have flooding (Oct 31) - Nov . The snow melted
nd the flooding continued (Dec 28). this is a problem
hat will not stop even after the completion
f the road. I had it evaluated and given
he estimates of the cost to clean up and
ix the issue that was created from the installation
the new road. - (Sept 4th 2024) the city had cleared the lines
- pipes onto my front yard, left them run for hours and
had to call the water dept, city, to have them shut off.
his was a couple weeks prior to the road construction
gging infront of our house.

Cost

- Floor damage clean up + repair
  clean ($3,566.30)
  repair ($597.00)
  Pool table damage ($1,000)
- table damage ($200.00)

CITY OF
STEVENS POINT
NOTICE OF CLAIM

Name: Nick's Brittney Butters

Address: 648 walker st
Stevens Point
WI 54481

Phone: 715 252 8839

Incident/Accident Information

Date: 09.04.24

Time: ~~—~~

Location: basement of Home

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary) For auto damage, attach a copy of the policy report (if any), a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was sought along with the name of medical care provider. Also identify any witnesses to the accident/incident.

September 4th we came home to find out lawn being dumped on by water that was being cleared from the lines. It was running for almost an hour putting gallons onto our yard. This filled water table. September 25th construction finally filled the hole directly in front of our home. & thunderstorms →

Signed: [signature] Date: 12-18-24

CLAIM

(NOTE: you are not required to make a claim at this time. As long as you have the filed the above Notice of Claim you may file a claim with the City at any time consistent with the applicable statute of limitations. However, in order for the City to formally accept or deny your claim at this time, the following claim must be completed and signed.)

The undersigned hereby makes a claim against the City of Stevens Point arising out of the circumstances described above in the amount of $ 5,000 - 9,000

To process this claim it is necessary to detail all damages being sought.

Signed: [signature] Date: 12.17-25 12-4-24

Address: 648 walker ST
Stevens Point WI
54481

RECEIVED
DEC 17 2025
CITY CLERK'S OFFICE

Thunderstorms

Sept 10	thunderstorm	.02 inch
Sept 19	heavy rain	.89 inch
Sept 21	heavy rain	1.16 inch
Sept 22	light rain	.01 inch

After construction digging a trench directly infront of home, there was nothing in the trench (a pump) to properly pump out water, the basement started to flood. My floors are now ruined and the home has been through many storms without a drop coming into the basement how the home floods anytime it rains or snowmelts. This is directly from the road being put in as well as the water department not properly expelling (clearing new water lines) water directly onto lawn, instead of away from home. After I called someone came to the home and shut off the water valve. this happened later this week as well. Sure-dry was called and an estimate was made. Professional opinon states any disruption of soil near home is a cause of flooding.

Home is still flooding now even after road construction is done. Soil will never be as packed as it was pre-construction. Our home will have permant damage if this does not get taken care of.

Attached is damage estimated to clean up and fix basement floors from flooding and to stop flooding from happening again. ($20,000) $1200 table damaged $800 table damaged $ floor damage)

NorthStar Restoration

4900 Stewart Ave
Wausau WI 54401
715-302-0529

Insured:	Brittney Butters	Home:	(715) 252-8839
Property:	648 Walker Street Stevens Point, WI 54481		
Estimator:	Josh Norton	Business:	(715) 302-0529
Position:	Operations Manager	E-mail:	jnorton@northstar365.net
Company:	NorthStar Restoration Services		
Business:	4900 Stewart Ave Wausau, WI 54401		

Claim Number: **Policy Number:** **Type of Loss:**

Date of Loss:		Date Received:	
Date Inspected:		Date Entered:	1/8/2025 4:04 PM

Price List:	WIWS8X_JAN25 Restoration/Service/Remodel
Estimate:	24-0621-WTR

This estimate outlines the detailed scope of work for water restoration services to be completed at 648 Walker St Stevens Point, WI. All restoration activities will be conducted in strict compliance with the Institute of Inspection, Cleaning, and Restoration Certification (IICRC) S500 Standard for Professional Water Damage Restoration. This standard ensures that all work meets industry best practices and guidelines, prioritizing safety, effectiveness, and proper handling of affected materials . The project plan will include necessary containment, cleaning, removal of contaminated materials, drying of structure and verification of meeting dry standard.

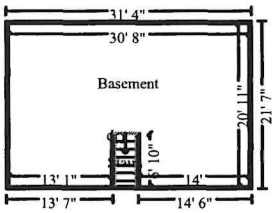
Please note that any unforeseen damages or additional issues discovered during the remediation process that were not visible during the initial inspection may result in additional expenses. These will be communicated promptly for approval before proceeding.

Thank you for choosing NorthStar Restoration Services. We are committed to delivering quality and professional service to restore and protect your property.

4900 Stewart Ave
Wausau WI 54401
715-302-0529

24-0621-WTR

Main Level



Basement **Height: 7' 7"**

858.81	SF Walls	616.96	SF Ceiling
1,475.77	SF Walls & Ceiling	616.96	SF Floor
68.55	SY Flooring	113.25	LF Floor Perimeter
113.25	LF Ceil. Perimeter		

Missing Wall **2' 11" X 7' 7"** **Opens into STAIRS**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Containment Barrier/Airlock/Decon. Chamber	60.00 SF	0.00	1.02	0.59	61.79
2. Containment Barrier - tension post (per day)	6.00 DA	0.00	3.35	0.00	20.10
3. Peel & seal zipper - heavy duty	1.00 EA	0.00	16.74	0.69	17.43
4. Floor protection - neoprene - reusable	120.00 SF	0.00	1.12	2.57	136.97
5. Water Extraction & Remediation Technician - per hour	2.00 HR	0.00	62.52	0.00	125.04
Content manipulation.					
6. Water extraction from hard surface floor	1,048.83 SF	0.00	0.25	0.00	262.21
7. Dehumidifier (per 24 hr period)- up to 69 ppd- No monitor.	3.00 EA	0.00	60.76	0.00	182.28
8. Negative air fan/Air scrubber (24 hr period) - No monit.	3.00 DA	0.00	71.44	0.00	214.32
9. Add for HEPA filter (for negative air exhaust fan)	0.50 EA	0.00	218.24	5.62	114.74
10. Air mover axial fan-up to 1/2 (per 24 hr period)-No monit.	24.00 EA	0.00	33.79	0.00	810.96
11. Scrape part of the floor	308.48 SF	0.00	0.59	0.17	182.17
12. Clean with pressure/chemical spray	616.96 SF	0.00	0.48	0.34	296.48
13. Water extraction from hard surface floor	616.96 SF	0.00	0.25	0.00	154.24
14. Apply anti-microbial agent to the floor	616.96 SF	0.00	0.31	1.70	192.96
15. Equipment decontamination charge - per piece of equipment	10.00 EA	0.00	37.60	3.48	379.48
16. Equipment setup, take down, and monitoring (hourly charge)	6.64 HR	0.00	62.52	0.00	415.13
Time includes travel and equipment handling/monitoring					

CONTINUED - Basement

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Basement				15.16	3,566.30
Total: Main Level				**15.16**	**3,566.30**
Line Item Totals: 24-0621-WTR				**15.16**	**3,566.30**

Grand Total Areas:

1,003.58	SF Walls	636.89	SF Ceiling	1,640.47	SF Walls and Ceiling
653.30	SF Floor	72.59	SY Flooring	129.26	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	126.92	LF Ceil. Perimeter
653.30	Floor Area	676.28	Total Area	755.17	Interior Wall Area
880.51	Exterior Wall Area	102.58	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

4900 Stewart Ave
Wausau WI 54401
715-302-0529

Summary for Dwelling

Line Item Total	3,551.14
Material Sales Tax	15.16
Replacement Cost Value	**$3,566.30**
Net Claim	**$3,566.30**

Josh Norton
Operations Manager

4900 Stewart Ave
Wausau WI 54401
715-302-0529

Recap of Taxes

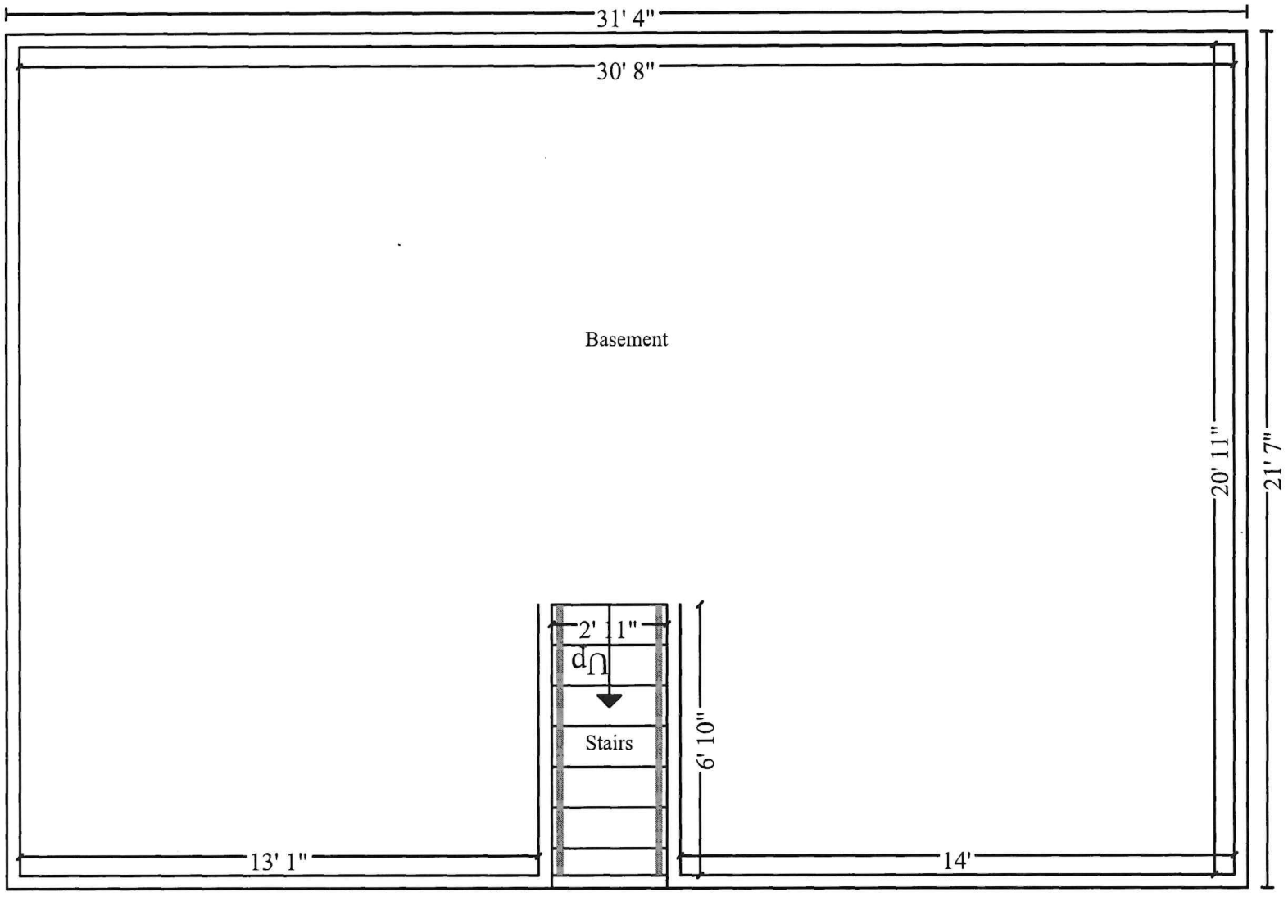
	Material Sales Tax (5.5%)	Services Mat'l Tax (5.5%)	Service Sales Tax (5.5%)	Manuf. Home Tax (5.5%)	Storage Tax (5.5%)
Line Items	15.16	0.00	0.00	0.00	0.00
Total	**15.16**	**0.00**	**0.00**	**0.00**	**0.00**

4900 Stewart Ave
Wausau WI 54401
715-302-0529

Recap by Room

Estimate: 24-0621-WTR

Area: Main Level		
Basement	**3,551.14**	**100.00%**
Area Subtotal: Main Level	**3,551.14**	**100.00%**
Subtotal of Areas	**3,551.14**	**100.00%**
Total	**3,551.14**	**100.00%**



Main Level



Prepared by:
Tim Hollfelder
timh@suredrybasements.com

Sure-Dry, LLC
www.suredrybasements.com
TF (800) 379-3788
O (920) 967-9655
F (920) 967-9658
License# 248824 - 248825

Prepared on:
10-17-24

Prepared for:
Brittney Thiel
thielbrittney4@gmail.com
P (715) 252-8839
PR138810

Job location:
648 Walker St
Stevens Point, WI 54481

Project Summary

My Basement	$5,972.00
Total Investment	$5,972.00
Total Contract Price	**$5,972.00**
Deposit Required - 30%	$1,791.60
Deposit Paid	$0.00
Amount Due Upon Installation	**$5,972.00**

Customer Consent

All material is guaranteed to be as specified. All work to be completed according to industry standard practices. Any alteration from the above specification will be executed only upon written orders, and may become an extra charge. Agreements are contingent upon accidents or delays beyond our control. Sure-Dry, LLC. workers are fully covered by Workman's Compensation Insurance. All proposals are based primarily on homeowner's description of problems. All quotes are valid for 30 days from listed date above. All agreements are contingent upon approval by Sure-Dry, LLC's management and will NOT be considered an order unless approved.

Authorized Signature _____ **Date** _____

By signing this proposal I hereby agree that I have read and accept all prices, specifications, agree to be bound by these Terms and Conditions, Notice of Right to Cancel and all Limited Warranties. No Proposal for Sure-Dry, LLC's services shall be binding until Customer signs proposal and has been approved by Management. These General Terms and Conditions shall void and supersede all prior agreements and terms and conditions between Sure-Dry, LLC and Customer relating to the materials/services ordered herein and shall govern over any other prior or future agreements or terms and conditions unless these General Terms and Conditions are expressly waived in writing by Sure-Dry, LLC. Sure-Dry, LLC is hereby authorized to do work as specified, upon completion of installation final payment will be due. The homeowner is responsible for preparing for job installation (refer to the "customer will" for details). All deposits are non-refundable if cancelled after 3 day right to cancel.

Customer Signature _____ **Date** _____

Deposits are Non-Refundable **Initial** _____

Homeowner has completed a Sellers Analysis **Initial** _____

Job Details (Continued)

Specifications

1) Install inspection ports, as indicated by job drawing, placement of the port may be adjusted to meet field conditions. **2)** Install WaterGuard XL/FlowGuard sub-floor drainage system as indicated in job drawing. Depending on thickness of the floor FlowGuard may be used as an alternative. **3)** Install SuperSump pump system with cast iron M63 pump,triplesafe liner, airtight lid with airtight floor drain, CleanPump Stand, and WaterWatch alarm system.

Contractor Will

1.) Sure-Dry, LLC to remove and replace concrete as necessary in the workplace.

Customer Will

1.) Move any and all items 10' away from the work area for Sure-Dry, LLC to complete work.
Initial_____

2.) Provide proper dedicated electrical outlets for all pumps and other electrical devices to be installed.
Initial_____

3.) Pay an additional charge for bleeder lines if floor cracks leak. Water control systems warrant the cold joint seepage will be controlled where the system is installed.
Initial_____

4.) Customer understands and agrees that by NOT having required items listed above or in notes completed prior to time of install a fee of $125.00 per hour will be charged to complete all tasks need to install that day.
Initial_____

5.) Customer also understands and agrees to a $750.00 Trip Charge if crew/team must leave project due to required items listed above or in notes not being completed at time of install.
Initial_____

6.) Customer agrees that the day the project is completed final payment will be provided to the foreman of the project
Initial _____

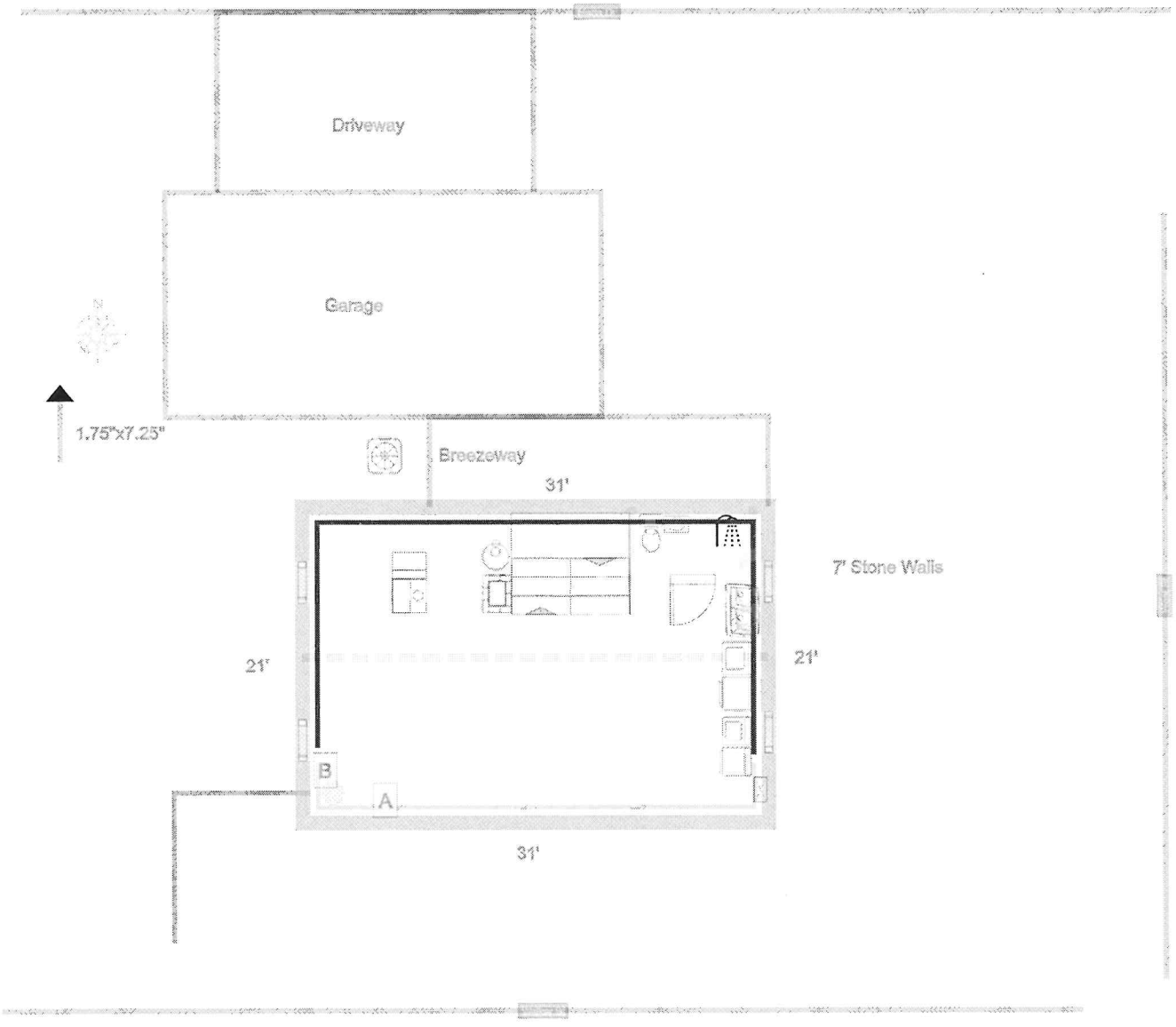
Product List

My Basement

Inspection Ports	4
WaterGuard/FlowGuard	39 Per LF
SuperSump Plus M-63, Triple Safe Liner and M-63 Motor	1

Recommendations to Your Project

My Basement - Protect	7 Inspection Ports 65 Per LF WaterGuard/FlowGuard 2 Block Wall Breakthrough	$5,910.00
My Basement - Protect	1 IceGuard/LawnScape Combo Kit 1 UltraSump IIII (With Battery)	$2,705.00



Limited Warranty

1. ALL CONTRACTS REQUIRE A 30% DOWN PAYMENT AS SPECIFIED ON THE FRONT PAGE OF QUOTATION & CONTRACT BEFORE WORK WILL BE ADDED TO THE JOB SCHEDULE. THE UNPAID BALANCE IS DUE UPON DATE OF INSTALLATION unless otherwise specified. A late charge of 1 ½% per month (18% annual) of the unpaid balance will be charged on any accounts NOT PAID AS OUTLINED. Any changes from the work agreed upon will be valid only if the changes and price thereto are agreed to in writing by both parties. All agreements are contingent upon approval by Sure-Dry, LLC's management and will NOT be considered an order unless approved. The undersigned agrees to pay all costs of collections and Sure-Dry, LLC's actual attorneys' fees in enforcing this agreement. Check payments that are returned NSF or stopped payments will be charged an additional $35.00 plus any additional bank charges. Customer shall grant Sure-Dry, LLC a 15 day right to respond to any problem after reported in writing.
2. Payments & Warranty Period - For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. Contractor does not warrant products not mentioned below, additional products may be covered by a separate manufacturer's warranty. After the work specified in this Contract is completed and paid in full, and for Customer's convenience, Contractor will issue to Customer any manufacturer warranties on items installed. The certificate is not a replacement of this Warranty. Therefore, CUSTOMER SHOULD RETAIN THIS DOCUMENT FOR FULL DETAILS ON THE WARRANTY. Sure-Dry, LLC will provide service pertaining to newly installed systems at no charge to the homeowner for 6-months from the date of installation. A fee may be imposed for service(s) occurring beyond 6-months from the date of installation.
3. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to the standard practices and municipal codes. The expertise of Sure-Dry, LLC. is in water control and foundation repair. Sure-Dry, LLC will not be responsible for any finish carpentry, painting, paneling, dust, etc. that may be necessary after our work is finished. Homeowner is responsible for any landscaping, seeding, and sod or topsoil needed to maintain a positive pitch away from house, unless otherwise specified on the face of the contract.
4. Sure-Dry, LLC will call "Diggers Hotline" to have all public underground utilities located. If a public utility cannot be completely marked, homeowner assumes all responsibility for damages due to breakage of any hidden or unmarked fuel, water, utility, and/or service lines. If the said customer has any private lines such as satellite dish cables, propane line, sprinkler system, etc., the customer is responsible for marking them. Sure-Dry, LLC will not assume responsibility if there is damage to private lines. If damage to any of these lines in an area that was not marked occurs, said customer will be responsible for all repairs.
5. Wisconsin law contains important requirements customer must follow before customer may file a lawsuit for defective construction against the contractor who constructed your dwelling or completed your remodeling project. Section 895.07 (2) and (3) of the Wisconsin statutes requires customer to deliver to the contractor a written notice of any construction conditions customer allege are defective before customer file a lawsuit, and customer must provide contractor, or window or door supplier, the opportunity to make an offer to repair or remedy the alleged construction defects. Customers are not obligated to accept any offer made by the contractor or window or door supplier. All parties are bound by applicable warranty provisions. For additional information refer to the Right to Cure Law online at: http://dsps.wi.gov/sb/docs/SB-UdcRightCureBrochureV4.pdf

Standard Exclusions Permitted By State Law
This Foundation Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of Sure-Dry, LLC ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties and no warranties that extend beyond the description on the face hereof, including NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

General Terms
For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry.

Items For Which Customer Is Responsible
Customer shall: 1) make full payment to the crew leader upon completion of work; 2) prepare the work area for installation; 3) be responsible for any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) mark private lines (satellite, propane, sprinkler, etc.) 5) maintain positive drainage away from the repaired wall(s); 6) keep gutters clean and in good working order; 7) direct downspouts a sufficient distance away from the repaired wall(s); 8) maintain proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

CarbonArmor®
Contractor warrants that CarbonArmor® will stabilize the affected area(s) against further inward bowing at the center of the wall(s) repaired for 25 years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the CarbonArmor®. Walls that do not have CarbonArmor® installed entirely from corner to corner, by Contractor, are not warranted. CarbonArmor® is warranted only to stabilize the wall(s) and not straighten them. Further leaning at the top of the wall is only warranted when CarbonArmor® is installed with the ArmorLock® anchor system. Shearing in at the bottom of the wall is not included in this Warranty and may require additional work at an additional cost to correct.

CleanSpace®
CleanSpace® liner is warranted to be free from holes and tears, and to be free from ground water on top of the liner for 25 years (transferable) when installed with a drainage system installed by Sure-Dry, LLC (see above warranty on water control systems). Warranty does not include damage from abuse or moisture from condensation

Concrete Protection
For areas where Contractor has installed Concrete Protection (exterior or garage), Contractor warrants that the concrete will not experience settlement that causes a trip hazard of more than ¼ inch for a period of 5 years from the original date of installation and Sealant will remain intact for a period of 1 year from the original date of installation. If the concrete settles and causes a trip hazard of more than ¼ inch and/or Sealant does not stay intact for period listed above, Contractor will repair the area at no additional cost to Customer. THIS WARRANTY DOES NOT COVER, CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR, AND CUSTOMER HOLDS CONTRACTOR HARMLESS FROM: 1.) Any utility damage whatsoever that may occur as a result of Contractor's work or after Contractor's work is performed and for any resulting damages to the structure caused by utility damages. 2.) Any injury or damage caused by Customer's negligence, misuse, abuse, or alteration. 3.) Heave of the slab where the work is performed and for any damages caused by such heave, including but not limited to areas of the slab that remain the same level but appear comparatively lower as a result of heave in adjacent areas. 4.) Any items mentioned in this Contract under "Customer Will" or "Additional Notes".

Limited Warranty (Continued)

DecoShield
The porosity and finish of the concrete will affect how the color is absorbed. DecoShield is a translucent color and therefore some areas may be lighter or darker than others. It's also common for DecoShield to look different in the sun than it does in the shade. In order to keep your color intact and your concrete protected we recommend that the clear sealer be reapplied every two years. DO NOT power wash any area where DecoShield has been installed; mechanical abrasion or too much water pressure directed at the surface can remove the sealer and leave your concrete unprotected.

EverBrace® Wall Restoration System
Contractor warrants that, for 25 years from the original date of installation, the EverBrace Wall Reinforcing System (EverBrace) will stop further inward movement of the wall(s) repaired or the Contractor will provide the labor and materials to stabilize the wall(s). The system is designed only to provide lateral support unless the proposal included accommodations for vertical support. EverBrace provides no warranty against water entering the basement unless a waterproofing system was included in the installation. If the system did not include vertical support or waterproofing and those become a problem, additional work may be needed at an additional cost.

FlexiSpan®
FlexiSpan® wall crack repair system, for the specific crack treated, is warranted for a period of 25 years (transferable) from date of installation only if tied into Sure-Dry, LLC's Water Control System and Sump Pump, and the foundation wall is permanently stabilized (PowerBrace, Geolock Anchor, or Carbon Armor) to deter any inward movement. Further recovery of the foundation wall will not be possible once the FlexiSpan® has been installed. FlexiSpan® wall crack repair system, for the specific crack treated, is warranted for a period of 1 year (transferable) from date of installation if tied into existing drain tile. The repair does not cover wall movement and/or cold joint seepage.

Geolock® Wall Anchors
Contractor hereby warrants that the wall anchors will stop further inward movement of the wall(s) repaired for 25 years from the date of installation, or else contractor will provide the labor and materials, at no cost to customer, to correct the problem with the wall anchors. Walls that do not have wall anchors installed entirely from corner to corner, by Contractor, are not warranted. Wall anchors are warranted only to stabilize the affected wall(s) and not straighten them. If customer desires further outward movement in the wall(s) repaired, Customer may contact Sure-Dry, LLC to tighten the installed wall anchors as recommended by the manufacturer. The customer assumes all liability for damages due to overtightening of the wall anchors when adjustments are made by anyone other than Sure-Dry, LLC.

Nexus Pro® Joint and Crack Sealant
For areas where Contractor has installed NexusPro® Joint and Crack Sealant™ ("Sealant"), Contractor warrants that Sealant will remain intact for a period of 1 year from the original date of installation. If Sealant does not stay intact, Contractor will re-apply Sealant to the area at no additional cost to Customer.

Piers
Contractor warrants that the foundation piers will stabilize the affected area(s) against further settlement for 25 years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the foundation piers. Contractor does not warrant to lift, to close cracks, to render doors and windows operational, or to move walls back to their original position, but will do its best to achieve positive results in this regard. Customer should be aware that damage can occur to the structure during a lift operation and that Contractor is not responsible for such damages. Foundation piers provide vertical support only and cannot be expected to provide lateral support. If lateral movement occurs, additional work may be needed at an additional cost.

PolyLEVEL®
Contractor does not represent that PolyLEVEL® will lift the Customer's slab to meet any criteria of levelness, but instead that it will lift the slab as much as practical. For concrete slabs raised with PolyLEVEL®, Contractor warrants that the area where the slab of concrete was lifted will not settle more than ¼ inch for a period of 5 years from the date of installation. If it does, Contractor will provide the labor and materials to re-level the area at no additional charge to Customer. This Warranty excludes patching or caulking between slabs. This Warranty is void if customer does not maintain grade around slabs. If joints between slabs or cracks in slabs are not filled with caulk, Contractor warrants that the area where the slab of concrete was lifted will not settle more than ¼ inch for a period of 1 year from the date of installation

PowerBraces™
Contractor hereby warrants that the PowerBraces™ will stop further inward movement of the wall(s) repaired for 25 years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the PowerBraces™. Walls that do not have PowerBraces™ installed entirely from corner to corner, by Contractor, are not warranted. PowerBraces™ are warranted only to stabilize the affected wall(s) and not straighten them. If Customer desires further outward movement in the wall(s) repaired, Customer may tighten the installed PowerBraces™ as recommended by the manufacturer, but assumes all liability for damages due to over-tightening of the PowerBraces™.

Rockwell® Egress Window Well
Each RockWell new construction window well will be free from defects in materials or workmanship that substantially impair operations or performance in the building in which they are originally installed for a period of up to ten (10) years from the date of purchase. Each RockWell new construction accessory will be free from defects in materials or workmanship that substantially impair operation or performance in the building in which they are originally installed for a period of up to five (5) years from the date of purchase. These limited warranties include product repair or replacement at no charge. Special Conditions: Replaced or repaired products are covered for the balance of the original warranty period only. RockWell reserves the right to refund the purchase price in lieu of repair or replacement as stated herein Contractors must use standard reasonable care in backfilling window wells and must adhere to standard residential backfill procedures or this limited warranty may become void.

Sedona®
All Sedona dehumidifiers are backed by a manufacturer exclusive bumper to bumper 5-year warranty from the date of installation to be free from defects in materials or workmanship. See owner's' manual for details related to your Sedona® Dehumidifier.

Slab Piers
Contractor warrants that the slab piers will stabilize the affected area(s) against further settlement for ten (10) years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to correct the problem with the slab piers. Contractor does not warrant to lift the slab back to its original position, but will do its best in this regard.

Limited Warranty (Continued)

SmartJacks®
Contractor warrants that the SmartJacks® will stabilize the affected area(s) against further settlement for 5 years from the date of installation, or else Contractor will provide the labor and materials, at no cost to Customer, to make any necessary adjustments to the SmartJacks®. Additionally, the manufacturer of SmartJacks® warrants that SmartJacks® will, under normal use and service, be free from defects in material and workmanship for 25 years from the date of installation (see manufacturer's warranty for more details). If changes occur due to excess moisture in the area(s) where SmartJacks® are installed, an encapsulation system, drainage, and dehumidification may be necessary in such area(s) at an additional cost to Customer.

Trenching & Excavation
Trenching and Excavation: If trenching or excavation is done during structural repair Sure-Dry, LLC installs a waterproofing membrane and new drain tile as necessary to exposed basement wall(s) to reduce the chance of water seepage into the basement; regardless, Sure-Dry, LLC will not be responsible for any future water seepage problems in that area unless specified in writing on proposal. Waterproofing membrane and exterior drain tile includes a workmanship and material warranty. When trenching and excavation is required Sure-Dry, LLC will backfill and tamp dirt to the best of our ability, however future settlement of soil may require additional soil to be added at the responsibility of the customer.

UltraSump® Battery Backup
Sure Dry, LLC. warrants to the purchaser and subsequent owner during the warranty period that the UltraSump® product will be free from defect in material and workmanship under normal use and service, when properly installed, used and maintained for a period of one year from date of installation or 18 months from date of manufacture, whichever comes first. Parts that fail within this period that inspection determine to be defective in material or workmanship, will be repaired, replaced or re-manufactured at SureDry Basement Systems Inc.'s option. No allowance will be made for shipping charges, damages, labor or other charges that may occur due to UltraSump® failure, repair or replacement. The warranty does not apply to any material which has been disassembled without prior approval of Sure Dry, LLC, subjected to misuse, misapplication, neglect, alteration, accident or act of God; that have not been installed, operated or maintained in accordance with Sure Dry, LLC. installation instructions: that has been exposed to but not limited to the following: sand, gravel, cement, mud, tar, hydrocarbons, or hydrocarbon derivatives (oil, gasoline, solvents, etc.) or other abrasive or corrosive substances, is in lieu of all other warranties expressed or implied: and we do not authorize any representative or dealer or other person to assume for us any other liability in connection with our products. Sure Dry, LLC. expressly disclaims liability for special, consequential, or incidental damages or breach of expressed or implied warranty; and any implied warranty of fitness for a particular purpose and of merchantability shall be limited to the duration of the expressed warranty.

Water Control Systems
Sure-Dry, LLC. herby warrants that if water from the floor wall joint passes through the perimeter water control system and onto the basement floor that Sure-Dry will provide the additional labor and materials to fix the leak, a service fee may apply. This warranty applies to WaterGuard®, WaterGuard IOS®, DryTrak®, FlowGuard®, and Drain Tile systems, along the specified areas where the system is installed only. Partial systems will not eliminate full perimeter seepage. If the entire perimeter of the basement was not treated then additional work at additional charge could be necessary to extend the system or treat other areas or other problems not addressed by this work. In addition, pump or power failure is possible, therefore this warranty is not a guarantee of a dry basement as the scope of this work cannot guarantee that in all circumstances. DryTrak® will not eliminate subfloor pressure. Full perimeter subfloor systems will not eliminate floor crack seepage, therefore all additional charges for bleeder lines are customer's responsibility. Said warranty will be in effect and transferable for 25 years from date of installation. While drainage systems can clog or malfunction from mineral accumulations, such as: iron ochre, iron gel or iron bacteria from the soil, tree roots, mud or sand, etc. While clogging, due to the before mentioned circumstances, are rare cases, Sure Dry, LLC. will not be responsible or liable for these situations. Said system will require service to keep it functioning properly for that particular situation and additional charges can and will apply. This warranty does not apply to exterior solutions, curtain drains, condensation, or any system that has been altered in any way, water vapor transmission, concrete discoloration from capillary action, water squirting out of the wall over the system, efflorescence (white powder) on concrete, window well flooding onto the basement floor, surface water flooding, or shrinkage cracks in new concrete

Zoeller Products (Sump Pump Motors
For submersible pumps, depending on the specific model, warranty could be either two years from the date of purchase (builder series), three years from the date of purchase (professional series), or five years from the date of purchase (premium series). Proof of purchase is required. Abuse or misapplication can void this warranty.

General Terms & Conditions:

I. Term: This quote/proposal is only valid for 30 days from the date listed at the top of page 1 (the "Term").

II. Entire Agreement/Orders: No order for Sure-Dry, LLC. ("SD") services shall be binding until Customer signs the proposal and has been approved by Management at Sure-Dry, LLC, upon signing the quote the Customer accepts and agrees to be bound by these General Terms and Conditions. These General Terms and Conditions shall void and supersede all prior agreements and terms and conditions between SD and Customer relating to the materials/services ordered herein and shall govern over any other prior or future agreements or terms and conditions unless these General Terms and Conditions are expressly waived in writing by SD. No provision of these General Terms and Conditions shall be subject to modification or change in any manner except as agreed to in a writing signed by SD.

III. Quantities: All quantities listed on this quote are estimates only. Customer is responsible for payment of actual quantities ordered at the unit prices contained in the quote, subject only to changes in the unit price for orders placed after expiration of the Term or as provided herein. SD is not responsible for excess material required to complete the Customer's project. SD does not take responsibility or liability for any factors that add or reduce the quantity of materials required for the project. When Customer determines additional material is required to complete the project it is the Customer's sole responsibility to notify SD, so additional material can be ordered as not to delay the Customer's project. Customer shall not hold SD liable for any costs or delays associated with ordering additional material. Additional ordered material is subject to price adjustments. All material quantities are based on per unit or each, unless otherwise specified or requested in writing by the Customer.

IV. Delivery and Receipt of Materials: Upon receipt of material and installation it is the Customers or Customer's agent (contractor, representative, engineer, architect or other site manager) responsibility to fully inspect the materials for damage or other problems. Customer shall, at the time of delivery of furnished material, inspect the same and immediately report in writing to SD any shortages, damages or defects therein which are reasonably observable by proper inspection. Customer's failure to inspect and report any shortages, damages or defects as required shall be treated as Customer's unqualified acceptance of the material involved. Method and route of shipment will be at the discretion of SD unless specified otherwise by Customer and agreed by SD, and any additional expense of the method or route of shipment specified shall be borne by Customer.
a. Delivery Rates: All prices are F.O.B. point of origin at Sure-Dry, LLC is located at 754 West Airport Road, Menasha, Wisconsin 54952. All orders are subject to delivery rate charges, and delivery rates are available upon request and are based upon the rate the day the estimate is created. The delivery rate is subject to change based on the freight rate at time of delivery.

b. Schedule: Unless otherwise agreed to in writing, SD shall have no responsibility or liability for installation dates that do not meet Customer's sequencing or schedule requirements. Installation dates provided by SD in advance of actual install are estimates and shall not be deemed to represent fixed or guaranteed install dates. For materials to be fabricated pursuant to shop, architectural, or engineering drawings, Customer understands and agrees that SD will not commence installation until such drawings are approved by Customer's engineer or architect, and SD will have no liability for any delay related thereto.

V. Payment: 30% Deposit prior to scheduling installation and final payment at time of install completion. Customers will pay all balances for all the materials and labor listed on the Invoice. Sure-Dry, LLC retains all rights to extend or revoke credit for any reason whatsoever. If installation is delayed or deferred by Customer, payment shall be due in full when SD is prepared to install the materials. The materials may thereafter, at SD's option, be stored at the risk and expense of Customer.
a. Special Orders: All special orders require a deposit of 50% of the quote price prior to the commencement of work.
b. Failure to Pay: In the event Customer fails to make payment in accordance with the provisions herein, SD (1) shall be entitled to interest at the rate of 18% per annul, or the maximum rate allowed by law , whichever is greater; (2) reserves the right to stop production, fabrication, delivery, or fulfillment of Customer's order until full payment, plus interest, has been received and verified; and (3) reserves the right to require prepayment from Customer prior to any production, fabrication, delivery, or fulfillment continuing.

VI. Pricing: All prices shall be specified by Sure-Dry, LLC. Prices are subject to change without notice. Sure-Dry, LLC reserves the right to invoice at prices in effect at time of install or delivery if is requested.

VII. Tax: All orders shall include Sales Tax unless Customer has on file with SD or provides SD at the time of signing this quote, a valid exempt certificate. Customer must re-file exempt certificate with SD every calendar year.

VIII. Cancellations: Signed and accepted quotes are subject to cancellation 21 days prior to installation. Customer shall be responsible for all costs, charges or fees incurred by SD to process or fulfill the order as of the time of request for cancellation in the event such cancellation is accepted, including but not limited to the full amount of the order. Deposit for is non-refundable.

IX. Construction; Jurisdiction; Waiver of Jury Trial: This quote shall be deemed to have been entered into and consummated in the State of Wisconsin and shall be governed by and construed pursuant to the laws, without regard to the law of conflicts, of the State of Wisconsin. The Winnebago County Circuit Court in the State of Wisconsin shall have exclusive jurisdiction and venue over any dispute arising here-under. To the fullest extent permitted by law, jury trial is waived by all parties hereto.

X. Attorneys Fees: Customer is responsible to SD for all attorneys' fees and costs SD may incur in (a) enforcing any provision of this quote, or (b) in connection with the successful defense or settlement of any claim or demand made by Customer.

XI. Liens and Claims: To the fullest extent allowable by law SD retains all lien rights and claims against property or project for supplying materials to the Customer. Customer shall be fully responsible for all payments and claims if lien rights are found unenforceable for any reason. If Customer is not the Owner or responsible party for liens, then Customer will, on behalf of SD, notify all necessary parties to comply with all requirements under the law to establish and maintain SD's property mechanics or construction lien rights. Upon full payment SD will release all lien claims against Customer and the project.

General Terms & Conditions: (Continued)

XII. Warranty: Customer acknowledges that it has selected and ordered materials based on its own skill and judgment and agrees that it is responsible for ensuring that the materials selected are fit for Customer's purpose. SD shall not be responsible for any selection made by Customer and will not have any liability to Customer for any loss, damages, costs or expenses suffered by Customer as a result thereof. SD warrants only that such goods have been produced in accord with SD's standard practices with regard to materials and workmanship and no samples or prior description of materials shall constitute an express warranty. If materials are nonconforming, SD, at its option will either (i) allow Customer to return the materials and receive repayment of the price or (ii) repair or replace the materials. No materials are to be returned to SD without SD's prior written consent. SD HEREBY DISCLAIMS ANY AND ALL OTHER WARRANTIES EXPRESS OR IMPLIED INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SD shall have no obligation under this warranty if damage occurs because of improper handling, modification, or abuse.

XIII. Limitation of Liability: SD's liability on any claim for loss or damage arising out of this transaction or from performance or breach thereof or connected with any materials or services supplied hereunder, or the sale, resale, operation or use of materials, whether based on breach of contract, warranty, tort (including but not limited to negligence, misrepresentation, strict liability) or other grounds, shall not exceed the price allocable to such materials or services or part thereof involved in the claim, regardless of cause or fault. Customer's remedies are limited to the return of non-conforming materials and repayment of the price or to the repair and replacement of non-conforming goods subject to the provisions of paragraph XII. This limitation of liability and remedies reflects a deliberate and bargained-for allocation of risks between SD and Customer and constitutes the basis of the parties' bargain, without which SD would not have agreed to the price or terms of this transaction.

XIV. Waiver of Consequential Damages: SD shall not under any circumstances be liable, whether as a result of breach of contract, warranty, tort (including but not limited to negligence, misrepresentation, strict liability) or other grounds for incidental, special or consequential damages including, but not limited to, loss of profits or revenue, loss of use of goods, materials, equipment or associated products, business interruption, cost of capital, cost of substitute materials, facilities or services, downtime costs, liquidated or delay damages, or claims of clients or customers of Customer for such damage.

XV. Indemnification: Customer shall indemnify, defend, and hold harmless SD from and against all claims, liabilities, costs and expenses (including, but not limited to, those related to injury or to death of Customer's employees) arising from or connected with the possession, handling, incorporation into construction, or other use of the materials by Customer or others. Customer also agrees to indemnify, defend, and hold harmless SD from any patent or other intellectual property claims related to any SD materials made in accordance with designs or specifications of Customer or provided by Customer in relation to the project for which customer is.

Owner's Right to Cancel

You may cancel this agreement by mailing a written notice to Sure-Dry, LLC at 754 W. Airport Rd. Menasha, WI 54952 before midnight of the third business day after you signed this agreement. If you wish, you may use this page as that notice by writing "I hereby cancel" and adding your name and address, sign and date. A duplicate of this page will be provided for your records if this agreement is cancelled. If you deliver your written notice in person it can be delivered to 754 W. Airport Rd. Menasha, WI 54952 before midnight of the third business day after you signed this agreement. Cancellations made after midnight of the third day will be subject to a forfeiture of 30% of the total price. If the project has already been started, there will be a forfeiture of 30% plus any materials and equipment used, shipping costs of materials plus $65 per man hour used on the project.














TEREX AMIDA
WARNING
BURIED
CABLE
BA




TEREX


TEREX







