



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

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

Members

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

AGENDA

CITY PLAN COMMISSION

Date and Time:	July 6, 2026 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI
			<u>OR</u>
			<u>Zoom Teleconferencing</u>
			Meeting ID: 810 7190 9583
			Passcode: 437961
			<u>Computer:</u>
			https://us02web.zoom.us/j/81071909583?pwd=cdg59TsEaBswTBkatM
			Phone: +1-312-626-6799 (US Chicago)

Opening Section:

1. Roll Call

Discussion and Possible Action on:

2. Report of the May 20 & June 1, 2026 meetings of the City Plan Commission.
3. Public Hearing and action on a request from Mike Helmrick, representing the City of Stevens Point, for a final 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).
4. Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request establishes Meadow Street North, Third Street North and an extension of Academy Avenue as a planned public street within an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033).
5. A request from the City of Stevens Point to dedicate and accept land for right-of-way purposes as part of the extension of Meadow Street North, Third Street North and an extension of Academy Avenue as a planned public street within an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033).
6. May 2026 Monthly Report.

7. Director's Report.

Closing Section:

8. Adjourn

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

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

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



MINUTES

CITY PLAN COMMISSION

Members

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

Date and Time: May 20, 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: Alder Kneebone, Commissioners Arntsen, Beacom, Rice, Schade Stroik, Schuler.
- Members excused: Mayor Wiza.

Discussion and Possible Action on:

1. Discussion on Comprehensive Plan Update Process and Progress

- Background: Neighborhood Planner/Economic Development Specialist Klesmith provides an update on the Comprehensive Plan progress.
- Discussion: Sam Wessel, Senior Planner/Assistant Director of the Northcentral Wisconsin Regional Planning Commission, provides information regarding the Comprehensive Plan update process and progress.

2. Review of Comprehensive Plan Chapter 2: Natural, Agricultural, and Cultural Resources

- Background: Neighborhood Planner/Economic Development Specialist Klesmith provides overviews of each of the changes.
- Discussion:
 - Sam Wessel, Senior Planner/Assistant Director of the Northcentral Wisconsin Regional Planning Commission, provides information regarding the proposed changes in Chapter 2 of the Comprehensive Plan and receives feedback from the commission.
 - Ginger Keymer, Third District Alderperson, suggests including portions in

an appendix if it were to be removed from the chapter.

- Savannah Heiber, 5272 Forest Circle South, suggests including what criteria had to be met to achieve different designations or awards.
- Andrea Olson, Fourth District Alderperson, asks about whether the city still has the awards or if they were only for specific years.
- Lynn Markham, 302 Georgia Street N, speaks about the importance of land acknowledgment statements. She also provides a handout highlighting loss of trees within developments. She proposes adding a policy that would include provisions regarding tree retention and suggests other word changes in Chapter 2.
- Christine Mechenich, 4416 Second St, gives feedback about the goals and objections section of chapter 2 in relation to water preservation.

3. Review of Comprehensive Plan Chapter 3: Housing

- Background: Neighborhood Planner/Economic Development Specialist Klesmith provides overviews of each of the changes.
- Discussion:
 - Sam Wessel, Senior Planner/Assistant Director of the Northcentral Wisconsin Regional Planning Commission, provides information regarding the proposed changes in Chapter 3 of the Comprehensive Plan and receives feedback from the commission.
 - Andrea Olson, Fourth District Alderperson, speaks about which comes first; amenities or housing and the correlation of housing to jobs. She speaks about the needs of existing neighborhoods when considering new developments.
 - Christine Mechenich, 4416 Second St, speaks about the goals and objectives portion and the addition of quality of life stipulations.

Closing Section:

1. Adjournment

- Meeting adjourned at 9:11 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: June 1, 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, Commissioners Arntsen, Rice, Schade Stroik, Schuler, Beacom (joined via zoom at 6:05 p.m.).
- Members excused: Alder Kneebone.

Discussion and Possible Action on:

2. Report of the May 4, 2026 meeting of the City Plan Commission.

- Background: Minutes of the May 4, 2026, meeting of the City Plan Commission were included in the agenda packet.
- Motion: Schade Stroik moves to accept the meeting minutes.
- Second: Schuler seconds the motion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from Mylena Oliveira, representing 7B Stevens Point 385, LLC, for a conditional use permit to construct a principal structure on the property located at 532 Division Street (Parcel ID 281240829401025), consistent with Ch. 23.02(2)(f)(5)(a).

- Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
- Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
- Motion: Schuler moves to approve the conditional use permit with staff recommendations.
- Second: Schade Stroik seconds the motion.

- Vote: Motion fails with 3 votes in favor (Wiza, Schuler, Schade Stroik) and 3 against (Beacom, Arntsen, Rice).
4. **A request from Mylena Oliveira, representing 7B Stevens Point 385, LLC, for a site plan review to construct a principal structure on the property located at 532 Division Street (Parcel ID 281240829401025), consistent with 23.02(2)(f)(5)(b).**
 - Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Discussion: Mylena Oliveira answered questions from the commission.
 - Motion: Schuler moves to approve the site plan.
 - Second: Wiza seconds the motion.
 - Vote: Motion carries with 5 votes in favor and 1 against (Arntsen).
 5. **A request from the City of Stevens Point to enter into an easement agreement with the Wisconsin Public Service Corporation for the property located at 4401 State Highway 66 (Parcel ID 281240823230001).**
 - Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Motion: Wiza moves to approve the easement.
 - Second: Schade Stroik seconds the motion.
 - Vote: Unanimous approval.
 6. **A request from the City of Stevens Point to recommend adoption of the Portage County Bicycle & Pedestrian Plan.**
 - Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Motion: Schade Stroik moves to recommend the adoption of the Portage County Bicycle & Pedestrian Plan.
 - Second: Schuler seconds the motion.
 - Vote: Motion carries with 5 votes in favor and 1 against (Beacom).
 7. **April 2026 Monthly Report.**
 - Background: Monthly reports are included in the agenda packet.
 8. **Director's Report.**
 - Background: Director Kivela gave a verbal report.

Closing Section:

9. **Adjourn**

- Meeting adjourned at 6:46 P.M.

Administrative Staff Report

Final Subdivision Plat Review

Maria Drive
July 6, 2026



Department of Community
Development

Applicant(s): - Mike Helmrick, representing the City of Stevens Point Staff: - Adam Kuhn, Associate Planner akuhn@stevenspoint.com Parcel Number(s): 281240829240047 281240829240033 Zone(s): "PD" Planned Development "R-2" Single-Family Residence District Master Plan: - Commercial / Office / Multi-Family - Institutional / Government Council District: - District 4 – Ald. Olson Lot Information: 11 lots Current Use: - Vacant Applicable Regulations: - Ch. 20.05(1)	Request - Public Hearing and action on a request from Mike Helmrick, representing the City of Stevens Point, for a final 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). - Public Hearing and action on a request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point. Said request establishes Meadow Street North, Third Street North and an extension of Academy Avenue as a planned public street within an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033). Attachment(s) - Application - Plat Findings of Fact - The applicant is requesting a final subdivision plat review for a proposed subdivision off of Maria Drive. A preliminary subdivision plat review was approved in April 2026. - The land division would create nine developable lots, two outlots intended to be used for stormwater management purposes and driveway access, plus a future extension of Third Street, Meadow Street and Academy Avenue. - Lots 3-8 range from 5,850 sq ft to 6,500 sq ft in size and is intended for single-family residential development. Lot 2 is intended for a cottage court development, Lot 1 for a planned gathering lodge to accompany Door2Dreams, and Lot 9 for future multi-family residential development. - An extension of Third Street, Meadow Street and Academy Avenue is intended to provide access to all developable parcels. - Parcel ID 281240829240047 has a base zoning of "R-4" Multi-Family I Residential with a "PD" Planned Development Overlay designation. This zoning designation was approved in 2020. Parcel ID 281240829240033 is zoned "R-2" Single-Family Development.
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6. Additional land use requests – a Comprehensive Plan amendment, rezoning and conditional use permit – is slated for consideration at the July 20th Plan Commission meeting.
7. The creation of five or more lots requires the Common Council to approve both a preliminary plat review and a final plat review.

Staff Recommendation

Approve the final 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).

Approve the request to amend the Stevens Point Official Street Map for the purposes of establishing Meadow Street North, Third Street North and an extension of Academy Avenue as a planned public street within an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033).

Vicinity Map



Background

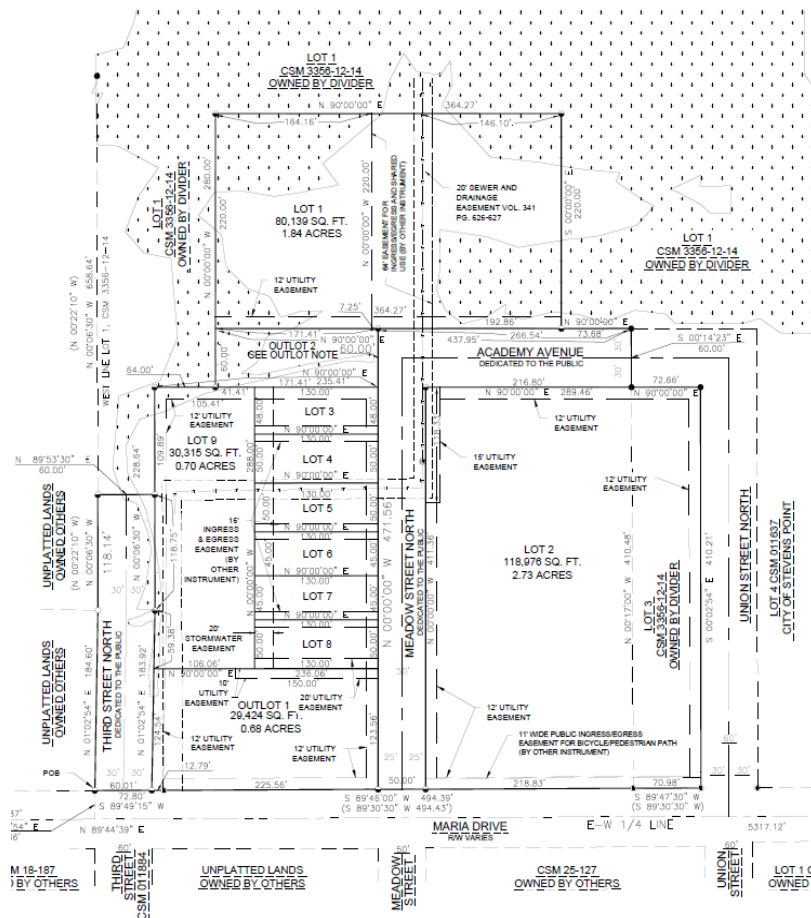
The applicant is requesting a final subdivision plat review for a proposed subdivision off of Maria Drive. The land division would create nine developable lots, two outlots intended to be used for stormwater management purposes and driveway access, plus a future extension of Third Street, Meadow Street and Academy Avenue. Consistent with the City's

Subdivision Ordinance, the subdividing of land creating five or more lots requires a preliminary and final subdivision plat to be approved by the Plan Commission and Common Council.

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

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

Zoning and Land Use: If the subdivision plat is approved, the intention is to build single-family homes on Lots 3-8, a cottage court on Lot 2, a gathering lodge on Lot 1 and future multi-family residential development on Lot 9. The City's Future Land Use Map identifies most of the subject area, with the exception of Parcel ID 281240829240047, for institutional and governmental uses. A Future Land Use Map amendment would be needed to support residential development, which is planned for consideration on July 20th. Parcel ID 281240829240047 has a base zoning of "R-4" Multi-Family I Residential with a "PD" Planned Development Overlay designation. This zoning designation was approved in 2020. Parcel ID 281240829240033 is zoned "R-2" Single-Family Development. A rezoning to the "R-4" Multi-Family I Residence District is needed to support multi-family residential development and is planned for consideration on July 20th.



Final Subdivision Plat

Standards of Review – Final Subdivision Plat

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

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

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

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

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

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

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

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

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

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

Standards of Review – Official Street Map Amendment

1. Internal Consistency. Amendments shall be made so as to preserve the internal consistency of the entire Comprehensive Plan.

Analysis: The City's Official Street Map is intended to designate existing and planned future streets within City limits and within its extraterritorial jurisdiction. On this Plan Commission agenda is a final subdivision plat review to create the parcel boundaries of the Meadow Street North, Third Street North and Academy Avenue Right-of-Ways.

Finding: The Comprehensive Plan's Future Land Use Map identifies the subject area for 'Institutional/Government' uses; however, the Comprehensive Plan Amendment request slated for July 20th would amend that future land use designation. Lot 1 is proposed to have a 'Commercial/Office/Multi-Family' Residential future land use designation, Lot 2 is proposed to have a 'Multi-Family Residential' future land use designation, and Lots 3-8 are proposed to have a 'Residential' future land use designation. By amending the Official Street Map, it is meeting the intent of the Comprehensive Plan by prioritizing "compact and contiguous growth," while also preserving the option for multi-family housing development within proposed Lot 9.

2. Special Privileges or Placing Limitations Not Permitted. No amendment to change the Future Land Use Map shall contain special privileges or rights or any conditions, limitations, or requirements not applicable to all other lands in the district.

Analysis: Please see review standard #1 in this section.

Findings: The amendment is consistent with the Transportation Element of the City's Comprehensive Plan. According to the Transportation Element's vision statement, "streets are designed and maintained to create a sense of place for residential and commercial neighborhoods and for the City." The use of parks, tree-lined boulevards, neighborhood signs or statutes, and the location of parking lots to the rear or sides of buildings all add to the positive visual experience of the community." With the construction of the proposed streets, it provides connectivity to potential high-density residential, low-density residential and commercial uses that would occupy the subject area.

3. The amendment shall not create an adverse impact on adjacent land uses.

Analysis: The planned streets are to exist along planned lots that would allow for residential and low-intensity commercial uses.

Findings: Commercial and higher-density residential uses generally result in an increased level of traffic, thus ensuring that means of egress is supported for adequate traffic control.

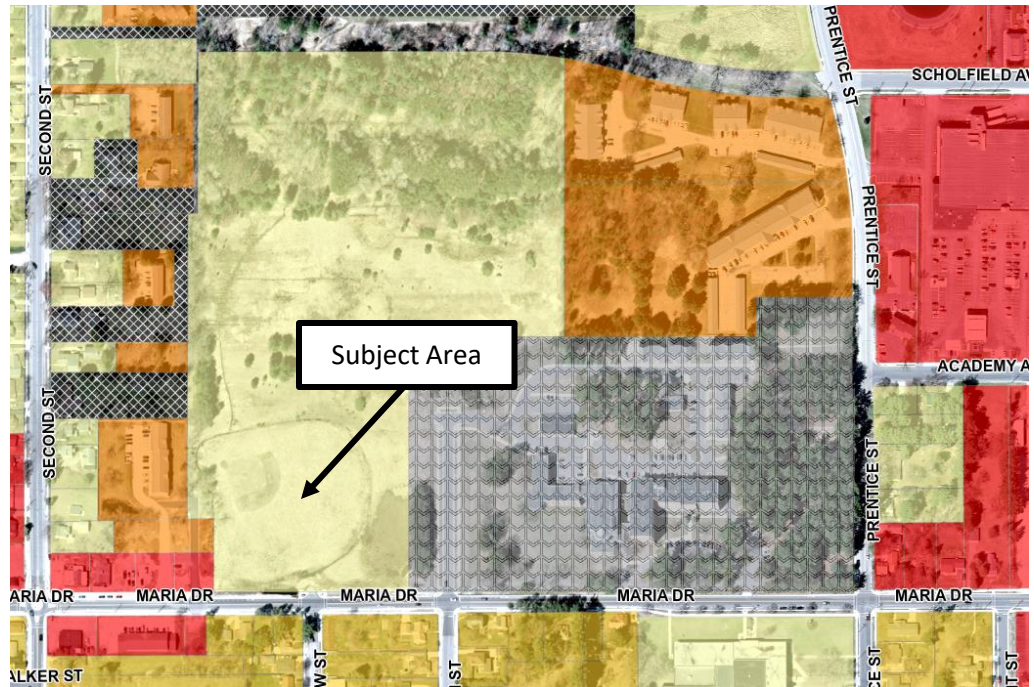
4. The amendment shall not create an adverse impact on public facilities and services.

Analysis: Utilities extensions are planned to be located within the proposed roadway improvements.

Findings: The proposed amendment should not create an adverse impact on public utilities and services.

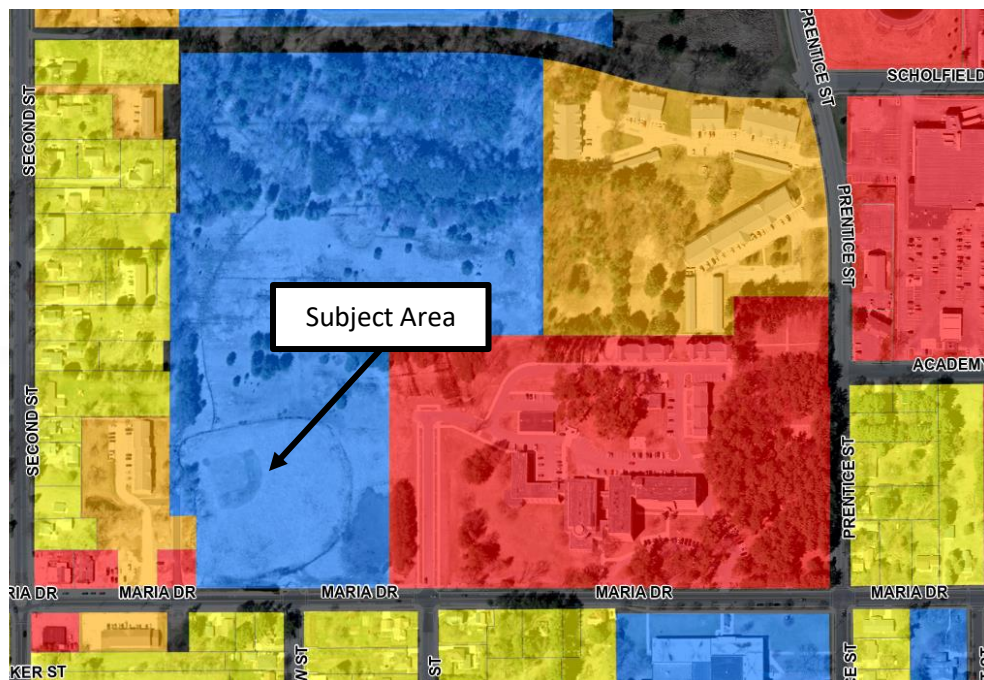
Exhibits

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



Future Land Use

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





APPLICATION FOR SUBDIVISION APPROVAL

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

Application #		Date Submitted		Fee Required		Fee Paid	
Associated Applications (if any)				Assigned Case Manager			
Pre-Application Conference Date				Major Subdivision	☐	Minor Subdivision	☐

APPLICANT/CONTACT INFORMATION

APPLICANT INFORMATION		CONTACT INFORMATION (Same as Applicant? ☒)	
Applicant Name	Rettler Corporation	Contact Name	Mike Helmrick
Address	3317 Business Park Drive	Address	
City, State, Zip	Stevens Point, WI 54482	City, State, Zip	
Telephone	715-341-2633	Telephone	
Fax		Fax	
Email		Email	

OWNERSHIP INFORMATION

PROPERTY OWNER OF RECORD 1 INFORMATION (Same as Applicant? ☐)		PROPERTY OWNER OF RECORD 2 INFORMATION (If Needed)	
Owner's Name	City of Stevens Point	Owner's Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Fax		Fax	
Email		Email	

PROJECT SUMMARY

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

Source of Utilities: City of Stevens Point		Streets Created or Extended as part of Subdivision? If Yes What Types?	
Water	City of Stevens Point	Sewer	City of Stevens Point
		Yes. Academy Ave, Third Street and Meadow Street Extensions	
Number of Each Type of Building and Individual Units		Proposed Density (Units/Acre)	
Single-Family House	6 (lots 3-8) & 8 (lot 2)		
Attached House (duplex)			
Row House (Number of Units)	6 (north end of lot 2)		
Apartment (Number of Units)	20 (south end of lot 2) & TBD (Lot 9)		
Commercial Building	1 (lot 1- D2D Gathering Lodge)		
Mixed Use Building (number of residential units)			
Industrial Building			
Civic Building / Institutional			
Open Lot			
Describe land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary)			
Lot 1 is for the proposed Door 2 Dreams Gathering Lodge. Lot 2 is for the proposed Door 2 Dreams housing, which includes townhomes, small homes and an apartment building, along with parking lot and common green space/site features. Lot 3 to 8 are for single family homes through City of Stevens Point. Lot 9 is for apartment buildings through the City of Stevens Point. Outlot 1 is for stormwater management to be owned by the City of Stevens Point.			
Current Zoning Surrounding Subject Property			
North:	Split Zoned	South:	R3 & R4
East:	PD	West:	R2, R4 & Split Zoned
Current Land Use Surrounding Subject Property			
North:	Institutional & Residential	South:	Residential
East:	Mixed Use	West:	Mixed Use

EXHIBITS (MAJOR SUBDIVISION)

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

CERTIFICATION AND SIGNATURE

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

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

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

Certified _____, 20____

Department of Administration



SISTERS MEADOW SUBDIVISION PLAT

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

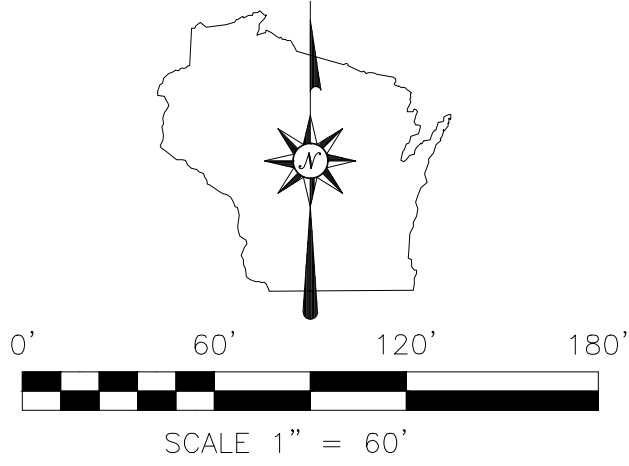
UTILITY EASEMENTS

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

VICINITY MAP



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

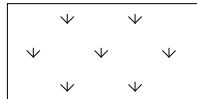


BASE FOR BEARING

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

LEGEND

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



WETLAND LOCATION

OUTLOT 2 NOTE

OUTLOT 2 OF THIS PLAT 10,284 SQ. FT. OR 0.24 ACRES IS NOT INTENDED FOR FUTURE RIGHT OF WAY DEDICATION.

MEADOW STREET NOTE

MEADOW STREET IS AN EXISTING 50 FOOT RIGHT OF WAY AND IS A PERMITTED EXTENSION NORTH OF MARIA DRIVE.

LOT AREA TABLE

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

SURVEYOR

ERNEST WOORSTER, PLS #1741
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PHONE (715)341-2633
FAX (715)341-0431

REVISED 26 JUNE 2026
SHEET 1 OF 2 SHEETS

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

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

Certified _____, 20____

Department of Administration



SURVEYOR'S CERTIFICATE

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

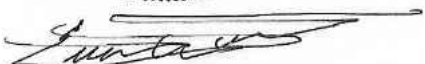
A PARCEL OF LAND CONTAINING 361,314 SQUARE FEET (8.29 ACRES) BEING PARTS OF LOT 1 AND LOT 3, CERTIFIED SURVEY MAP NO. 3356 VOLUME 12 PAGE 14, DOCUMENT NO. 385755, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

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

THAT I HAVE COMPLIED FULLY WITH THE CURRENT PROVISIONS OF CHAPTER 236 AND CHAPTER A-67 OF THE REVISED WISCONSIN STATUTES AND THE SUBDIVISION ORDINANCE OF THE CITY OF STEVENS POINT IN SURVEYING, DIVIDING, AND MAPPING.

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

CERTIFIED THIS 26TH DAY OF JUNE, 2026.



SIGNED: _____
ERNEST WOORSTER PLS #1741

COUNTY TREASURER CERTIFICATE

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

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

SIGNED _____
PAMELA R. PRZYBELSKI, COUNTY TREASURER

CITY TREASURER CERTIFICATE

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

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

SIGNED _____
COREY LADICK, CITY COMPTROLLER/TREASURER

SISTERS MEADOW SUBDIVISION PLAT

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

OWNER'S CERTIFICATE OF DEDICATION

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

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

STATE OF WISCONSIN-DEPARTMENT OF ADMINISTRATION
CITY OF STEVENS POINT

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

IN THE PRESENCE OF:

SIGNED: _____
JAROD KIVELA
CITY OF STEVENS POINT
COMMUNITY DEVELOPMENT DIRECTOR

STATE OF WISCONSIN)
PORTAGE COUNTY JSS

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

NOTARY PUBLIC _____ MY COMISSION EXPIRES _____

COMMON COUNCIL APPROVAL CERTIFICATE

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

THIS _____ DAY OF _____, 2026

MIKE WIZA, MAYOR

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

SUSAN PAGEL, CITY CLERK

UTILITY & STORMWATER EASEMENT PROVISIONS

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

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

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

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

SURVEYOR

ERNEST WOORSTER PLS#1741
RETTLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54482
PHONE (715) 341-2633
FAX (715) 341-0431

THIS INSTRUMENT WAS DRAWN AND
DRAFTED BY: ERNEST WOORSTER

DEVELOPER

CITY OF STEVENS POINT
1515 STRONGS AVENUE
STEVENS POINT WI 54481

REVISED 26 JUNE 2026
SHEET 2 OF 2 SHEETS

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

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

The Common Council of the City of Stevens Point do ordain as follows:

SECTION I: That the Official Street Map and Extraterritorial Street Map of the City of Stevens Point be amended by adding the following described streets:

ACADEMY AVENUE

A 60 foot wide street west of its intersection with Union Street North to its intersection with Meadow Street North, described as follows and depicted on attached Exhibit 'A':

Being part of Sisters Meadow Subdivision Plat, located in the Southeast Quarter of the Northwest Quarter of Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin:

Meadow Street North

A 50 foot wide street from its intersection with Maria Drive to its intersection with Academy Avenue, described as follows and depicted on attached Exhibit 'A':

Being part of Sisters Meadow Subdivision Plat, located in the Southeast Quarter of the Northwest Quarter of Section 29, Township 24 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin:

SECTION II: The City Clerk shall file a copy of the ordinance with the Register of Deeds of Portage County, Wisconsin.

SECTION III: This ordinance shall take effect upon passage and publication.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: April 10, 2026
Approved: May 18, 2026
Published: May 28, 2026

RETURN TO: Stevens Point City Clerk
Drafted by P. Fuehrer, City Engineering

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

Certified _____, 20____

Department of Administration



SISTERS MEADOW SUBDIVISION PLAT

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

OFFICIAL STREET MAP AMENDMENT EXHIBIT 'A'

SURVEYOR'S CERTIFICATE

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

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

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

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

CERTIFIED THIS 7TH DAY OF APRIL, 2026.



SIGNED: DARREN KRZANOWSKI PLS #2663

UTILITY EASEMENTS

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

VICINITY MAP

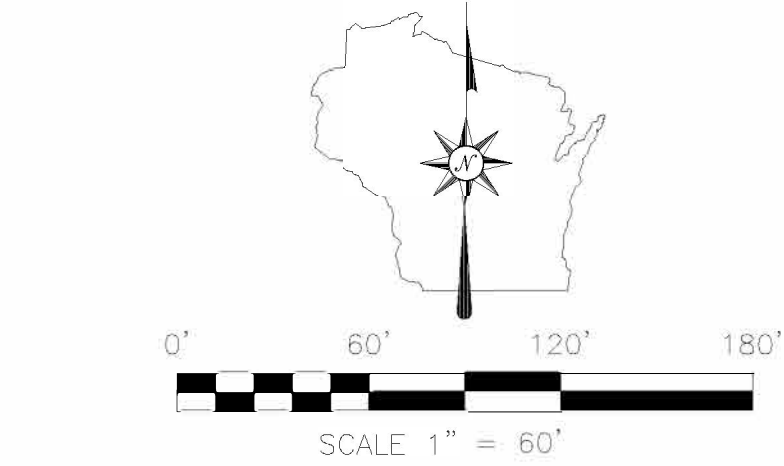


LOCATED IN THE SE1/4 OF THE NW1/4
SECTION 29 TOWNSHIP 24 NORTH RANGE 8 EAST

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

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



BASE FOR BEARING

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

LEGEND

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

OUTLOT 2 NOTE

OUTLOT 2 OF THIS PLAT 10,284 SQ. FT. OR 0.24 ACRES IS NOT INTENDED FOR FUTURE RIGHT OF WAY.

LOT AREA TABLE

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

SURVEYOR

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

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

REVISION DATE:

SHEET 1 OF 2 SHEETS

Community Development Report, May 2026

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	1	5486 Golla Rd	\$355,000.00	\$1,163.00
	1	164 Evelyn Ct	\$395,000.00	\$1,259.00
	1	1430 Torun Rd, Lot# 210	\$30,000.00	\$883.00
	1	1430 Torun Rd, Lot# 111	\$30,000.00	\$883.00
	1	1430 Torun Rd, Lot# 206	\$30,000.00	\$883.00
	1	1430 Torun Rd, Lot# 211	\$30,000.00	\$883.00
Two-Family	N/A	N/A	N/A	N/A
Multi-Family	N/A	N/A	N/A	N/A
Commercial/Industrial	1	DAVE'S BODY SHOP STORAGE BUILDING (BLD/ZN) 825 Park St	\$3,500.00	\$500.00
	1	(EPS) SKIERKA STORAGE BUILDING 825 Bliss Ave	\$0.00	\$300.00 *

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	104	\$1,168,294.36	\$7,744.68
Commercial	31	\$175,652,940.14	\$905,995.81

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
143	\$177,694,734.50	\$920,494.49	534	\$188,966,197.49	\$988,425.68

2025	533	\$28,446,427.68	\$101,149.57
2024	558	\$23,330,027.56	\$122,375.45
2023	603	\$38,481,748.23	\$148,060.65

* Early Permission to Start (EPS): Declared valuations will be reflected on the full permit.

Violation Report

Abandoned Vehicle on Property	3
Bulk Waste at Curb Early	38
Commercial Building Violation	1
Construction Work Without Permits	2
Debris on Property	13
Exterior Violations on House	0
Illegal Pets or Livestock	0
Infestation	0
Interior Housing Violations	0
Native Lawn Plan	0 ++
Potholes	0 +
Property Encumbrance	0
Public Works Violation	2 +
Snow & Ice Removal - Sidewalk	0
Tall Grass or Noxious Weeds	2
Trash Containers Improperly Stored	3
Vacant Building/Home	0
Vehicle Parked on Grass	10
Vision Obstruction in Roadway or Intersection	0
Zoning Violations	3
Total Violations / Total Service Fees Billed	77 \$750
Voluntary Compliance Rate for Tagged/Verbal	0/0 0%

+ Referred to another department

++ Perpetual



DIRECTORS REPORT

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

Development Updates

- **Portage County Business Park BID/Downtown BID:**

Stevens Point Downtown BID (DBID)

Alley Activation Project

- Awarded a \$50,000 Community Development Investment (CDI) – Vibrant Spaces Grant from Wisconsin Economic Development Corporation.
- Historic mural has been successfully removed and stored thanks to the City Parks & Recreation Department.
- Mural artist Jessie Fritsch (Buzz in Art Studios LLC) is scheduled to begin installation of the new mural backdrop in early to mid-July.
- Streets Department is coordinating planned concrete improvements.
- Decorative light pole design is underway.
- Approximately \$30,000 remains to complete all planned project elements; investor outreach is underway through the newly launched Downtown Investor's Guide, which also supports event sponsorships and community initiatives.

Events & Promotions

- Notes @ Night concert series is underway every Wednesday from 6:00–8:30 PM featuring live music, drink specials, prize drawings, and community gathering opportunities.
- A Night Market featuring local vendors will be added beginning in July.
- International Make Music Day will be held June 21 from 12:00–3:00 PM in the Square.

www.stevenspoint.com

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

- Planning continues for Discover Downtown (July 18) and Wine Walk (August 14).

Community Development

- Launched the Adopt-A-Block Downtown Cleanup Program, encouraging businesses, organizations, and residents to help maintain downtown through seasonal cleanups.
- Economic Vitality Work Group is conducting business and property owner interviews in preparation for a Small Business Development Grant application anticipated this fall, with the potential to secure up to \$250,000 for targeted downtown investments.
- Completed and adopted a comprehensive Communication Policy to strengthen organizational governance and communications.

Partnerships

- Partnered with the Farmers Market Association to hire a shared UWSP-PCI summer intern, Lydia Johnsrud, who will assist with events, market activities, and social media efforts.
- Coordinated a downtown stakeholder meeting with the Stevens Point Police Department regarding unhoused outreach efforts, available resources, and procedures related to the City's No Camping Ordinance.

Stevens Point Business Park BID

Business Park Development

- Nearing completion of updated Deed Restrictions & Protective Covenants for work group review and board consideration.
- Continuing the Business Park rebranding initiative, including review of logo concepts and brand identity materials.
- Building a comprehensive business contact database to improve communication and engagement with Business Park stakeholders.
-

Business Outreach & Education

- Organized a citywide commercial solar energy presentation for businesses and property owners, held June 9 at the Transit Center, highlighting available incentives and opportunities for solar installation on commercial properties.

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

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

Address	Lot Number	Sale Date	Purchase Price	Construction Status (7/1)
5486 GOLLA RD STEVENS POINT WI 54482	1	5/7/2026	\$60,000	Permit Issued
5492 GOLLA RD STEVENS POINT WI 54482	2	4/10/2026	\$56,000	Permit Issued

5498 GOLLA RD STEVENS POINT WI 54482	3	7/15/2026	\$56,000	Applied
230 EVELYN CT STEVENS POINT WI 54482	4	7/15/2026	\$60,000	Applied
222 EVELYN CT STEVENS POINT WI 54482	5	7/15/2026	\$65,000	Applied
214 EVELYN CT STEVENS POINT WI 54482	6	7/15/2026	\$60,000	Applied
172 EVELYN CT STEVENS POINT WI 54482	7	11/12/2025	\$55,000	Permit Issued
164 EVELYN CT STEVENS POINT WI 54482	8	5/6/2026	\$55,000	Permit Issued
0 EVELYN CT STEVENS POINT WI 54482	9	4/23/2026	\$58,000	
0 EVELYN CT STEVENS POINT WI 54482	10	7/15/2026	\$52,000	
0 FOREST CREEK RD STEVENS POINT WI 54482	11	7/15/2026	\$55,000	
5486 FOREST CREEK RD STEVENS POINT WI 54482	12	11/14/2025	\$60,000	Completed
5500 FOREST CREEK RD STEVENS POINT WI 54482	13	4/10/2026	\$55,000	Permit Issued
5516 FOREST CREEK RD STEVENS POINT WI 54482	15	5/6/2025	\$65,000	Permit Issued
5526 FOREST CREEK RD STEVENS POINT WI 54482	16	4/20/2026	\$55,000	Permit Issued
5534 FOREST CREEK RD STEVENS POINT WI 54482	17	6/27/2025	\$55,000	Completed
5542 FOREST CREEK RD STEVENS POINT WI 54482	18	7/3/2025	\$55,000	Completed
5550 FOREST CREEK RD STEVENS POINT WI 54482	19	7/15/2026	\$55,000	Applied
5566 FOREST CREEK RD STEVENS POINT WI 54482	20	7/15/2026	\$55,000	Applied
5572 FOREST CREEK RD STEVENS POINT WI 54482	21	10/31/2025	\$55,000	Completed
5580 FOREST CREEK RD STEVENS POINT WI 54482	22	10/15/2025	\$55,000	Permit Issued
5588 FOREST CREEK RD STEVENS POINT WI 54482	23	10/31/2025	\$55,000	Completed
5596 FOREST CREEK RD STEVENS POINT WI 54482	24	2/10/2026	\$50,000	Permit Issued
5589 FOREST CREEK RD STEVENS POINT WI 54482	26	2/10/2026	\$50,000	Permit Issued
5581 FOREST CREEK RD STEVENS POINT WI 54482	27	4/9/2025	\$22,000	Completed
5573 FOREST CREEK RD STEVENS POINT WI 54482	28	4/9/2025	\$22,000	Completed
5565 FOREST CREEK RD STEVENS POINT WI 54482	29	12/5/2025	\$34,000	Permit Issued
	30	12/5/2025		

0 GOLLA RD STEVENS POINT WI 54482	33	7/15/2026	\$50,000	
5572 GOLLA RD, STEVENS POINT, WI 54482	34	4/9/2025	\$45,000	Completed
5566 GOLLA RD, STEVENS POINT, WI 54482	35	4/9/2025	\$45,000	Completed
228 LEONARD ST. STEVENS POINT WI 54482	36	2/10/2026	\$50,000	Permit Issued
220 LEONARD ST STEVENS POINT WI 54482	37	5/23/2025	\$50,000	Completed
212 LEONARD ST, STEVENS POINT, WI 54482	38	4/9/2025	\$50,000	Completed
204 LEONARD ST. STEVENS POINT WI 54482	39	10/10/2025	\$50,000	Permit Issued
203 JOE ST. STEVENS POINT WI 54482	40	9/11/2025	\$50,000	Completed
211 JOE ST, STEVENS POINT, WI 54482	41	4/9/2025	\$50,000	Completed
219 JOE ST STEVENS POINT WI 54482	42	5/23/2025	\$50,000	Completed
227 JOE ST STEVENS POINT WI 54482	43	2/10/2026	\$50,000	Permit Issued
0 GOLLA RD STEVENS POINT WI 54482	44	PENDING OFFER	\$52,000	
0 JOE ST STEVENS POINT WI 54482	45	PENDING OFFER	\$56,000	
0 JOE ST STEVENS POINT WI 54482	46	PENDING OFFER	\$55,000	
0 JOE ST STEVENS POINT WI 54482	47	7/15/2026	\$20,000	
0 FOREST CREEK RD STEVENS POINT WI 54482	48	7/15/2026	\$20,000	
0 FOREST CREEK RD STEVENS POINT WI 54482	49	9/11/2025	\$25,000	
0 FOREST CREEK RD STEVENS POINT WI 54482	50	9/11/2025	\$25,000	
0 FOREST CREEK RD STEVENS POINT WI 54482	51	9/11/2025	\$25,000	
0 FOREST CREEK RD STEVENS POINT WI 54482	52	9/11/2025	\$25,000	
0 FOREST CREEK RD STEVENS POINT WI 54482	53	9/11/2025	\$25,000	
0 FOREST CREEK RD STEVENS POINT WI 54482	54	9/11/2025	\$25,000	
5469 FOREST CREEK RD STEVENS POINT WI 54482	55	4/9/2025	\$25,000	Completed
223 EVELYN CT STEVENS POINT WI 54482	57	2/10/2026	\$60,000	Permit Issued
231 EVELYN CT STEVENS POINT WI 54482	58	2/10/2026	\$65,000	Permit Issued
5508 GOLLA RD STEVENS POINT WI 54482	59	2/10/2026	\$52,000	Permit Issued

239 EVELYN CT STEVENS POINT WI 54482	60	2/10/2026	\$52,000	Permit Issued
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- **Forest Creek Phase 2:** Staff have created a draft RFP for the Forest Creek Phase 2 subdivision and are currently reviewing it internally. Staff hope to release the RFP to the public and developers in early July.
- **TID 14:** (No changes since last month) Staff continues to pursue leads for new business prospects and respond to Requests for Information (RFIs) received through WEDC. City staff are actively evaluating strategies to increase the competitiveness of the district and position it for long-term success. However, the City's new industrial park site in TID 14 (Badger Avenue area) continues to be passed over by prospective users due to the lack of high-pressure gas service and rail access—two features that many industrial prospects expect to be in place or have a guaranteed installation timeline.

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

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

With the Development Agreement in place, Commonwealth submitted its full WHEDA tax credit application on March 20, 2026. Unfortunately, the project was not awarded LIHTC funding. Staff plan to discuss next steps with the RDA on July 14th.

Separately, the City received an EPA Brownfields grant, which will assist with contamination cleanup, infrastructure, and foundation work for the northwest development area and transit transfer center. Staff is continuing the design work for the roadway realignment and addition of on street parking.

- **City Hall:** Staff conducted bid walkthroughs with contractors on April 27th and 28th. The public bid opening was held on May 19th, followed by a special Finance and Council meeting on May 26th, at which the contract was awarded to Miron Construction.

Work has started! Earthwork is underway, and we are planning a groundbreaking ceremony for July 10th at 10:00 AM (rain date: July 14th). All are welcome — we are super excited for this historic moment to take form.

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

- **Lot 8/Eagle Plumbing (Third and Portage):** The Redevelopment Authority has transferred the lot to the Developer. Conditional state approvals have been obtained, and the team is currently working through contamination cleanup before construction can begin. Once that work is complete, construction is expected to commence in Summer 2026.
- **Comprehensive Plan:** The City has contracted with the North Central Wisconsin Regional Planning Commission to assist with the Comprehensive Plan rewrite. Progress continues to be slower than hoped due to competing priorities, including active development proposals on the Shopko site, Edgewater, and Lot 8; however, staff have made headway on the effort. Additional special meetings will be scheduled in the future to keep the process moving, and updated chapters and revisions to the Goals, Objectives, and Policies are expected to be brought forward in the coming months. We appreciate your continued patience as staff works to advance this and the other significant planning initiatives currently underway.
- **Doors 2 Dreams and Sisters Meadow Subdivision:** Staff have been working closely with the Doors 2 Dreams development team and Rettler Corp on right-of-way infrastructure design for this area, including a planned extension of Academy Avenue, Meadow Street, and potentially Third Street. Wetland impacts for the project have been approved and paid for. The bid award for the ROW infrastructure is expected to come forward for approval in July, along with the final plat, right-of-way dedication, and official street map update.

A special meeting is scheduled for July 20th to address the Conditional Use Permit (CUP), rezone, Planned Development (PD), and related approvals so the project can stay on schedule. Groundbreaking on the gathering lodge is now expected in Fall 2026, followed by a series of small homes and townhomes.

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

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