



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

- Alderperson Christianson
- Alderperson Guthrie
- Alderperson Keymer
- Alderperson Olson
- Alderperson Birr
- Alderperson Donahue
- Alderperson Kneebone
- Alderperson Shuda
- Alderperson Lang
- Alderperson Moldenhauer
- Alderperson Morrow

AGENDA

COMMON COUNCIL MEETING

Date and Time:	July 20, 2026 6:00 PM	Location:	Community Room 933 Michigan Avenue, Stevens Point, WI <u>OR</u> <u>Zoom Teleconferencing</u> Meeting ID: 817 4974 1603 Passcode: 599716 <u>By Computer:</u> Zoom Link <u>By Phone:</u> +1-312-626-6799 (US Chicago)
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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.

Consideration and Possible Action on the Following:

5. Consent Agenda:
 - a. Minutes of the Common Council Meeting of June 15, 2026 and Special Common Council of June 25, 2026.
 - b. Actions of the Police and Fire Commission meeting of July 2, 2026:
 4. Confirmation of Bills.
 6. Discussion, with possible action, to approve Probationary Firefighter/Paramedic Jeff Davidson to the position of Firefighter/Paramedic with the completion of his probation, effective July 18, 2026.
 7. Discussion, with possible action, to approve a Memorandum of Understanding (MOU) between the City of Stevens Point and Local 484 on the purpose of

- resolving contract language regarding Article 19 - Salaries.
 - 8. Discussion, with possible action, to approve a Side Letter of Agreement between the City of Stevens Point and Local 484 on the purpose of resolving contract language regarding Article 28 - Continuing Education.
- c. Minutes and Actions of the Plan Commission meeting of July 6, 2026:
 - 2. Report of the May 20 & June 1, 2026 meetings of the City Plan Commission.
 - 6. May 2026 Monthly Report.
 - 7. Director's Report.
- d. Minutes of the Board of Public Works meeting of July 13, 2026.
- e. Minutes and Actions of the Public Policy and General Government meeting of July 13, 2026:
 - 2. License List.
 - 3. Request to Hold Event/Street Closing.
- f. Minutes and Actions of the Finance Committee meeting of July 13, 2026:
 - 6. Approval of a State Municipal Financial Agreement related to pavement replacement on State Highway 66.
 - 8. Establishing a tentative plan for closing Tax Incremental Financing (TIF) District 8 early, and utilizing the housing extension.
 - 9. Approval of Claims Paid.
- g. Statutory Monthly Financial Report by Comptroller/Treasurer.
- h. Mayoral Appointments.
 - Portage County Water Quality Management Plan Advisory Committee reappoint Mayor Mike Wiza for a 5-year term expiring July 31, 2031.
 - Portage County Water Quality Management Plan Advisory Committee reappoint Joel Lemke (Alt.) for a 5-year term expiring July 31, 2031.
- 6. Consideration of an Initial Resolution Regarding Industrial Development Revenue Bond Financing for Firecrest Aerospace, Inc. Project. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.
- 7. Approval of a lease agreement with the University of Wisconsin-Stevens Point Foundation, Inc. for use of the former UW Credit Union building at 809 Division St.
- 8. To award the Sisters Meadow Project #26-108 to Earth Inc. out of Arpin, Wisconsin, for an amount not to exceed \$1,254,039.70.
- 9. Resolution - 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).
- 10. Ordinance Amendment - 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).
- 11. Resolution - 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).

12. Ordinance Amendment - A request from Mike Helmricks, representing the City of Stevens Point, to amend the City of Stevens Point Comprehensive Plan. Said request amends the 'Institutional/Government' future land use designation of portions of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033). On the proposed Sisters Meadow Subdivision Plat, 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.
13. Resolution - A request from Mike Helmricks, representing the City of Stevens Point, to rezone portions of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033) from the "R-2" Single-Family Residence District to the "C" Conservancy District, "R-3" Single- and Two-Family Residence District, and "R-4" Multiple Family I Residence District. Remanent Lot 1 on the proposed Sisters Meadow Subdivision Plat is proposed to be rezoned to the "C" Conservancy District, Lots 3-8 and Outlot 1 is proposed to be rezoned to the "R-3" Single- and Two-Family Residence District, and Lots 1-2 is proposed to be rezoned to the "R-4" Multiple Family I Residence District.
14. Resolution - A request from Mike Helmricks, representing the City of Stevens Point, to apply an overlay zoning designation of "PD" Planned Development District to portions of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033). Lots 1-2 on the proposed Sisters Meadow Subdivision Plat is proposed to have a "PD" Planned Development Overlay District designation.
15. A request from Mike Helmricks, representing the City of Stevens Point, for a site plan review to construct buildings, parking lots and other site improvements on Lots 1-2 of the proposed Sisters Meadow Subdivision Plat (Parcel ID 281240829240047 & 281240829240033), consistent with Ch. 23.02(4)(b)(1)(2).
16. Resolution - A request from Mike Helmricks, representing the City of Stevens Point, for a conditional use permit to construct multiple principal structures of an unaddressed parcel bounded by Maria Drive (Parcel ID 281240829240033) and an unaddressed parcel bounded by Maria Drive & Union Street North (Parcel ID 281240829240047), consistent with Ch. 23.01(14)(f) and 23.02(1)(f)(3)(b).
17. A request from the City of Stevens Point to approve a right-of-way plat and relocation order from Michigan Avenue to Rice Street as part of the Business 51 Reconstruction Project.
18. Approval of issuance of a request for proposals (RFP) for professional design services related to the Portage County library's downtown location.
19. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) for deliberating or negotiating the purchasing of public properties, investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session, relating to the following:
 - A. Negotiating real estate acquisition related to the Business 51 Project.
20. Reconvene for Possible Action on the above-referenced closed session items.

21. 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.

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING MINUTES**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**June 15, 2026
7:00 PM**

OR

Zoom Teleconferencing

Agenda

1. Roll Call.

Present:

Ald. Christianson, Guthrie, Keymer, Olson, Birr, Donahue, Kneebone, Shuda, Lang, Moldenhauer, Morrow.

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.

Aldersperson District 7, Mary Kneebone, spoke about her experience as a Vietnam Era Veteran participating in a Never Forgotten Honor Flight and reminded all that served prior to May 7, 1975, of their eligibility to also participate.

Evan Boaz, 900 Third Street, spoke against Flock Cameras.

Aldersperson District 2, Jacqui Guthrie, spoke about the current laws regarding electric scooters and bikes.

5. Presentation to the Mayor and Council: Maria Mohr - Assistant Assessor - Assessor's Annual report.

Presentation was postponed.

Consideration and Possible Action on the Following:

6. Consent Agenda:

a. Minutes of the Common Council Meeting of May 18, 2026 and Special Common Council Meeting on May 26, 2026.

b. Actions of the Police and Fire Commission meeting of June 2, 2026:

3. Approval of Minutes.

4. Confirmation of Bills.

5. Discussion, with possible action, to approve Officer Larsen Biadasz from probation status to permanent status with completion of the

- 18-month probationary period, effective June 14, 2026.
 6. Discussion, with possible action, to approve Officer Ryan Flowerette from probation status to permanent status with completion of the 18-month probationary period, effective June 19, 2026.
 7. Discussion, with possible action, to approve Officer Bianca Patino from probation status to permanent status with completion of the 18-month probationary period, effective June 19, 2026.
 8. Discussion, with possible action, to approve the hiring of Alex Mancheski as a Probationary Police Officer/Recruit with Training, with the Stevens Point Police Department on July 6, 2026, pending successful completion of both the psychological and medical screening.
 9. Discussion, with possible action, to approve the hiring of Jenna Rogers as a Police Officer/Recruit without Training, with the Stevens Point Police Department, pending successful completion of both the psychological and medical screening. Expected start date of August 6, 2026, with the expected start date of the 720-hour Law Enforcement Academy on August 7, 2026, at Mid-State Technical College.
 10. Discussion, with possible action, to support advancement of Stevens Point Police Department officers 48 and 49 funding request originally approved positions by the Common Council in October 2018.
 11. Acknowledgment of Sgt. JD Ballew and K9 Barry on being the 2026 recipients of the Green Bay Packers Protect & Serve Award and \$2000 grant.
 13. Discussion, with possible action, to move forward with the WI-TF1 MOU Agreement with the City and the Stevens Point Fire Department.
 15. Discussion, with possible action, to move forward with the employment of new Probationary Firefighter/Paramedic Megan Sprague.
 16. Discussion, with possible action, per Article 19 - Salaries, Section D of the Agreement between the City and L484, on starting a new employee above the start rate with documentation of relevant experience.
- c. **Actions of the Park Commission meeting of June 3, 2026:**
3. Presentation by UWSP Athletics regarding first-year alcohol sales, and consideration of ongoing authorization for alcohol sales during Pointer home football and hockey games at Community Stadium and KB Willett Arena.
- d. **Minutes and Actions of the Special Plan Commission meeting of May 20, 2026 and Plan Commission meeting of June 1, 2026:**
2. Report of the May 4, 2026 meeting of the City Plan Commission.
 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).
 7. April 2026 Monthly Report.
 8. Director's Report.
- e. **Actions of the Board of Water and Sewerage Commissioners meeting of June 8, 2026:**
2. Approval of minutes.
 3. Approval of department claims.
 5. Emergency interconnect agreement with Plover.
 6. Approval of quote to install 12" water main on CTH HH.
 7. Approval of quote for the purchase and installation of an effluent meter at Well 11.

9. Approve and place on file the 2025 CMAR.

- f. Actions of the Airport Commission meeting of June 8, 2026:**
 - 2. Approval of minutes.**
 - 3. Approval of department claims.**
- g. Actions of the Transportation Commission of June 8, 2026:**
 - 2. Approval of May 11, 2026 minutes.**
 - 3. Approval of the May 2026 Financial/Claims Reports**
 - 4. Discussion and possible action on Yellow Route Parkdale/Songbird Loop options.**
- h. Minutes and Actions of the Personnel Committee meeting of June 8, 2026:**
 - 2. Director Lemke requests creation of additional Foreman position and removal of Lead Operator.**
- i. Minutes of the Board of Public Works meeting of June 8, 2026.**
- j. Minutes and Actions of the Public Policy and General Government meeting of June 8, 2026:**
 - 2. License List.**
 - 3. Request to Hold Event/Street Closing.**
- k. Minutes and Actions of the Finance Committee meeting of June 8, 2026:**
 - 4. Approval of funding for the purchase of a mastic machine for making street repairs.**
 - 6. Approval of funding for the replacement of windows at the Portage County Library's downtown location.**
 - 7. Approval of Claims Paid.**
 - 9a: Approval of property acquisition related to Business 51 as discussed in closed session.**
- l. Statutory Monthly Financial Report by Comptroller/Treasurer.**
- m. Mayoral Appointments.**
 - Sustainability Commission (alternate #1) - Dr. Erin Redman to fill the unexpired term of Doug Stingle expiring December 31, 2027.**

Ald. Christianson moved, Ald. Moldenhauer seconded, to approve the consent agenda.

Call for the vote: Ayes: Morrow, Moldenhauer, Lang, Shuda, Kneebone, Donahue, Birr, Olson, Keymer, Guthrie, Christianson.
Nays: None. Motion carried.

7. To award the 2026 Street Improvement - West Scott Street Project #26-102 to Earth Inc. out of Arpin, WI for an amount not to exceed \$626,005.95.

Ald. Moldenhauer moved, Ald. Morrow seconded, to approve the award.

Calls for the vote: Ayes: Christianson, Guthrie, Keymer, Olson, Birr, Donahue, Kneebone, Shuda, Lang, Moldenhauer, Morrow.
Nays: None. Motion carried.

8. Resolution - 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).

Trevor Roark, 601 Washington Avenue, spoke against the resolution.

Representing 7 Brew, Mylena Oliveira, spoke in favor of the resolution.

Representing 7 Brew, Matt Turner, spoke in favor of the resolution.

Representing Excel Engineering, Alex Muhl, spoke in favor of the resolution.

Ald. Morrow moved, Ald. Christianson seconded, to postpone the resolution.

Call for the vote: Ayes: Morrow, Moldenhauer, Lang, Shuda, Kneebone, Donahue, Birr,
Olson, Keymer, Guthrie, Christianson.

Nays: None. Motion carried.

9. 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).

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

Calls for the vote: Ayes: Christianson, Guthrie, Keymer, Olson, Birr, Donahue,
Kneebone, Shuda, Lang, Moldenhauer, Morrow.

Nays: None. Motion carried.

10. A request from the City of Stevens Point to recommend adoption of the Portage County Bicycle & Pedestrian Plan.

Ald. Birr moved, Ald. Moldenhauer seconded, to approve the request.

Call for the vote: Ayes: Morrow, Moldenhauer, Lang, Shuda, Kneebone, Donahue, Birr,
Olson, Keymer, Guthrie, Christianson.

Nays: None. Motion carried.

11. A request from the City of Stevens Point to recommend adoption of the Portage County Safety Action Plan.

Ald. Birr moved, Ald. Moldenhauer seconded, to approve the request.

Calls for the vote: Ayes: Christianson, Guthrie, Keymer, Olson, Birr, Donahue,
Kneebone, Shuda, Lang, Moldenhauer, Morrow.

Nays: None. Motion carried.

12. Discussion on a Citywide Facilities Study - Request for Proposals

Meg Ehler, 3233 Leahy Avenue, spoke in favor of a facilities study.

Ald. Morrow moved, Ald. Christianson seconded, to approve the request for proposals.

Call for the vote: Ayes: Morrow, Moldenhauer, Lang, Shuda, Donahue, Birr,
Olson, Keymer, Guthrie, Christianson.

Nays: Kneebone. Motion carried.

13. Resolution - Transportation Funding.

Ald. Moldenhauer moved, Ald. Lang seconded, to approve the resolution.

Calls for the vote: Ayes: Christianson, Guthrie, Keymer, Olson, Birr, Donahue,
Kneebone, Shuda, Lang, Moldenhauer, Morrow.

Nays: None. Motion carried.

14. Ordinance Amendment - Section 2.01: Moving the Common Council meeting to a start time of 6:00 p.m.

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

Call for the vote: Ayes: Morrow, Moldenhauer, Lang, Shuda, Kneebone, Donahue, Birr,
Olson, Keymer, Guthrie, Christianson.

Nays: None. Motion carried.

15. Ordinance Amendment - Section 14.14: Chickens, Ducks, Rabbits, and Bees.

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

Calls for the vote: Ayes: Christianson, Guthrie, Keymer, Olson, Birr, Donahue,
Kneebone, Shuda, Moldenhauer, Morrow.

Nays: Lang. Motion carried.

16. Adjournment.

Adjourned at 8:20 p.m.

**CITY OF STEVENS POINT
SPECIAL COMMON COUNCIL MEETING MINUTES**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**June 24, 2026
5:00 PM**

OR

Zoom Teleconferencing

Minutes

1. Roll Call.

Present

Ald. Christianson, Guthrie, Keymer, Olson, Birr, Kneebone, Shuda, Lang, Moldenhauer, Morrow.

Excused

Ald. Donahue.

Consideration and Possible Action on the Following:

- 2. Resolution - 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).**

Attorney Beveridge clarified the parameters of action by Common Council on a Conditional Use Permit and explained that when standards have been met, the body cannot require additional conditions.

Ald. Christianson moved, Ald. Keymer seconded, to approve the resolution with staff recommended conditions.

Call for the vote: Ayes: Morrow, Moldenhauer, Lang, Shuda, Birr, Keymer, Christianson.
Nays: Kneebone, Olson, Guthrie. Motion carried.

3. Adjournment.

Adjourned at 5:18 p.m.

**CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION MINUTES
MEETING OF JULY 2, 2026, at 1:00 PM**

- 1. Roll Call:** Commissioners Behrendt, Kirschling, Pingel

Also Present: Police Chief Orgon, Fire Chief Moody, Ast. Chief Williams, Ast. Chief Zvara, Ast. Chief Mueller, Firefighter/Paramedic Davidson, RB Supervisor Tork

- 2. President's Report**

To everyone, have a great 4th of July weekend.

- 3. Approval of Minutes**

Commissioner Kirschling moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

- 4. Confirmation of Bills**

Commissioner Kirschling moved, seconded by Commissioner Pingel.

Ayes, all; nays, none. Motion carried.

- 5. Police Chief Report**

Commissioner Kirschling moved, seconded by Commissioner Pingel.

Ayes, all; nays, none. Motion carried.

- 6. Discussion, with possible action, to approve Probationary Firefighter/Paramedic Jeff Davidson to the position of Firefighter/Paramedic with the completion of his probation, effective July 18, 2026.**

Commissioner Pingel moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

- 7. Discussion, with possible action, to approve a Memorandum of Understanding (MOU) between the City of Stevens Point and Local 484 on the purpose of resolving contract language regarding Article 19 - Salaries.**

Commissioner Pingel moved, seconded by Commissioner Kirschling.

Ayes, all; nays, none. Motion carried.

8. Discussion, with possible action, to approve a Side Letter of Agreement between the City of Stevens Point and Local 484 on the purpose of resolving contract language regarding Article 28 - Continuing Education.

Commissioner Pingel moved, seconded by Commissioner Kirschling.

Ayes, all; nays, none. Motion carried.

9. Fire Chief/EMS Report/EM Report

Commissioner Kirschling moved, seconded by Commissioner Behrendt.

Ayes, all; nays, none. Motion carried.

10. Adjournment

Meeting adjourned at 1:24 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: July 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.
- Members excused: Commissioner Schuler.

Discussion and Possible Action on:

2. Report of the May 20 & June 1, 2026 meetings of the City Plan Commission.

- Background: Minutes of the May 20, 2026 and June 1, 2026 meetings of the City Plan Commission were included in the agenda packet.
- Motion: Arntsen moves to accept the meeting minutes.
- Second: Schade Stroik seconds the motion.
- Vote: Unanimous approval.

3. Public Hearing and action on a request from Mike Helmricks, 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).

- 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: Arntsen moves to approve the final subdivision plat.
- Second: Schade Stroik seconds the motion.

- Vote: Motion carries with 5 votes in favor and 1 against (Kneebone).
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).**
 - Background: Associate Planner & Zoning Administrator Kuhn provides an overview of the request.
 - Discussion: Attorney Beveridge speaks about the streets map.
 - Public Hearing: Mayor Wiza declares the public hearing open. None wishing to speak, public hearing closed.
 - Motion: Beacom moves to approve the request.
 - Second: Schade Stroik seconds the motion.
 - Vote: Unanimous approval.
 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).**
 - Motion: Rice moves to approve the request.
 - Second: Schade Stroik seconds the motion.
 - Vote: Unanimous approval.
 6. **May 2026 Monthly Report.**
 - Background: Monthly reports are included in the agenda packet.
 7. **Director's Report.**
 - Background: Director's Report is included in the agenda packet.
- Closing Section:**
8. **Adjourn**
 - Meeting adjourned at 6:19 P.M.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

July 13, 2026 - 6:00 PM

Community Room

933 Michigan Avenue, Stevens Point, WI

MINUTES

Roll Call

- PRESENT** Chairperson Mayor Wiza, Vice-Chairperson and District 7 Ald. Kneebone, District 1 Ald. Christiansen, District 3 Ald. Keymer, District 8 Ald. Shuda, District 11 Ald. Morrow and Chris Tiffany.
- OTHERS PRESENT** **Directors:** Public Works Scott Beduhn, and Parks and Recreation Dan Kremer.
City Staff Members: C/T Corey Ladick, and Finance Manager Marcy Peterson.
Alderpersons: District 2 Ald. Guthrie, District 4 Ald. Olson, District 5 Ald. Birr, District 6 Ald. Donahue, District 9 Ald. Lang, and District 10 Ald. Moldenhauer.
Others Present: Derek Salomonsen, Raine Strobach - 2700 Fifth Ave., Jen Burton - 5718 Sandpiper Dr., Deb Knippel - 611 Soo Marie Ave., Cheyenne Witzeling - 3925 Doolittle Dr., Alex Mauer - 1629 Division St., Terrance Martowski - 1608 Ellis St., and Kathy Budelier - 1109 Lindbergh Ave.

Informational

1. **Director's Report**
 - a. Division and Church Streets Reconstruction Projects.
 - b. West Scott Street Project.
 - c. Traffic Signal Upgrade Project.

Director Beduhn gave a brief update on the Division and Church Streets Reconstruction Projects, the West Scott Street Project, and the Traffic Signal Upgrade Project.

Director Beduhn added that we are putting the final touches on updates to the maintenance activities, which will be a separate application from the road construction, on our website. As of right now, all our road construction projects can be found on our website, and updates will take place every Friday or more often if something changes

during the week.

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

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

2. Presentation by AECOM on the Downtown Conversion Study Update.

Please see the video along with a PowerPoint of the presentation that was given by Derek Salomonsen with AECOM. The discussion below is what took place after the presentation.

Mayor Wiza asked Derek for confirmation of what the study shows and what it could potentially recommend, and whether the way traffic flows now is acceptable by the standards if we change nothing, to which Derek replied, "That's correct." He asked if he was then correct. If we decided not to partner with WisDOT and spend a bunch of money to redesign everything, the traffic flow would also then be acceptable by standards, to which Derek replied, operationally, that is correct. However, other aspects play a role, but yes, that is correct. The Mayor added that he is aware that the one-way streets are a pain for drivers, but it would save us from spending a bunch of money and still have things OK.

Ald. Morrow explained that these types of projects take a lot of planning and a lot of time.

Ald. Christianson asked, out of curiosity, if, in 2032, the placeholder would be accurate and WisDOT is looking at doing the project, what percentage of costs would be distributed between the federal and local governments, to which Director Beduhn stated that it is too early to tell what the formula would be.

Ald. Olson pointed out that she feels there may be some things we could do fairly easily today that could potentially allow us to utilize what is already there in the entire plan, to which Derek replied that the conversion from one-way to two-way does keep the roadway within its existing footprint; however, the WisDOT Project is looking at making some modifications and in most cases may be narrowing the roadway mainly at intersections where curb extensions could be implemented where parking is present today.

Mayor Wiza asked Director Beduhn if he was looking for direction or if this is something we can think about for a little while and talk about at another meeting, to which Director Beduhn stated that we do need to get started relatively soon, at least in some direction.

Mayor Wiza reiterated what was pointed out earlier in that it is functioning fine the way it

is now, and it will be functioning fine in the future if we do nothing, even with everything combined. If we only had to pay for 80% of the overall costs, that is still 20% that the citizens of Stevens Point would be on the hook for. He feels we can use whatever money we would spend to make improvements on existing roads that are in desperate need of resurfacing, chip sealing, pothole filling, or reconstruction.

Ald. Guthrie stated that it occurred to her that the engineer's presentation tonight is about traffic feasibility and not overall downtown vibrancy, longevity, or cost-to-revenue analysis. We have only heard one component of a potential major transition in the downtown area. She would like to see the downtown business board involved in whatever we decide to do.

Ald. Christianson asked if Water Street is reduced in lanes as illustrated. Would that reflect a potential cost savings, to which Mayor Wiza stated that, yes, in that there would be fewer lanes, which would mean less maintenance, less plowing, less salting, and fewer potholes to fill.

3. Discussion on the possible creation of an ordinance to regulate private plantings within the public right-of-way.

Director Beduhn explained that what staff did was try to break apart different things based on what we were finding that other communities have, and also keep some consistency with what the existing zoning code is. He added that we are late in the game to try to restrict what folks have already planted for this year, so we have some time to work on this.

Mayor Wiza stated that by the looks of it, he feels that Director Beduhn took into account pretty much all of what people's concerns were. He pointed out that now is the time for folks to go around and look at what people have planted and what we feel works for us and what doesn't.

Ald. Kneebone stated that the only areas she is concerned with are the swales, in that some things that are planted there interfere with the ability for the swales to do what they are supposed to do, which is to pull off excess water to which Director Beduhn stated that a lot of the native plantings do better in that area because their roots do a better job of breaking up the soil to allow that drainage and filtration to happen. He added that some things we are going to have to learn as we go.

David Dehmlow, 2324 Prais Street, agreed that slowing down the rainwater in swales is considered a benefit, particularly if we're not trying to expand infrastructure.

Ald. Olson added that she would like to make sure that the University is being consulted because they do research on things of this nature, and they can give us a lot of insight into which plants are better suited for certain areas. She added that she understands the ordinance and looks forward to more information.

Chris Tiffany stated that this definitely paints a solid picture, and he looks forward to continued conversations.

Discussion and Possible Action

- 4. To award the Sisters Meadow Project #26-108 to Earth Inc. out of Arpin, WI, for an amount not to exceed \$1,254,039.70.**

Ald. Morrow **moved**, Ald. Keymer **seconded**, to award the Sisters Meadow Project #26-108 to Earth Inc. for an amount not to exceed \$1,254,039.70.

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

Adjourn

Adjourned at **6:55 p.m.**

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT COMMITTEE MINUTES
July 13, 2026 - 6:56 PM**

**Community Room
933 Michigan Avenue, Stevens Point, WI**

**OR
Zoom Teleconferencing**

Discussion and Possible Action on:

1. Roll Call.

Present:

Ald. Guthrie, Keymer, Donahue, Lang, Moldenhauer.

2. License List:

A. Temporary “Class B” Wine: Downtown Business Improvement District, a “Component Unit” of the City of Stevens Point, 1105 Main Street, Suite A, Stevens Point for Wine Walk on August 14, 2026 (See attached).

B. Temporary “Class B” Wine & Class “B” Beer License:

- 1. Holy Spirit Parish, 2151 Stanley Street, Stevens Point for Spirit Fest Holy Spirit Parish Picnic on July 26, 2026, to include Ministry Center and parking lot at 2151 Stanley Street, Stevens Point.**
- 2. Pacelli Catholic Schools, 1301 Maria Drive, Stevens Point for Panacea on September 11, 12, & 13, 2026, to include food tents and classrooms at 1301 Maria Drive, Stevens Point.**

C. Temporary Class “B” Beer License:

- 1. Portage County Business Council Inc, 5501 Vern Holmes Drive, Stevens Point for Business After Hours to be held on July 21, 2026, within building and grounds at Fresh Cut Lawn Care and Snow Removal LLC, 5100 Heffron Court, Stevens Point.**
- 2. Portage County Business Council Inc, 5501 Vern Holmes Drive, Stevens Point for Business After Hours to be held on August 18, 2026, within building at PuroClean Restoration Professionals, 3288 Church Street, Stevens Point.**
- 3. Portage County Business Council Inc, 5501 Vern Holmes Drive, Stevens Point for Business After Hours to be held on October 20, 2026, within building at GI Associates, 3225 Business Park Drive, Stevens Point.**
- 4. Portage County Business Council Inc, 5501 Vern Holmes Drive,**

Stevens Point for Business After Hours to be held on November 17, 2026, within building at CLA-CliftonLarsonAllen, 3125 John Joanis Drive, Stevens Point.

- 5. Portage County Democratic Party, 2220 Division Street, Stevens Point for the Portage County Democratic Party Picnic on August 23, 2026, Pfiffner Building, 425 Franklin Street, Stevens Point.**
- D. Provisional Issued - Class “A” Beer & “Class A” Liquor: Save A Lot, 3264 Church Street, Stevens Point for period beginning July 1, 2026 through August 31, 2026.**
- E. Class “A” Beer & “Class A” Liquor Renewal: Save A Lot, 3264 Church Street, Stevens Point for period beginning July 21, 2026.**
- F. 2026-2027 Master List of “Class B” Beer & Liquor, Reserve “Class B” Beer & Liquor, Class “B” Beer & “Class C” Wine, Class “B” Beer, “Class A” Liquor & Class “A” Beer, and Class “A” Beer License Applicants.**
- G. Taxicab Company License: Courtesy Cab at 5622 County Road B, Stevens Point, Kathleen Sankey, owner.**
- H. Taxicab Driver Licenses:**
 - 1. Kathleen Sankey for Courtesy Cab at 5622 County Road B, Stevens Point.**
 - 2. Alexander Acosta for Courtesy Cab at 2142 Patch Street, Stevens Point.**
 - 3. Mary Colella for Courtesy Cab at 4101 Hoover Avenue #38, Plover.**
 - 4. Janice Dyer for Courtesy Cab at 420 Sherman Avenue, Stevens Point.**
 - 5. Bruce Fletcher for Courtesy Cab at 5622 County Road B, Stevens Point.**
 - 6. Michelle Kluck for Courtesy Cab at 5283 State Hwy 66, Stevens Point.**
 - 7. Robert Komperda for Courtesy Cab at 3080 Lexington Place, Plover.**
 - 8. James McKenzie for Courtesy Cab at 1141 Zblewski Drive, Plover.**
 - 9. Dennis Provisor for Courtesy Cab at 5675 Crescent View Drive, Stevens Point.**
 - 10. Sal Sanchez for Courtesy Cab at 1050 Washington Street, Wisconsin Rapids.**
- I. Secondhand Jewelry/Secondhand Article/Pawnbroker License: Steven & Christine DeRoo dba/The Whiting Exchange LLC, 2787 Victory Road, Junction City, WI 54443 at 1209 Second Street, Stevens Point.**

No concerns from law enforcement.

Ald. Guthrie moved, Ald. Lang seconded, to approve agenda items 2A through 2C.

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

No concerns from law enforcement.

Ald. Donahue moved, Ald. Moldenhauer seconded, to approve agenda items 2D through 2I.

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

3. Request to Hold Event/Street Closing:

A. Wine Walk on August 14, 2026 (Recurring).

B. Portage County Democratic Party Picnic on August 23, 2026 (Recurring).

C. P!nk Game for Charity with UWSP Athletics on September 16, 2026 (Recurring).

D. Festival Food Turkey Trot on November 26, 2026 (Recurring).

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

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

4. Ordinance Amendment - Section 9.05(aa) and Section 9.09(4): Prohibition of campers and RVs in city permit parking lots.

Ald. Lang moved, Ald. Guthrie seconded, to approve the ordinance amendment.

Mayor Wiza gave a brief background on the preparation of, reasons for, sanitary concerns surrounding, and objectives of the Ordinance Amendment.

Chief Orgon gave background on several complaints surrounding a camper and how the situation was mitigated.

Cheyenne Witzeling, 3925 Doolittle Drive #3, spoke against the ordinance amendment.

Terrance Martowski, 1608 Ellis Street, spoke against the ordinance amendment.

David Dehmlow, 2324 Prais Street, spoke against the ordinance amendment.

District 7 Alderperson Kneebone spoke against the ordinance amendment.

Ald. Lang moved, Ald. Keymer seconded, to suspend the rules.

Call for the roll call vote: Ayes: Lang, Donahue,

Nays: Moldenhauer, Keymer, Guthrie. Motion fails.

Ald. Guthrie called for a roll call vote on the original motion.

Ald. Lang moved, Ald. Guthrie seconded, to approve the ordinance amendment.

Call for the roll call vote: Ayes: None.

Nays: Guthrie, Keymer, Donahue, Lang, Moldenhauer. Motion fails.

5. Ordinance Amendment - Creation of Section 24.57: Habitation in vehicles upon city streets and property prohibited.

Cheyenne Witzeling, 3925 Doolittle Drive #3, spoke against the ordinance amendment.

Terrance Martowski, 1608 Ellis Street, spoke against the ordinance amendment.

Jen Burton, 5718 Sandpiper Drive, spoke against the ordinance amendment.

Deb Knipple, 611 Soo Marie Avenue, spoke against the ordinance amendment.

Kathy Budeleir, 1109 Lindbergh Avenue, spoke against the ordinance amendment.

Rainn Strobach, 2700 Fifth Avenue Apartment 24, spoke against the ordinance amendment.

District 11 Alderperson Morrow spoke in favor of the ordinance amendment.

District 4 Alderperson Olson spoke in favor of the amendment.

District 7 Alderperson Kneebone spoke against the ordinance amendment.

Ald. Keymer moved, Ald. Lang seconded, to withdraw the ordinance amendment to bring back to the city attorney and the police department to give them an opportunity to rework.

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

6. Adjournment.

Adjourned at 8:03 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

July 13, 2026 - 8:05 PM

Community Room
933 Michigan Avenue, Stevens Point, WI

OR

Zoom Teleconferencing

Meeting ID: 859 6795 5290 | Passcode: 136704

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 Guthrie
OTHERS C/T Ladick, Mayor Wiza, Director Kremer, Beduhn, Fire Chief Moody,
PRESENT Deputy C/T Peterson, Alderpersons Kneebone, Lang, Birr, Olson,
Donahue and Moldenhauer, John Oppold, Justin Hoagland, Michael
Miller and Chris Johnson

2. Chairperson's opening remarks.

Aldersperson Christianson wanted to remind everyone that an increase in taxes is not all due to the city hall construction. The City's share of the county jail costs is four times the cost of the new city hall and will have a large impact on the tax bills this year.

3. Presentation of the fiscal year 2025 financial statement audit results.

Justin Hoagland presented the Committee with the annual audit report. The City is sitting in a good position in relation to budget performance and fund balances. The stormwater utility does need to look at a rate increase as they are not bringing in enough to meet the debt service coverage ratio as required. Hoagland thanked Ladick and his staff, especially Matthew, for making the audit run smoothly.

4. Discussion on an adjustment to Stormwater Utility rates.

As was mentioned in the audit report, the stormwater utility needs to look at increasing their rates. This is something that will be taken up soon, as additional debt was taken out with the first payment due in 2026 so the ratio will be even tighter than reported in

the 2025 audit report.

Discussion and Possible Action on:

5. Consideration of an Initial Resolution Regarding Industrial Development Revenue Bond Financing for Firecrest Aerospace, Inc. Project. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.

John Oppold requested that the City partner with Firecrest Aerospace for an Industrial Development Revenue Bond Financing arrangement for their development.

Essentially, this arrangement lends out the City's tax-exempt status to the business for bonding, saving borrowing costs for the business. It does not put any of the debt obligations onto the City or affect the City's borrowing capacity. This project is expected to create 125 jobs ranging from \$19/ hour to over \$100,000 per year.

Ald. Morrow moved, Ald. Keymer seconded, to pass the initial resolution regarding Industrial Revenue Bond Financing for the Firecrest Aerospace, Inc project.

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

6. Approval of a State Municipal Financial Agreement related to pavement replacement on State Highway 66.

Ald. Keymer moved, Ald. Morrow seconded, to approve the state Municipal Financial Agreement related to pavement replacement on State Highway 66

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

7. Approval of issuance of a request for proposals (RFP) for professional design services related to the Portage County library's downtown location.

Chris Johnson was present to request approval to issue a request for proposals for design services for the downtown library's location. There is some water damage occurring and needs to be addressed and this would also identify any future needs.

Ald. Guthrie wanted to make sure that this work does not overlap with the facilities study and Director Beduhn answered that staff would ensure that the information would be shared so duplicate work wouldn't be done.

Ald. Keymer moved, Ald. Morrow seconded, to approve issuance of a Request for Proposal for professional design services related to the Porage County library's downtown location.

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

8. Establishing a tentative plan for closing Tax Incremental Financing (TIF) District 8 early, and utilizing the housing extension.

Ald. Guthrie moved, Ald. Keymer seconded, to close TIF District 8 early and seek to utilize the housing extension as recommended by staff.

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

9. 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.

10. Adjourn into closed session (approximately 7:40 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. Negotiating a lease agreement with the University of Wisconsin-Stevens Point Foundation, Inc. for use of the former UW Credit Union building at 809 Division St.

B. Negotiating a lease agreement with Mid-State Technical College for the proposed public safety training facility and fire station #3 located on Badger Ave.

Ald. Morrow moved, Ald. Shuda seconded, to move to closed session as per WI SS 19.85(1)(e) to negotiate a lease agreement with UWSP Foundation Inc for use of the property at 809 Division Street and to negotiate a lease agreement with Mid-State Technical College for the proposed public safety training facility and fire station #3 located on Badger Avenue.

Roll Call for the vote: ayes: Morrow, Shuda, Keymer, Guthrie, and Christianson; nays, none; motion carried.

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

Ald. Morrow moved, Ald. Shuda seconded, to move to open session.

Roll Call for the vote: ayes: Shuda, Keymer, Guthrie, Christianson and Morrow; nays, none; motion carried.

Ald. Shuda moved, Ald. Morrow seconded, to execute the lease with the UW-Stevens Point Foundation Inc for lease of the property at 809 Division Street.

Call for the vote: ayes: Christianson, Morrow, Shuda, and Keymer; nays: Guthrie; motion carried.

Closing Section:

12. Adjournment

Meeting adjourned at 9:24 pm.

COMPTROLLER-TREASURER REPORT
for the period ending May 31, 2026

	Bal May 1, 2026	Receipts	Disbursements	Bal May 31, 2026
GENERAL OPERATING CASH	\$4,630,144.66	\$10,280,340.50	\$12,336,578.62	\$2,573,906.54
UTILITIES & TRANSPORTATION (Cash and Investments)	\$20,486,014.98	\$1,374,462.27	\$1,558,232.80	\$20,302,244.45
INVESTMENTS	Bal May 1, 2026	TRANSFER IN	TRANSFER OUT	Bal May 31, 2026
GENERAL	\$40,707,716.79	\$1,433,167.94	\$5,500,000.00	\$36,640,884.73
SPECIAL REVENUE	\$870,837.81	\$0.00	\$0.00	\$870,837.81
DEBT SERVICE	\$893,275.47	\$0.00	\$0.00	\$893,275.47
CAPITAL PROJECTS	\$8,782,229.97	\$0.00	\$0.00	\$8,782,229.97
INTERNAL SERVICE	\$0.00	\$3,000,000.00	\$0.00	\$3,000,000.00
TRUST	\$4,533,389.91	<u>\$0.00</u>	<u>\$0.00</u>	\$4,533,389.91
TOTALS	<u>\$55,787,449.95</u>	<u>\$4,433,167.94</u>	<u>\$5,500,000.00</u>	<u>\$54,720,617.89</u>

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$4,940,300	\$2,246,784	45.48%
POLICE	\$6,965,020	\$2,790,819	40.07%
FIRE	\$7,480,711	\$3,178,485	42.49%
PUBLIC WORKS	\$7,100,074	\$2,889,671	40.70%
PARK & REC	\$2,558,343	\$875,040	34.20%
CAPITAL PROJECTS	\$16,522,680	\$5,721,516	34.63%
DEBT SERVICE	\$12,327,501	\$12,888,050	104.55%
YTD TARGET	41.66%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$30,626,805	\$19,197,204	62.68%

Summary
Request for City of Stevens Point, Wisconsin to Serve as Conduit Issuer
for
Not to Exceed \$10,000,000 Industrial Development Revenue Bonds
to Benefit Firecrest Aerospace, Inc. Project

This will summarize the request of Firecrest Aerospace, Inc., and/or a related entity, and/or a limited liability entity to be formed (collectively, the “Company”), asking that the City of Stevens Point, Wisconsin (the “City”) consider an Initial Resolution to benefit the Company through the conduit issuance of industrial development revenue bonds (“IRBs”) to finance a project located in the City consisting of financing the (i) acquisition and installation of equipment to be owned by the City at a renovated facility comprising approximately 38,000 square feet located at 4848 Industrial Park Road in the City of Stevens Point, Wisconsin (the “Facility”), which Facility is to manufacture micro turbo jet and turbo fan engines for unmanned aerial and aerospace applications and (ii) payment of professional fees and costs of issuance (collectively, the “Project”). Small issue manufacturing IRBs must comply with both Federal (Sec. 144 of Internal Revenue Code) and State (66.1103 Wis. Stats.) laws. In an IRB transaction, a state or local governmental entity issues bonds and loans the proceeds from the sale of the bonds to a private entity for an authorized project. In Wisconsin, cities, villages and towns, as well as duly constituted redevelopment authorities and community development authorities may issue IRBs.

Prior to the Tax Act of 1986, the Tax Code permitted the issuance of tax-exempt IRBs for many types of projects including manufacturing, commercial, and wholesale and distribution facilities, among others. Section 144 of the Tax Code only permits the issuance of qualified small issues for manufacturing facilities. A “manufacturing facility” means any facility used in the manufacturing or production of tangible personal property (including processing resulting in a change in the condition of such property). A manufacturing facility includes facilities, which are directly related to and ancillary to a manufacturing facility, if such facilities are located on the same site as the manufacturing facility, and not more than 25% of the net proceeds of the issue are used to provide such facilities.

These IRBs are municipal bonds; however, they are not general obligations of the City. If the City agrees to issue bonds to benefit the proposed Project:

1. The City will not be liable for payment of the principal and interest on the bonds;
2. The City will not have ongoing responsibilities of monitoring or reporting with regard to the bonds or the Project.
3. The bonds do not count against the City’s borrowing capacity. The City will not levy a tax for payment of the bonds.
4. The City will be reimbursed for all fees and costs incurred because of the IRB.

The City acts strictly as a conduit, which enables the Company to borrow at a lower rate of interest.

Because the bonds are issued by a governmental entity, the holder of the bond may exclude the interest on the bonds from gross income for federal tax purposes.

Inducement/Reimbursement

Companies considering IRB financing must obtain an Initial Resolution, also sometimes referred to as an “inducement resolution” or “qualified reimbursement resolution” from the municipality in which the Project being financed is located in order to preserve the option to use IRBs. The Initial Resolution is preliminary approval only and is non-binding as to the City or the Company but is required by Federal tax law and State law. If the Initial Resolution is adopted by the City, this will assure that when and if bonds are issued, all eligible project costs incurred no more than 60 days prior to the date of the Initial Resolution (including reimbursement of equity contributions or refunding of conventional financing), may be included in the ultimate IRB financing. Failure to have a qualified resolution may result in disqualifying certain costs.

By acting as the conduit issuer, the City can grant the Company a significant monetary benefit, at no cost to the City, because the Company will enjoy a lower interest rate as a result of using a bond structure. A lending institution will directly purchase the bonds. The lender for the bonds will look solely to the Company for repayment. Bondholders will not look to the City for payment. The City will assign all of its rights, liability and responsibilities under the bonds to the lender as the bondholder. The Company will be fully responsible for repaying the loan and must make the arrangements with the lender for the payment on the bonds. If the Company is not able to meet its payment obligations, the lender will realize on its collateral and enforce its rights against the Company. The City is not liable for payment.

The foregoing is just a brief discussion of tax-exempt financing. By issuing the bonds, the City will give the Company an interest rate benefit because the tax-exempt bonds will be tax-exempt in the hands of the bondholders and, therefore, the cost savings passed along to the Company. It must be emphasized that the City will not be liable in any way on the bonds; the bonds are special, limited obligations of the City.

The Company respectfully requests that the City consider the Initial Resolution as follows: (i) Finance Committee on June 13, 2026 and (ii) the Common Council on July 20, 2026. For agenda purposes, the City should please describe the Initial Resolution as follows:

“Consideration of an Initial Resolution Regarding Industrial Development Revenue Bond Financing for Firecrest Aerospace, Inc. Project. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.”

A representative of the Company will attend the Common Council meeting on July 20, 2026 to answer any questions regarding the proposed Project.



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July 8, 2026

TO THE ATTACHED DISTRIBUTION LIST

Re: Not to Exceed \$10,000,000 City of Stevens Point, Wisconsin Industrial
Development Revenue Bonds, Series 2026 (Firecrest Aerospace, Inc. Project)

Greetings:

At the request of Firecrest Aerospace, Inc., a Delaware corporation, and/or a related entity, and/or a limited liability entity to be formed (collectively, the "Borrower"), we have prepared drafts of documents necessary for the consideration and adoption of an Initial Resolution Regarding Industrial Development Revenue Bond Financing for Firecrest Aerospace, Inc. Project (the "Initial Resolution") by the Common Council of the City of Stevens Point, Wisconsin (the "City") as follows: (i) Finance Committee on July 13, 2026 and (ii) Common Council on July 20, 2026. The Borrower's project consists of financing the (i) acquisition and installation of equipment to be owned by the Borrower at a renovated facility comprising approximately 38,000 square feet located at 4848 Industrial Park Road in the City of Stevens Point, Wisconsin (the "Facility"), which Facility is to manufacture micro turbo jet and turbo fan engines for unmanned aerial and aerospace applications and (ii) payment of professional fees and costs of issuance (collectively, the "Project"), all of which would contribute to the well-being of the City.

Federal and state law requires that the authorization for such an industrial development revenue bond be done in two stages: first, the consideration of an Initial Resolution by the Common Council, and second, the consideration of a final resolution (the "Final Resolution") by the Common Council.

The Initial Resolution is not a commitment to issue bonds, but merely evidences the City's "official intent" to issue bonds pending satisfactory negotiation of the terms.

The Final Resolution to be considered by the Common Council at a future meeting will be drafted and presented to the City only after negotiations for the bond issue have been completed.

QB\103522539.1

Quarles & Brady LLP

Enclosed are the following documents necessary to allow the Common Council to consider the Initial Resolution on July 20, 2026:

- (1) Initial Resolution, with the form of Notice to Electors of the City of Stevens Point, Wisconsin, attached as Exhibit A;
- (2) Good faith fee estimate letter required under Section 66.1103 of the Wisconsin Statutes;
- (3) Notice of Public Hearing (the so-called “TEFRA” notice); and
- (4) Notice of Intent to Obtain a Municipal Industrial Revenue Bond, which contains information regarding job estimates.

We have also enclosed a (i) checklist for the City of Stevens Point, (ii) summary of industrial development revenue bonds for informational purposes which was previously provided to the City, and (iii) Certificate of Firecrest Aerospace, Inc. to be signed by the Borrower wherein the Borrower certifies that it is able to negotiate satisfactory arrangements for completing the Project and that the City’s interests are not prejudiced thereby.

The following, in chronological order, are the steps necessary to issue the bonds:

1. The Finance Committee considers the Initial Resolution on July 13, 2026, and the Common Council considers the Initial Resolution on July 20, 2026. For agenda purposes, the City Clerk should describe the Initial Resolution as follows for the Common Council meeting on July 20, 2026:

“Consideration of an Initial Resolution Regarding Industrial Development Revenue Bond Financing for Firecrest Aerospace, Inc. Project. Information with respect to the job impact of the project will be available at the time of consideration of the Initial Resolution.”

The Common Council meeting on July 20, 2026 must meet the requirements of an open meeting under Sections 19.81 et seq. of the Wisconsin Statutes. Pursuant to Section 19.85 of the Wisconsin Statutes, the Common Council may not commence a meeting, subsequently convene in closed session, and reconvene in open session, unless public notice of such subsequent open session was given at the same time, and in the same manner, as the notice of the meeting convened prior to the closed session. If the Common Council proposes to go into closed session at the meeting, please contact me to discuss this issue. **A representative of the Borrower should attend the July 20, 2026 meeting to answer questions regarding the Project and provide job estimate information to the Common Council.**

Under federal regulations for cost recovery, reimbursement of the Borrower's expenditures with bond proceeds can only occur if the Issuer adopts the Initial Resolution. This Initial Resolution may apply to expenditures made by the Borrower within sixty (60) days prior to the adoption of the Initial Resolution and, in general, the reimbursement must be made no later than three (3) years after the original expenditure.

2. On July 21, 2026, the City Clerk should call me (414-277-5746) to confirm that the Initial Resolution was adopted. We will arrange for the Notice to Electors to be published, which is attached to the Initial Resolution as Exhibit A, in the City's local newspaper. After the notice is published, the electors of the City have thirty (30) days during which to circulate a petition for a referendum.

3. The City Clerk should mail a copy of the Initial Resolution (the Certificate by City Clerk which is attached to the Initial Resolution should be completed and signed) to me. Our office will send a copy of the Initial Resolution, along with the date that the Notice to Electors was published, to Steven Sabatke at the Wisconsin Economic Development Corporation.

4. The federal tax law known as the Tax Equity and Fiscal Responsibility Act of 1986 ("TEFRA"), requires that this Project, which is being funded with tax-exempt bond proceeds, be the subject of a noticed public hearing called a TEFRA public hearing. These hearings provide interested individuals or parties the opportunity to testify on any matters related to such potential bond issues, including the nature and location of the Project.

Therefore, at a future date, a notice regarding the scheduled TEFRA public hearing must be published (our office will publish the Notice of Public Hearing on behalf of the City). The Notice of Public Hearing must be published no later than seven (7) days before the TEFRA public hearing. Our usual practice is to have the TEFRA public hearing immediately preceding the meeting at which the Final Resolution is considered by the Common Council. We will notify the City in the future to schedule the TEFRA public hearing/Final Resolution date.

5. At a future date, the Common Council will hold the TEFRA public hearing and consider the Final Resolution. A representative of the Borrower should attend the TEFRA public hearing. The Common Council meeting must meet the requirements of an open meeting under Sections 19.81 et. Seq. of the Wisconsin Statutes.

6. After the preliminary steps outlined above have been completed, the Borrower and the Purchaser will need to negotiate the bond documents (to be prepared by Quarles & Brady LLP) in preparation for the sale of the bonds. The pricing will occur just prior to the Common Council meeting during which the Common Council will be asked to adopt the Final Resolution.

The foregoing is a brief sketch of the procedural steps that must be followed when issuing industrial development revenue bonds. The key point to remember is that the City will be considering, from a policy standpoint, whether to encourage the location of the Project in the City. By issuing the bonds, the City will give the Borrower an interest rate benefit because the bonds will be tax-exempt in the hands of the Purchaser. It must be emphasized that the City will not be liable in any way on the bonds; the bonds are special, limited obligations of the City.

We are simultaneously delivering to the City Clerk the good faith fee estimate letter required under Section 66.1103 of the Wisconsin Statutes. A copy of this letter should be signed by Susan Pagel and returned to us to provide evidence of her receipt of the letter.

The Borrower has signed the enclosed Notice of Intent to Obtain a Municipal Industrial Revenue Bond (the "Notice of Intent"). The Notice of Intent is being delivered to the City Clerk with this letter, and we will mail a copy to Steven Sabatke at the Wisconsin Economic Development Corporation. Whoever attends the meeting on behalf of the Borrower should bring the signed Notice of Intent to the Common Council meeting on July 20, 2026.

We are looking forward to working with everyone on this Project. Please call me with any questions or comments.

Very truly yours,

Frank C. DeGuire_{ash}

Frank C. DeGuire

COMMON COUNCIL OF
CITY OF STEVENS POINT, WISCONSIN

RESOLUTION NO. 2026 - _____

**INITIAL RESOLUTION
REGARDING INDUSTRIAL DEVELOPMENT
REVENUE BOND FINANCING FOR
FIRECREST AEROSPACE, INC. PROJECT**

WHEREAS, Section 66.1103 of the Wisconsin Statutes (the “Act”) authorizes the City of Stevens Point, Wisconsin (the “Issuer”), to authorize the issuance and sale of bonds by the Issuer to construct, equip, re-equip, acquire by gift, lease or purchase, install, reconstruct, rebuild, rehabilitate, improve, supplement, replace, maintain, repair, enlarge, extend or remodel industrial projects; and

WHEREAS, Firecrest Aerospace, Inc., a Delaware corporation, and/or a related entity, and/or a limited liability entity to be formed (collectively, the “Borrower”), desires to complete a project to be owned by the Borrower consisting of financing the (i) acquisition and installation of equipment to be owned by the Borrower at a renovated facility comprising approximately 38,000 square feet located at 4848 Industrial Park Road in the City of Stevens Point, Wisconsin (the “Facility”), which Facility is to manufacture micro turbo jet and turbo fan engines for unmanned aerial and aerospace applications and (ii) payment of professional fees and costs of issuance (collectively, the “Project”), all of which would contribute to the well-being of the City of Stevens Point, Wisconsin; and

WHEREAS, the cost of the Project is presently estimated to be \$10,000,000, and the amount proposed to be financed with one or more issues or series of tax-exempt and/or taxable industrial development revenue bonds (the “Bonds”) issued under the Act does not exceed \$10,000,000; and

WHEREAS, it is in the public interest of the Issuer to promote, attract, stimulate, rehabilitate and revitalize commerce, industry and manufacturing, to promote the betterment of the economy of the Issuer; and

WHEREAS, the Borrower has requested that the Issuer now approve an initial resolution (the “Initial Resolution”) providing for the financing of the Project in an amount not to exceed \$10,000,000; and

WHEREAS, the Issuer is a municipality organized and existing under and pursuant to the laws of the State of Wisconsin, and is authorized to enter into revenue agreements with eligible participants with respect to the Project whereby eligible participants agree to cause said Project to be constructed and to pay the Issuer an amount of funds sufficient to provide for the prompt payment when due of the principal and interest on said industrial development revenue bonds.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Stevens Point, Wisconsin, as follows:

1. Based upon representations of the Borrower, it is the finding and determination of the Common Council that the Project is a qualified “project” within the meaning of the Act and that the Borrower is an “eligible participant” within the meaning of the Act. The Issuer shall:

(a) Finance the Project in an amount not to exceed \$10,000,000; and

(b) Issue industrial development revenue bonds in one or more series of tax-exempt and/or taxable bonds (the “Bond(s)”), in an amount not to exceed \$10,000,000 in order to finance costs of the Project.

2. The aforesaid plan of financing contemplates, and is conditioned upon, the following:

(a) The Bonds shall never constitute an indebtedness of the Issuer within the meaning of any state constitutional provision or statutory limitation;

(b) The Bonds shall not constitute or give rise to a pecuniary liability of the Issuer or a charge against its general credit or taxing powers;

(c) The Project shall be subject to property taxation in the same amount and to the same extent as though the Project were not financed with industrial development revenue bonds;

(d) The Borrower shall find a purchaser for all of the Bonds;

(e) The City’s out-of-pocket costs, including but not limited to legal fees and trustee’s fees, in connection with the issuance and sale of the Bonds shall be paid by the Borrower; and

(f) A notice of public hearing required by federal law for purposes of Section 147(f) of the Internal Revenue Code, as amended, shall be published in a newspaper of general circulation in the City of Stevens Point and a public hearing shall be held to provide interested individuals or parties the opportunity to testify as to the Project and the issuance of the Bonds.

3. The aforesaid plan of financing shall not be legally binding upon the Issuer nor be finally implemented unless and until:

(a) The details and mechanics of the same are authorized and approved by a further resolution of the Common Council which shall be solely within the discretion of the Common Council;

(b) The City Clerk shall cause notice of adoption of this Initial Resolution, in the form attached hereto as Exhibit A, to be published once in a newspaper of general circulation in the City of Stevens Point, and the electors of the City of Stevens Point shall

have been given the opportunity to petition for a referendum on the matter of the aforesaid Bond issue, all as required by law;

(c) Either no such petition shall be timely filed or such petition shall have been filed and said referendum shall have approved the Bond issue;

(d) The City Clerk shall have received an employment impact estimate issued under Section 238.11 of the Wisconsin Statutes;

(e) All documents required to consummate the financing have been duly authorized and delivered; and

(f) The Issuer and the Borrower have resolved all land use and special use issues with respect to the affected property and the Project.

4. Pursuant to the Act, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Borrower having represented that it is able to negotiate satisfactory arrangements for completing the Project and that the Issuer's interests are not prejudiced thereby.

5. The City Clerk is directed, following adoption of this Initial Resolution (i) to publish notice of such adoption not less than one time in the official newspaper of the City of Stevens Point, Wisconsin, such notice to be in substantially the form attached hereto as Exhibit A and (ii) to file a copy of this Initial Resolution, together with a statement indicating the date the Notice to Electors was published, with the Wisconsin Economic Development Corporation within twenty (20) days following the date of publication of such notice.

6. This Initial Resolution is an "initial resolution" within the meaning of the Act and official action toward issuance of the Bonds for purposes of Sections 103 and 144 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder. Furthermore, it is the reasonable expectation of the Issuer that proceeds of the Bonds may be used to reimburse expenditures made on the Project prior to the issuance of the Bonds. The maximum principal amount of debt expected to be issued for the Project on the date hereof is \$10,000,000. This statement of official intent is made pursuant to Treasury Regulations §1.150-2.

Passed and adopted at a regular meeting of the Common Council of the City of Stevens Point, Wisconsin this 20th day of July, 2026.

APPROVED:

Mike Wiza, Mayor

ATTEST:

Susan Pagel, City Clerk

EXHIBIT A

NOTICE TO ELECTORS OF THE CITY OF STEVENS POINT, WISCONSIN

TAKE NOTICE that the Common Council of the City of Stevens Point, Wisconsin (the “Issuer”), at a regular meeting held at the Stevens Point Police Department, 933 Michigan Avenue, Stevens Point, Wisconsin, on July 20, 2026, adopted an Initial Resolution pursuant to Section 66.1103 of the Wisconsin Statutes, as amended, expressing the intention to issue not to exceed \$10,000,000 of industrial development revenue bonds of the Issuer (the “Bonds”) on behalf of Firecrest Aerospace, Inc., a Delaware corporation, and/or a related entity, and/or a limited liability entity to be formed (collectively, the “Borrower”). The Borrower desires to complete a project consisting of financing the (i) acquisition and installation of equipment to be owned by the Borrower at its newly expanded and renovated leased facility comprising approximately 38,000 square feet located at 4848 Industrial Park Road in the City of Stevens Point, Wisconsin (the “Facility”), which Facility is to be owned by the Issuer or a third party and will be leased to the Borrower to manufacture micro turbo fan and turbo jet drone engines and (ii) payment of professional fees and costs of issuance (collectively, the “Project”). The Borrower has represented that the net number of full-time equivalent jobs which the Project is expected to create on the Project site within three years is 95.

Pursuant to the terms of Section 66.1103 of the Wisconsin Statutes, all requirements that the Project be subject to the contracting requirements contained in Section 66.1103 are waived, the Borrower having represented that it is able to negotiate satisfactory arrangements for completing the Project and that the Issuer’s interests are not prejudiced thereby.

THE BONDS SHALL NEVER CONSTITUTE AN INDEBTEDNESS OF THE ISSUER, NOR SHALL THE BONDS GIVE RISE TO ANY PECUNIARY LIABILITY OF THE ISSUER, NOR SHALL THE BONDS BE A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWERS OF THE ISSUER. RATHER, THE BONDS SHALL BE PAYABLE SOLELY FROM THE REVENUES AND OTHER AMOUNTS TO BE DERIVED PURSUANT TO THE REVENUE AGREEMENT RELATING TO SAID PROJECT TO BE ENTERED INTO BETWEEN THE ISSUER AND THE BORROWER.

The Initial Resolution may be inspected in the office of the City Clerk at 1515 Strongs Avenue, Stevens Point, Wisconsin, during business hours.

TAKE FURTHER NOTICE THAT THE ELECTORS OF THE CITY OF STEVENS POINT MAY PETITION FOR A REFERENDUM ON THE QUESTION OF THE BOND ISSUE. Unless within thirty (30) days from the date of the publication of this Notice a petition signed by not less than five percent (5%) of the registered electors of the City of Stevens Point is filed with the City Clerk requesting a referendum on the question of the issuance of the Bonds, the Issuer will issue the Bonds without submitting the proposition for the electors’ approval. If such petition is filed as aforesaid, then the Bonds shall not be issued until approved by a majority of the electors of the City of Stevens Point voting thereon at a general or special election.

Susan Pagel, City Clerk
City of Stevens Point, Wisconsin

CERTIFICATION BY CITY CLERK

I, Susan Pagel, duly sworn, hereby certify that I am the duly qualified and acting City Clerk of the City of Stevens Point, Wisconsin (the "City"), and as such I have in my possession, or have access to, the complete corporate records of the City and of its Common Council; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all the records in relation to the adoption of Resolution No. _____ entitled: INITIAL RESOLUTION REGARDING INDUSTRIAL DEVELOPMENT REVENUE BOND FINANCING FOR FIRECREST AEROSPACE, INC. PROJECT.

I hereby further certify as follows:

1. Said Initial Resolution was considered for adoption by the Common Council at a meeting held at the Stevens Point Police Department, 933 Michigan Avenue, Stevens Point, Wisconsin, at _____ p.m. on July 20, 2026. Said meeting was a regular meeting of the Common Council and was held in open session.

2. Said Initial Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the City Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the City.

3. Said meeting was called to order by _____, who chaired the meeting. Upon roll, I noted and recorded that the following alderpersons were present:

_____	_____
_____	_____
_____	_____
_____	_____

and that the following alderpersons were absent:

_____	_____
_____	_____

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Initial Resolution, which was introduced, and its adoption was moved by _____ and seconded by _____. Following discussion and after all

alderpersons who desired to do so had expressed their views for or against said Initial Resolution, the question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

_____	_____
_____	_____
_____	_____
_____	_____

NAY:

_____	_____
_____	_____

ABSTAINED:

_____	_____
_____	_____

Whereupon the meeting chairperson declared said Initial Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the City hereto on this 20th day of July, 2026.

[SEAL]

Mike Wiza, Mayor



411 East Wisconsin Avenue
Suite 2400
Milwaukee, Wisconsin 53202-4428
414.277.5000
Fax 414.271.3552
www.quarles.com

Attorneys at Law in
Chicago
Denver
Indianapolis
Madison
Milwaukee
Minneapolis
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Phoenix
San Diego
St. Louis
Tampa
Tucson
Washington, D.C.

July 8, 2026

Susan Pagel
City Clerk
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

Steve Sabatke
Financial Underwriter
Wisconsin Economic Development Corporation
2352 South Park Street, Suite 303
Madison, WI 53713

Re: \$10,000,000 City of Stevens Point, Wisconsin
Industrial Development Revenue Bonds,
Series 2026 (Firecrest Aerospace, Inc. Project)

Greetings:

We understand that in the near future, the Common Council of the City of Stevens Point, Wisconsin (the "City"), will take action on an Initial Resolution for industrial development revenue bond financing under Section 66.1103 of the Wisconsin Statutes on behalf of Firecrest Aerospace, Inc., a Delaware corporation, and/or a related entity, and/or a limited liability entity to be formed.

Section 66.1103 of the Wisconsin Statutes requires that prior to the adoption of the Initial Resolution, a document containing a good faith estimate of the legal fees which will be paid from the bond proceeds must be filed with the City Clerk of the City and with the Wisconsin Economic Development Corporation. This letter is that document.

Estimating legal fees at this stage in the proceedings is difficult because many of the most significant factual matters which may affect legal costs are not known in detail at this time. The size and structure of the bond issue have not been finalized. These and other matters normally are negotiated and determined after the Initial Resolution is adopted. As a result, the scope and amount of work which the various parties may choose to refer to their lawyers can vary considerably as the economic aspects of the financing develop.

The relationship of these variables to an estimate of aggregate legal fees is evident from the principles which lawyers apply in charging fees for their services. Fees for services rendered by any Wisconsin lawyer should be consistent with, and grounded upon, the Rules of Professional Conduct for Attorneys of the American Bar Association, as currently enforced in Wisconsin. Those rules set forth the following basic guidelines:

A lawyer's fee shall be reasonable. Factors to be considered as guides in determining the reasonableness of a fee include the following:

- (1) The time and labor required, the novelty and the difficulty of the questions involved, and the skill requisite to perform the legal service properly.
- (2) The likelihood, if apparent to the client, that the acceptance of the particular employment will preclude other employment by the lawyer.
- (3) The fee customarily charged in the locality for similar legal services.
- (4) The amount involved and the results obtained.
- (5) The time limitations imposed by the client or by the circumstances.
- (6) The nature and length of the professional relationship with the client.
- (7) The experience, reputation and ability of the lawyer or lawyers performing the services.
- (8) Whether the fee is fixed or contingent.

The maximum principal amount of the bonds will not exceed \$10,000,000.

The following is a good faith estimate of the legal fees which will be paid from the proceeds of the bonds with respect to this financing:

COUNSEL

FEE ESTIMATE

Bond Counsel

\$58,000 plus disbursements*

Counsel to the Eligible Participant

It is unknown whether the legal fees and disbursements of such counsel will be paid from the proceeds of the bonds

Attorneys who have not yet been identified who may be involved in the transaction, including, without limitation, counsel to any Trustee involved, any real estate counsel involved, and any counsel to the initial bond purchaser(s)

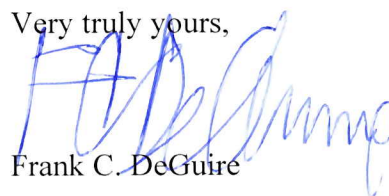
It is unknown whether the legal fees and disbursements of such counsel will be paid from the proceeds of the bonds

The actual fee charged by each of the lawyers acting in this matter may vary considerably from the estimates provided above. Without purporting to be exhaustive, the following are reasons why actual fees may be higher or lower than the estimate: (i) assumptions regarding the size, structure, complexity and timing of the bond financing may change; (ii) clients may alter the scope of their lawyers' engagement; (iii) parties may require legal opinions or legal advice beyond that normally requested in similar financings; and (iv) unforeseen legal problems may arise.

We are writing and filing this letter to comply with the requirements of Section 66.1103 of the Wisconsin Statutes. To the extent that we have estimated attorneys' fees other than our own, we did so on the basis of prior experience and information available to us at the time of writing this letter.

Please complete and return the receipt below by email. Thank you.

Very truly yours,



Frank C. DeGuire

*Estimate only, based on par.

The undersigned acknowledge receipt of the foregoing this ____ day of _____,
2026.

WISCONSIN ECONOMIC DEVELOPMENT
CORPORATION

By: _____

Steven Sabatke, Financial Underwriter

CITY OF STEVENS POINT, WISCONSIN

By: _____

Susan Pagel, City Clerk

[QUARLES WILL PUBLISH NOTICE ON BEHALF OF CITY
AFTER PUBLIC HEARING HAS BEEN SCHEDULED]

NOTICE OF PUBLIC HEARING

Notice is hereby given, in compliance with requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, that the City of Stevens Point, Wisconsin (the “City”), will hold a public hearing on [_____, 2026] at [_____] p.m., or as soon thereafter as the matter may be heard, at the Stevens Point Police Department, 933 Michigan Avenue, Stevens Point, Wisconsin, regarding the proposed issuance of City of Stevens Point, Wisconsin Industrial Development Revenue Bonds, Series 2026 (Firecrest Aerospace, Inc. Project), in an aggregate amount not to exceed \$10,000,000 (the “Bonds”), pursuant to Section 66.1103 of the Wisconsin Statutes, to finance a project to be owned by Firecrest Aerospace, Inc., a Delaware corporation, and/or a related entity, and/or a limited liability entity to be formed (collectively, the “Borrower”).

The Borrower’s project to be financed with the Bonds consists of the (i) acquisition and installation of equipment to be owned by the Borrower at a renovated facility comprising approximately 38,000 square feet located at 4848 Industrial Park Road in the City of Stevens Point, Wisconsin (the “Facility”), which Facility is to manufacture micro turbo jet and turbo fan engines for unmanned aerial and aerospace applications and (ii) payment of professional fees and costs of issuance (collectively, the “Project”). The Bonds will be special, limited obligations of the City and will not constitute an indebtedness of the City within the meaning of any state constitutional provision or statutory limitation or a charge against its general credit or taxing powers.

At the hearing, all persons will be afforded a reasonable opportunity to express their views, both orally and in writing, on the proposed Bonds and the location and nature of the Project proposed to be financed. Comments made at the public hearing are for the consideration of the Common Council but do not bind any legal action to be taken by it.

Published: _____, 2026

Susan Pagel, City Clerk
City of Stevens Point, Wisconsin

Notice of Intent to Obtain a Municipal Industrial Revenue Bond

Section 66.1103 (4m) (a) 1 of the Wisconsin Statutes requires the person or business who intends to obtain an industrial revenue bond issue from a Wisconsin municipality to notify this intention to the Wisconsin Economic Development Corporation and to any collective bargaining agent in the state with whom the person or business has a collective bargaining agreement. This notification must occur at least 30 days prior to entering into the revenue agreement or signing the loan contract. The person or business must provide information on the number of full-time jobs that are expected to be eliminated, created, or maintained at the project site and elsewhere in Wisconsin as a result of the project which is the subject of this notice. The person or business named below hereby gives notice of intent to obtain an Industrial Revenue Bond pursuant to s. 66.1103 of the Wisconsin Statutes.

I. Project

A. Person: Rose de Vries
Business: Firecrest Aerospace, Inc.
Address: 3000 RDU Center Drive, Suite 230
Post Office/ZIP: Morrisville, NC 27560

B. Project site: 4848 Industrial Park Road in the City of Stevens Point, Wisconsin
(Name of city, village or town in which the project is located)

C. Project type: ☐ Expansion at Present Location ☐ Relocation Within Same Municipality

☐ Relocation From Within State ☐ Relocation from Out-of-State ☒ New Business

☐ Branch-Wisconsin Operation ☐ Branch-Out-of-State Operation ☐ _____

D. Maximum amount of IRB financing: \$10,000,000

II. Employment Estimates (to result within the next 3 years)

Number of Full-Time Jobs	Before Project	To Be Maintained	To Be Created	To Be Eliminated	Net Total Number of Jobs
A. <u>At the Project Site</u>	0	0	95	0	95
B. <u>At All Other Wisconsin Operations</u>	0	0	0	0	0
C. <u>Net Totals</u>	0	0	95	0	95

D. Will any jobs transfer from one or more locations to the project site? Yes ☐ No ☒

Number of jobs to transfer: N/A

Location(s) the jobs will transfer from: (municipality) N/A

Rose de Vries
Signed/Person completing this form

Rose de Vries
Name

7/08/2026
Date

(919) 885-2163
Telephone Number

Not to Exceed \$10,000,000
City of Stevens Point, Wisconsin
Industrial Development Revenue Bonds, Series 2026
(Firecrest Aerospace, Inc. Project)

CHECKLIST FOR CITY OF STEVENS POINT, WISCONSIN (the “Issuer”)

ITEM	ACTION TO BE TAKEN BY ISSUER	DATE ACTION TAKEN
1. Quarles (“Q”) provides Procedure Letter to City of Stevens Point, Wisconsin (“Issuer”).	N/A	July 8, 2026
2. Q provides Fee Estimate Letter to City Clerk of Issuer and Wisconsin Economic Development Corporation (“WEDC”).	City Clerk signs Fee Estimate Letter and returns to Q.	July 8, 2026
3. Q/Borrower provide Job Estimate to Issuer, WEDC and union representatives (if any).	N/A	July 8, 2026
4. Q provides Initial Resolution (inducement resolution) to Issuer.	City Clerk includes Initial Resolution in Finance Committee and Common Council packets and on agendas.	July 8, 2026
5. City Clerk provides Notice of Meeting to consider Initial Resolution. Must include job information. See Procedure Letter for required language.	City Clerk provides notice of meeting, including required job language to comply with Wisconsin open meetings law.	Notice of meeting provided by City for July 13, 2026 and July 20, 2026 meetings
6. Finance Committee considers Initial Resolution.	Finance Committee considers Initial Resolution.	July 13, 2026
7. Common Council considers Initial Resolution.	Common Council considers Initial Resolution.	July 20, 2026
8. Q publishes Notice to Electors.	City Clerk calls Frank DeGuire at Q (414-277-5746) to confirm adoption of Initial Resolution.	July 21, 2026
9. Q provides a copy of Initial Resolution and publication date of Notice to Electors to WEDC.	City Clerk mails copy of signed Initial Resolution to Frank DeGuire.	July 21, 2026
10. Q provides Issuer with Final Resolution and other documents.	City Clerk includes Final Resolution in Finance Committee and Common Council packets and on agendas. Issuer reviews documents.	TBD
11. City Clerk provides Notice of Meeting to consider Final Resolution. Final Resolution considered approximately 4 weeks after publication of Notice to Electors (#8 above); however, bonds cannot be issued sooner than 30 days after publication of Notice to Electors.	City Clerk provides notice of meeting to comply with Wisconsin open meetings law.	TBD
12. Q publishes TEFRA Notice at least 7 days prior to meeting date.	City Clerk includes Notice of Public Hearing on Common Council agenda.	TBD
13. Issuer holds TEFRA public hearing and considers Final Resolution.	Common Council holds TEFRA public hearing, Common Council considers Final Resolution, and City signs and returns all bond documents provided by Q to Frank DeGuire.	TBD
14. Closing (Issuer does not attend closing; signature pages will be sent to Issuer prior to closing).	N/A – Q will send a closing book to Issuer upon closing.	TBD

Quarles & Brady LLP
Frank DeGuire 414-277-5746

QB\103488717.1

CERTIFICATE OF FIRECREST AEROSPACE, INC.

Firecrest Aerospace, Inc., a Delaware corporation, and/or a related entity, and/or a limited liability entity to be formed (the “Borrower”), has requested that the Common Council of the City of Stevens Point, Wisconsin (the “Issuer”) consider an “Initial Resolution Regarding Industrial Development Revenue Bond Financing for Firecrest Aerospace, Inc. Project” (the “Initial Resolution”) on July 20, 2026, for the purpose of financing a project to be owned by the Borrower consisting of financing the (i) acquisition and installation of equipment to be owned by the Borrower at a renovated facility comprising approximately 38,000 square feet located at 4848 Industrial Park Road in the City of Stevens Point, Wisconsin (the “Facility”), which Facility is to manufacture micro turbo jet and turbo fan engines for unmanned aerial and aerospace applications and (ii) payment of professional fees and costs of issuance (collectively, the “Project”). This certificate is delivered in connection with the Borrower’s request for the Issuer to issue conduit revenue bonds pursuant to Section 66.1103 of the Wisconsin Statutes on behalf of the Borrower to finance the Project.

The undersigned hereby certifies, represents, and warrants to the Issuer as follows:

1. The undersigned is the CEO of the Borrower, and as such is familiar with the Borrower’s affairs, properties and records, and in particular, with the Project and the conduit bond financing request to which this certificate relates.
2. The Borrower represents that it is able to negotiate satisfactory arrangements for completing the Project, and that the Issuer’s interests are not prejudiced thereby.

Dated: _____, 2026.

FIRECREST AEROSPACE, INC.

By: _____
Name: Paul Lemke
Title: CEO

STEVENS POINT
1701 FRANKLIN STREET
715-344-1833



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

Jb D. Moody
FIRE CHIEF

July 8, 2026

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

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

Subject: Request for Authorization of a Lease Agreement with UWSP Foundation - 809 Division Street

Executive Summary

Following the City of Stevens Point's successful acquisition of the property adjacent to our facilities at 809 Division Street, I am writing to request authorization to amend our initial site plan. I propose entering into a formal lease agreement with the UWSP Foundation for the use of the facility/building site.

This partnership allows for optimized use of the existing structure while maintaining a critical asset for municipal operations.

Critical Stipulation: While the lease agreement will be executed with the UWSP Foundation for broader facility / building utilization, all parking developed on this property will be strictly and exclusively reserved for the Stevens Point Fire Department.

To ensure clear boundaries and operational readiness, the following rules will be strictly enforced:

- No university parking will be permitted on this lot at any time.
- No public parking will be allowed.
- The lot will be explicitly signed and designated solely for fire department personnel to ensure unhindered emergency access and staffing efficiency.

STEVENS POINT

1701 FRANKLIN STREET
715-344-1833



FIRE DEPARTMENT

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

Jb D. Moody
FIRE CHIEF

Next Steps and Action Required

To move forward with this project and secure the site benefits for both the city and our emergency personnel, I respectfully request authorization to negotiate and execute the formal lease agreement with the UWSP Foundation.

Thank you for your time, consideration, and continued support of our city's infrastructure and first responders.

Professionally,

A handwritten signature in black ink, appearing to read "Jb D. Moody", is written over a light gray rectangular background.

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

LEASE AGREEMENT

This Lease Agreement (the “**Lease**”) is made and entered into as of the 1st day of August, 2026 (the “**Effective Date**”) by and between, the **City of Stevens Point**, a Wisconsin municipal corporation (“**Landlord**”) and the **University of Wisconsin – Stevens Point Foundation, Inc.**, a Wisconsin non-stock corporation (“**Tenant**”). Landlord and Tenant may be referred to herein individually as a “**party**” and collectively as the “**parties**” to this Lease.

1. **Premises.** In consideration of the rents, terms and conditions, and covenants to be performed and observed by Tenant, as hereinafter set forth, Landlord rents to Tenant, and Tenant rents from Landlord the building located at 809 Division Street, Stevens Point, WI 54481 (the “**Premises**”). Tenant acknowledges and agrees that the Premises does not include the parking areas surrounding the Premises, which shall be reserved for the sole and exclusive use of Landlord. Tenant further acknowledges and agrees that Tenant is familiar with the Premises and accepts the Premises “AS IS.” No representation or warranty, express or implied, has been made by or on behalf of Landlord as to the condition of the Premises.

2. **Term and Termination.** The term of this Lease shall commence on the Effective Date and shall continue until terminated as provided herein (the “**Term**”). Either party may terminate this Lease and Tenant’s occupancy of the Premises by providing the other party with ninety (90) days prior written notice. Upon the termination of this Lease, Tenant shall surrender the Premises to Landlord in a clean and neat appearance and in the same condition as on the Effective Date and including any improvements made thereafter, reasonable wear and tear excepted.

3. **Rent.** Commencing on the Effective Date and continuing during the Term, Tenant shall pay to Landlord monthly rent in the amount of One Thousand Five Hundred Dollars (\$1,500.00) (the “**Rent**”) payable in advance on the first day of each calendar month. Payments of Rent for any fractional calendar month, shall be prorated as of the date of termination. The Rent shall be paid to Landlord at the address designated by Landlord. If Tenant fails to pay any Rent, or any other charges when due under this Lease, the unpaid amount shall, at Landlord’s option and without waiving any other right of Landlord, bear interest from the due date to the date of payment at the rate of interest of 12% per annum.

4. **Use of Premises.** Tenant shall use the Premises solely for the purpose of operating a university alumni affairs office thereon and for no other use, except with Landlord’s prior written approval. Tenant shall comply with all applicable laws, ordinances, regulations and/or recorded easements and restrictions affecting the use or occupancy of the Premises. Tenant shall not commit, or permit to be committed, any waste or nuisance on the Premises.

5. **Right of Entry.** Tenant shall permit Landlord and its agents and employees to enter into and upon the Premises at all reasonable times for any of the following purposes: (a) to determine whether the Premises are in good condition and whether Tenant is complying with its obligations under this Lease; or (b) to do any other act or thing necessary for the safety and preservation of the Premises.

6. Alterations and Additions. Tenant may make any alterations or improvements to the Premises in Tenant's sole discretion and at Tenant's sole expense, provided any such alterations and improvements do not interfere with Landlord's use of the parking area surrounding the Premises. All alterations and improvements made by Tenant upon the Premises shall at once when made or installed be deemed to have attached to the Premises and to have become the property of Landlord. Any alterations or improvements shall be in strict compliance with all applicable governmental laws, ordinances, codes, rules and regulations, and in compliance with recorded easements or covenants affecting the Premises. Before any work is commenced, Tenant shall furnish Landlord with proof of worker's compensation and public liability insurance coverage and shall procure such necessary permits, approvals and certificates in connection with the changes as may be required by the appropriate governmental agencies.

7. Tenant's Fixtures, Equipment and Signage. Tenant may, at its own expense, furnish and install such trade fixtures, equipment, and signage in and on the Premises as may be necessary or desirable for Tenant's business, provided such trade fixtures, equipment and signage complies with all applicable laws, statutes, regulations, or ordinances. Upon removal of such trade fixtures, equipment, and signage, Tenant shall restore the Premises to its condition on the Effective Date, reasonable wear and tear excepted. Tenant's obligation hereunder shall survive the termination of this Lease.

8. Repairs and Maintenance. Section 8 – Tenant shall, at its sole cost and expense, maintain the Premises and all heating and air condition, lighting, electrical systems, and plumbing lines and equipment, windows, doors, roofing and structural components, and all other mechanical systems and components of the Premises in good repair and condition. Under no circumstance shall Landlord be obligated to undertake or pay for repairs to any component of the Premises other than as indicated under Section 9

9. Landlord's Obligations. Landlord, at Landlord's sole expense, shall be solely responsible for: (a) the maintenance and repair of the parking area surrounding the Premises; (b) all snow removal from the parking area and sidewalks surrounding the Premises; and (c) all landscaping and lawn care necessary and appropriate for the areas surrounding the Premises.

10. Utilities. Section 10. Utilities. Tenant shall, during the Term, fully and promptly pay for all water, sewer, gas, heat, light, power, telephone services, internet, stormwater, or other public utilities of every kind furnished to the Premises or used by Tenant.

11. Insurance. Tenant shall maintain during the Term, at its sole cost and expense: (a) commercial general liability insurance with respect to the Premises and Tenant's activities at the Premises, and shall provide to Landlord documentation of such general liability insurance naming Landlord as an additional insured; (b) worker's compensation insurance with no less than the minimum limits required by law; and (c) employer's liability insurance with such limits as required by law.

12. Waiver of Subrogation. Both parties wish to eliminate the right of either party to assign, by way of subrogation, to any insurance company carrying fire and extended

coverage policies, any cause of action which either party may have against the other because of negligence, and the resulting loss to property which is insured. Therefore, it is agreed that: (a) each party hereby expressly waives every claim which arises or may arise in its favor and against the other party during the Term for any and all loss of or damage to any of its property located within or upon the Premises, which loss or damage is covered by valid and collectable fire and extended coverage insurance policies to the extent that such loss or damage is recoverable under said insurance policies; (b) said mutual waivers shall be in addition to, and not in limitation of, any other waiver or release contained in this Lease with respect to any loss of or damage to property of the parties; and (c) each party agrees to give to each insurance company which has issued to it policies of fire and extended coverage insurance written notice of the terms of this mutual waiver and to have said insurance policies properly endorsed (if necessary) to prevent the invalidation of said insurance coverages by reason of said waiver.

13. Damage or Destruction. If the Premises are at any time substantially destroyed or damaged by fire or any other casualty, either party shall have the right to cancel and terminate this Lease effective as of the date of such substantial destruction or damage by giving the other party notice of its election to do so within thirty (30) days after such damage or destruction. In the event the Premises are substantially destroyed or damaged by casualty and neither party timely elects to cancel and terminate this Lease, or in the event the destruction or damage is less than substantial, Tenant may then repair such damage and restore the Premises with all reasonable diligence to substantially its condition immediately prior to the happening of such event. As used herein, "substantially destroyed or damaged" shall mean such destruction as will require the expenditure to rebuild, repair or replace the damaged Premises of a sum exceeding fifty percent (50%) of the building's value immediately prior to the casualty.

14. Default and Remedies. The occurrence of any of the following shall constitute an "**Event of Default**" by the Tenant: (a) Tenant fails or refuses to pay Rent or any other charges herein required of Tenant when due, and such payment is not made within ten (10) days of the due date; (b) Tenant fails or refuses to keep and perform any of the other terms, covenants, or conditions herein required of Tenant, and such default is not cured within twenty (20) days after Landlord gives Tenant written notice of such default; or (c) Tenant willfully or maliciously damages the Premises. Upon an Event of Default by Tenant, Landlord may terminate this Lease and expel Tenant from the Premises.

15. Quiet Enjoyment. Subject to the conditions of this Lease, upon payment by Tenant of the Rent and other charges herein required, and upon the observance and performance of all of the covenants and terms on Tenant's part to be observed and performed, Tenant shall have peaceful and quiet possession and use of the Premises during the Term.

16. Assignment and Subletting. Tenant may not sublet the Premises in whole or in part and may not sell, assign, mortgage, pledge or in any manner transfer this Lease or any interest therein without in each case the consent in writing of Landlord first had and obtained, nor permit any transfer of Tenant's interest created hereby or allow any lien upon Tenant's interest by operation of law, nor permit the use or occupancy of the Premises or any part thereof by anyone other than Tenant.

17. Notice. Any notice, consent or other communication given pursuant to this Lease shall be in writing and shall be given by personal delivery or mailed to the address

designated below, or such other address as they may designate in writing, mailed by registered or certified mail, return receipt requested, with postage prepaid. Notices shall be deemed effective when personally delivered or when deposited in the United States mail in the manner described above.

If to Landlord: City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481

If to Tenant: University of Wisconsin -Stevens Point Foundation, Inc.
2100 Main Street, Suite 134
Stevens Point, WI 54481

18. Entire Agreement. This Lease shall be governed by and construed in accordance with the laws of the State of Wisconsin and shall be binding upon, and shall inure to the benefit of, the parties to this Lease and their respective successors and permitted assigns. This Lease sets forth all of the covenants, conditions and understandings between Landlord and Tenant concerning the Premises. No subsequent change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and signed by them. If any provision of this Lease or any specific application shall be invalid or unenforceable, the remainder of this Lease, or the application of the provision in other circumstances, shall not be affected, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law. Landlord does not in any way become a partner, joint venturer or member of a joint enterprise with Tenant.

19. Waiver. The waiver by Landlord or Tenant of the breach of any term or covenant herein shall be limited to the specific instance and shall not be deemed a waiver of the term or covenant. The acceptance of Rent by Landlord shall not be deemed a waiver of any preceding breach by Tenant of any covenant herein, other than the failure of Tenant to pay the Rent so accepted. No term or covenant of this Lease shall be waived by Landlord or Tenant, unless the waiver is in writing.

20. Counterparts and Signatures. This Lease may be executed in any number of counterparts, all of which when executed shall be deemed to be an original but all of which taken together shall constitute one and the same agreement. The parties agree that facsimile or PDF signatures when attached to this Lease shall bear the same legal import as original signatures on one document.

LANDLORD:

City of Stevens Point, Wisconsin

By: _____
Mike Wiza – Mayor

TENANT:

University of Wisconsin-Stevens Point
Foundation, Inc.

By: _____
William Broussard – CEO

Line Item	Item Description	UofM	Quantity	Earth Inc.		Stuczynski Trucking & Excavating, Inc		Gerke Excavating Inc.		Haas Sons, Inc.		A-1 Excavating LLC	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	Mobilization	L.S.	1	\$50,000.00	\$50,000.00	\$173,425.00	\$173,425.00	\$121,213.25	\$121,213.25	\$175,000.00	\$175,000.00	\$101,000.00	\$101,000.00
2	Common Excavation (estimated 5,710 CY)	L.S.	1	\$110,000.00	\$110,000.00	\$85,650.00	\$85,650.00	\$80,491.15	\$80,491.15	\$105,000.00	\$105,000.00	\$196,000.00	\$196,000.00
3	Compacted Fill - Roadway (estimated 1,000 CY)	L.S.	1	\$20,000.00	\$20,000.00	\$10,000.00	\$10,000.00	\$20,285.90	\$20,285.90	\$25,000.00	\$25,000.00	\$16,000.00	\$16,000.00
4	Fence Removal	L.F.	559	\$10.00	\$5,590.00	\$5.00	\$2,795.00	\$3.90	\$2,180.10	\$8.00	\$4,472.00	\$7.00	\$3,913.00
5	Rock Excavation - Utility Trench (Undistributed)	C.Y.	400	\$90.00	\$36,000.00	\$29.33	\$11,732.00	\$221.85	\$88,740.00	\$0.01	\$4.00	\$1.00	\$400.00
6	Excavation Below Subgrade (EBS)(Undistributed)	C.Y.	590	\$20.00	\$11,800.00	\$20.00	\$11,800.00	\$20.35	\$12,006.50	\$16.00	\$9,440.00	\$1.00	\$590.00
7	Prepare Foundation for Asphaltic Paving	L.S.	1	\$5,000.00	\$5,000.00	\$4,126.50	\$4,126.50	\$4,126.50	\$4,126.50	\$8,000.00	\$8,000.00	\$6,000.00	\$6,000.00
8	Biaxial Geogrid	S.Y.	2,920	\$3.20	\$9,344.00	\$3.00	\$8,760.00	\$3.20	\$9,344.00	\$3.00	\$8,760.00	\$3.00	\$8,760.00
9	Dense Graded Base, 1 1/4-in	TON	3,500	\$18.50	\$64,750.00	\$12.00	\$42,000.00	\$17.40	\$60,900.00	\$20.00	\$70,000.00	\$19.00	\$66,500.00
10	Granular Backfill, Imported	L.F.	3,532	\$20.00	\$70,640.00	\$1.00	\$3,532.00	\$19.55	\$69,050.60	\$40.00	\$141,280.00	\$1.00	\$3,532.00
11	HMA Pavement - 3MT 58-28 S	TON	310	\$105.00	\$32,550.00	\$108.26	\$33,560.60	\$108.30	\$33,573.00	\$110.00	\$34,100.00	\$110.00	\$34,100.00
12	HMA Pavement - 4MT 58-34 S	TON	240	\$111.00	\$26,640.00	\$115.29	\$27,669.60	\$115.30	\$27,672.00	\$116.00	\$27,840.00	\$120.00	\$28,800.00
13	Concrete Sidewalk, 4-in.	S.F.	6,470	\$6.00	\$38,820.00	\$7.43	\$48,072.10	\$7.10	\$45,937.00	\$6.50	\$42,055.00	\$8.00	\$51,760.00
14	Concrete Sidewalk, 6-in.	S.F.	1,400	\$7.25	\$10,150.00	\$7.98	\$11,172.00	\$7.65	\$10,710.00	\$8.50	\$11,900.00	\$9.00	\$12,600.00
15	Detectable Warning Field	S.F.	40	\$50.00	\$2,000.00	\$38.50	\$1,540.00	\$36.75	\$1,470.00	\$50.00	\$2,000.00	\$37.00	\$1,480.00
16	Concrete Driveway, 6-in.	S.F.	1,500	\$6.70	\$10,050.00	\$7.98	\$11,970.00	\$7.65	\$11,475.00	\$8.00	\$12,000.00	\$9.00	\$13,500.00
17	Curb and Gutter, 24-in.	L.F.	1,490	\$14.25	\$21,232.50	\$18.26	\$27,207.40	\$17.45	\$26,000.50	\$15.00	\$22,350.00	\$18.00	\$26,820.00
18	Class "B" Bedding	L.F.	2,857	\$8.00	\$22,856.00	\$1.00	\$2,857.00	\$16.80	\$47,997.60	\$0.01	\$28.57	\$1.00	\$2,857.00
19	Special Bedding (Undistributed)	L.F.	300	\$10.00	\$3,000.00	\$65.55	\$19,665.00	\$17.15	\$5,145.00	\$0.01	\$3.00	\$1.00	\$300.00
20	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 12-in.	L.F.	344	\$60.00	\$20,640.00	\$69.33	\$23,849.52	\$51.90	\$17,853.60	\$80.00	\$27,520.00	\$94.00	\$32,336.00
21	Storm Sewer Pipe, Perforated Corrugated HDPE, Class III-A, 12-in.	L.F.	27	\$100.00	\$2,700.00	\$118.29	\$3,193.83	\$59.20	\$1,598.40	\$100.00	\$2,700.00	\$140.00	\$3,780.00
22	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 18-in.	L.F.	346	\$69.00	\$23,874.00	\$69.54	\$24,060.84	\$59.30	\$20,517.80	\$105.00	\$36,330.00	\$98.00	\$33,908.00
23	Storm Sewer Pipe, Corrugated HDPE, Class III-A, 24-in.	L.F.	64	\$88.00	\$5,632.00	\$104.79	\$6,706.56	\$110.15	\$7,049.60	\$140.00	\$8,960.00	\$130.00	\$8,320.00
24	Apron Endwall, Steel, 12-in.	EACH	2	\$250.00	\$500.00	\$241.42	\$482.84	\$718.00	\$1,436.00	\$500.00	\$1,000.00	\$600.00	\$1,200.00
25	Apron Endwall, Steel, 18-in.	EACH	1	\$320.00	\$320.00	\$269.94	\$269.94	\$800.35	\$800.35	\$600.00	\$600.00	\$700.00	\$700.00
26	Apron Endwall, Steel, 24-in.	EACH	1	\$400.00	\$400.00	\$431.20	\$431.20	\$901.55	\$901.55	\$725.00	\$725.00	\$900.00	\$900.00
27	Drain Basin with Casting, 24-in.	EACH	7	\$5,000.00	\$35,000.00	\$4,469.47	\$31,286.29	\$5,181.60	\$36,271.20	\$5,000.00	\$35,000.00	\$6,000.00	\$42,000.00
28	Drain Basin with Casting, 36-in.	EACH	1	\$7,500.00	\$7,500.00	\$7,778.67	\$7,778.67	\$8,729.30	\$8,729.30	\$8,500.00	\$8,500.00	\$10,000.00	\$10,000.00
29	Storm Sewer Manhole, with Casting, 48-in. DIA	EACH	4	\$5,400.00	\$21,600.00	\$4,071.40	\$16,285.60	\$4,313.05	\$17,252.20	\$5,000.00	\$20,000.00	\$5,000.00	\$20,000.00
30	Storm Sewer Manhole, with Casting, 60-in. DIA	EACH	1	\$7,200.00	\$7,200.00	\$7,092.10	\$7,092.10	\$6,942.40	\$6,942.40	\$7,500.00	\$7,500.00	\$9,000.00	\$9,000.00
31	Storm Sewer Manhole Control Structure, with Casting, 48-in DIA	EACH	1	\$7,000.00	\$7,000.00	\$5,561.05	\$5,561.05	\$6,149.40	\$6,149.40	\$7,000.00	\$7,000.00	\$7,000.00	\$7,000.00
32	Manhole Casting Final Adjustment (Core and Pour Method)	EACH	6	\$1,500.00	\$9,000.00	\$1,100.00	\$6,600.00	\$1,140.00	\$6,840.00	\$2,500.00	\$15,000.00	\$1,500.00	\$9,000.00
33	PVC Sanitary Lateral, SDR 35, 4-in.	L.F.	625	\$58.00	\$36,250.00	\$111.67	\$69,793.75	\$57.45	\$35,906.25	\$40.00	\$25,000.00	\$136.00	\$85,000.00
34	PVC Sanitary Lateral, SDR 35, 6-in.	L.F.	70	\$65.00	\$4,550.00	\$117.85	\$8,249.50	\$62.95	\$4,406.50	\$52.00	\$3,640.00	\$250.00	\$17,500.00
35	PVC Sanitary Sewer, SDR 35, 8-in.	L.F.	675	\$71.00	\$47,925.00	\$113.33	\$76,497.75	\$50.10	\$33,817.50	\$70.00	\$47,250.00	\$138.00	\$93,150.00
36	Sanitary Sewer Manhole, with Casting, 48-in. DIA	EACH	2	\$7,250.00	\$14,500.00	\$6,875.81	\$13,751.62	\$6,952.95	\$13,905.90	\$7,000.00	\$14,000.00	\$7,000.00	\$14,000.00
37	Sanitary Sewer Drop Manhole, with Casting, 48-in. DIA	EACH	1	\$13,000.00	\$13,000.00	\$11,018.73	\$11,018.73	\$13,141.30	\$13,141.30	\$36,000.00	\$36,000.00	\$14,000.00	\$14,000.00
38	PVC Watermain, C900, 6-in.	L.F.	111	\$130.00	\$14,430.00	\$177.69	\$19,723.59	\$148.05	\$16,433.55	\$185.00	\$20,535.00	\$216.00	\$23,976.00
39	PVC Watermain, C900, 8-in.	L.F.	744	\$61.00	\$45,384.00	\$129.39	\$96,266.16	\$78.05	\$58,069.20	\$90.00	\$66,960.00	\$144.00	\$107,136.00
40	Polyethylene Water Service Lateral, 1-in.	L.F.	526	\$88.00	\$46,288.00	\$125.56	\$66,044.56	\$77.05	\$40,528.30	\$75.00	\$39,450.00	\$128.00	\$67,328.00
41	Fire Hydrant Assembly	EACH	1	\$11,000.00	\$11,000.00	\$9,687.51	\$9,687.51	\$9,074.25	\$9,074.25	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
42	Riprap Medium	C.Y.	8	\$150.00	\$1,200.00	\$199.75	\$1,598.00	\$182.55	\$1,460.40	\$80.00	\$640.00	\$77.00	\$616.00
43	Insulation, 4-in. (Undistributed)	S.F.	200	\$8.00	\$1,600.00	\$8.40	\$1,680.00	\$7.80	\$1,560.00	\$3.50	\$700.00	\$5.00	\$1,000.00
44	Subsurface Exploration (Undistributed)	EACH	3	\$1,500.00	\$4,500.00	\$850.00	\$2,550.00	\$1,187.90	\$3,563.70	\$800.00	\$2,400.00	\$400.00	\$1,200.00
45	Wet Pond Liner	L.S.	1	\$75,000.00	\$75,000.00	\$55,000.00	\$55,000.00	\$40,036.30	\$40,036.30	\$112,500.00	\$112,500.00	\$101,000.00	\$101,000.00
46	Seed Restoration	S.Y.	3,000	\$12.00	\$36,000.00	\$3.00	\$9,000.00	\$7.55	\$22,650.00	\$8.50	\$25,500.00	\$1.00	\$3,000.00
47	Water for Seeded Areas	MGAL	50	\$40.00	\$2,000.00	\$1.00	\$50.00	\$176.25	\$8,812.50	\$50.00	\$2,500.00	\$10.00	\$500.00
48	Erosion Control	L.S.	1	\$12,000.00	\$12,000.00	\$7,500.00	\$7,500.00	\$14,939.35	\$14,939.35	\$9,000.00	\$9,000.00	\$1,000.00	\$1,000.00
49	Clearing and Grubbing	L.S.	1	\$6,000.00	\$6,000.00	\$1,000.00	\$1,000.00	\$4,907.45	\$4,907.45	\$3,500.00	\$3,500.00	\$20,000.00	\$20,000.00
50	Traffic Control	L.S.	1	\$6,000.00	\$6,000.00	\$1,331.00	\$1,331.00	\$1,397.55	\$1,397.55	\$3,500.00	\$3,500.00	\$10,000.00	\$10,000.00
51	Marking Crosswalk Paint 6-Inch	L.F.	312	\$12.50	\$3,900.00	\$11.00	\$3,432.00	\$11.55	\$3,603.60	\$11.50	\$3,588.00	\$12.00	\$3,744.00
52	Marking Stop Line Paint 18-Inch	L.F.	13	\$25.00	\$325.00	\$20.00	\$260.00	\$21.00	\$273.00	\$21.00	\$273.00	\$22.00	\$286.00
53	Signs Type II, Type H Reflective with Post	S.F.	5.18	\$160.00	\$828.80	\$95.00	\$492.10	\$127.40	\$659.93	\$125.00	\$647.50	\$100.00	\$518.00
54	Staking	L.S.	1	\$16,000.00	\$16,000.00	\$12,400.00	\$12,400.00	\$13,020.00	\$13,020.00	\$15,500.00	\$15,500.00	\$20,000.00	\$20,000.00
Total:					\$1,090,469.30		\$1,138,458.91		\$1,152,826.43		\$1,313,151.07		\$1,348,010.00
Total with 15% Contingency:					\$1,254,039.70		\$1,309,227.75		\$1,325,750.39		\$1,510,123.73		\$1,550,211.50

RESOLUTION

[FINAL 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 final subdivision plat review.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: July 6, 2026
Adopted: July 20, 2026

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

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.

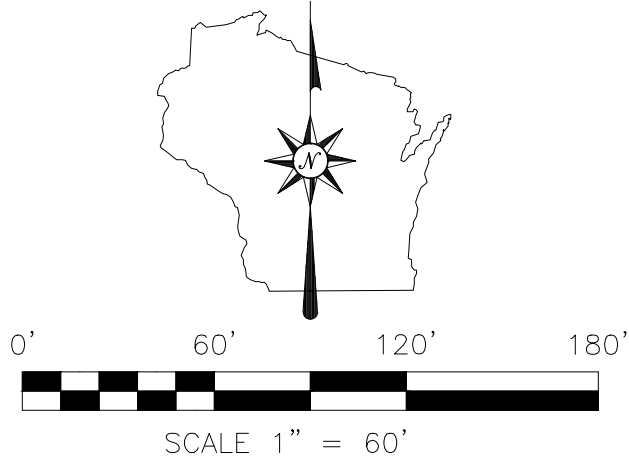
UTILITY EASEMENTS

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.



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

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email: info@rettl.com, website: www.rettl.com

REVISED 26 JUNE 2026
SHEET 1 OF 2 SHEETS

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.

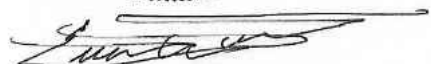
A PARCEL OF LAND CONTAINING 361,314 SQUARE FEET (8.29 ACRES) BEING PARTS OF LOT 1 AND LOT 3, CERTIFIED SURVEY MAP NO. 3356 VOLUME 12 PAGE 14, DOCUMENT NO. 385755, AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

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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**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: July 20, 2026
Published: July 30, 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

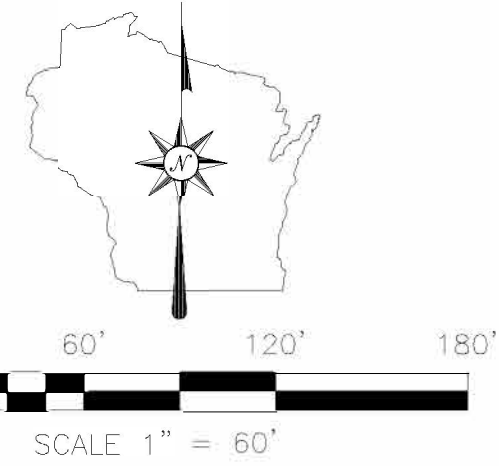
NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF s. 236.32 OF THE REVISED WISCONSIN STATUTES. UTILITY EASEMENTS ARE HEREIN SET FORTH 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.



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

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RESOLUTION

[LAND DEDICATION & ACCEPTANCE FOR RIGHT-OF-WAY PURPOSES]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that it hereby accepts the dedication of land identified as Academy Avenue, Meadow Street North, and Third Street North, for right-of-way purposes as identified on the attached subdivision plat.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: July 6, 2026
Adopted: July 20, 2026

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

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

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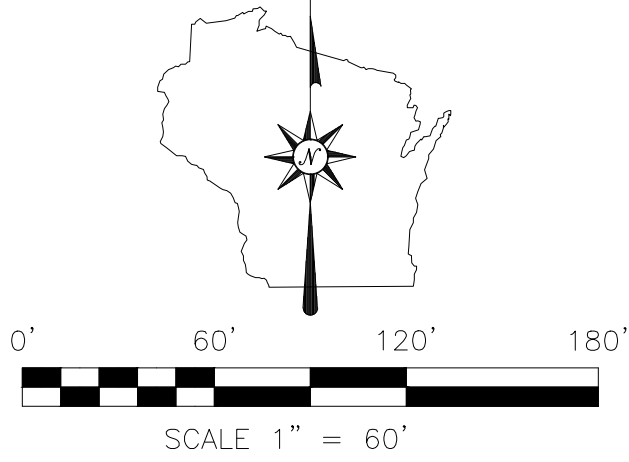
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VICINITY MAP



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

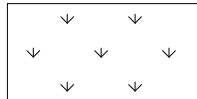


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- 1 1/4" X 18" REBAR 4.30lbs/ft. SET
- () RECORDED AS
- ALL OTHER LOT CORNERS SET WITH A 3/4"X18" REBAR 1.502lbs/ft.



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
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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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Certified _____, 20____

Department of Administration



SURVEYOR'S CERTIFICATE

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DESCRIBED AS FOLLOWS:
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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

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SIGNED _____
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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

RETTLER CORPORATION, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF RETTLER CORPORATION, INC.
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3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715-341-2633 Fax: 715-341-0431
email: info@rettlr.com, web@rettlr.com, www.rettl.com

ORDINANCE AMENDMENT

[COMPREHENSIVE PLAN AMENDMENT – 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. Said ordinance amends the City of Stevens Point's Comprehensive Plan future land use designation of Lots 1-8 on the Sisters Meadow Subdivision Plat. Lot 1 shall have a revised future land use designation from 'Institutional/Government' to 'Commercial/Office/Multi-Family.' Lot 2 shall have a revised future land use designation from 'Institutional/Government' to 'Multi-Family Residential.' Lots 3-8 shall have a revised future land use designation from 'Institutional/Government' to 'Residential.'

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: July 20, 2026
Adopted: July 20, 2026

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

RESOLUTION

[REZONE – 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. Said resolution rezones lots identified in the Sisters Meadow Subdivision Plat. Remanent Lot 1 shall be rezoned from the "R-2" Single-Family Residence District to the "C" Conservancy District. Lots 3-8 and Outlot 1 shall be rezoned from the "R-2" Single-Family Residence District to the "R-3" Single- and Two-Family Residence District. Lots 1-2 shall be rezoned from the "R-2" Single-Family Residence District to the "R-4" Multiple Family I Residence District.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: July 20, 2026
Adopted: July 20, 2026

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

RESOLUTION

[PLANNED DEVELOPMENT REZONE – 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. Said resolution applies a "PD" Planned Development Overlay District designation to Lots 1-2 of the Sisters Meadow Subdivision Plat, with the following deviations:

1. Exceed maximum density restrictions of the "R-4" Multi-Family I Residence District.
2. Allowance of 26-foot spacing between residential driveways on the same lot and on the same street frontage.
3. Allowance of more than four driveways serving Lot 2.
4. Allowance of a 12' street setback for the eight single-family homes on Lot 2.
5. Allowance of a 10' 4" street setback for the apartment building on Lot 2.
6. Allowance of a 46' tall principal structure on Lot 2.
7. Exemption from installing terminal or perimeter landscaping in the parking lot on Lot 1.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: July 20, 2026
Adopted: July 20, 2026

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

RESOLUTION

[CONDITIONAL USE PERMIT – MARIA DRIVE AND UNION STREET NORTH – CONSTRUCT MULTIPLE PRINCIPAL STRUCTURES]

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. Said resolution grants a conditional use permit to construct multiple principal structures, including one multi-family residential building, on Lot 2 of the Sisters Meadow Subdivision Plat, subject to the following conditions:

1. A building permit shall be obtained prior to the start of construction.
2. Staff shall have the ability to approve minor modifications to the approved plan set.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Susan Pagel, City Clerk

Dated: July 20, 2026
Adopted: July 20, 2026

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

CONVENTIONAL SYMBOLS			
SECTION LINE		SECTION CORNER SYMBOL	
QUARTER LINE		R/W MONUMENT (TO BE SET)	
SIXTEENTH LINE		NON-MONUMENTED R/W POINT	
NEW REFERENCE LINE		FOUND SURVEY MONUMENT (SEE FOUND MONUMENT TABLE)	
NEW R/W LINE		GEODETIC SURVEY MONUMENT	
EXISTING R/W OR HE LINE		SIGN	
PROPERTY LINE		PERMITTED SIGN	
LOT, TIE & OTHER MINOR LINES		ACCESS RESTRICTED BY ACQUISITION	
EXISTING CENTERLINE		NO ACCESS (BY STATUTORY AUTHORITY)	
CORPORATE LIMITS		ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)	
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)		NO ACCESS (NEW HIGHWAY)	
TEMPORARY LIMITED EASEMENT AREA		PARCEL NUMBER	
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)		UTILITY NUMBER	
BUILDING		PARALLEL OFFSETS	
TO BE REMOVED			
BRIDGE			
CULVERT			

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—
COMBINED SEWER	—SSS—
ELECTRIC TOWER	
TRANSMISSION STRUCTURES	

	COMPENSABLE	NON-COMPENSABLE
ELECTRIC POLE		
TELEPHONE POLE		
PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)		

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	RECORDED AS	(100')
ACRES	AC	REEL / IMAGE	R/I
ALUMINUM	ALUM	REFERENCE LINE	R/L
AND OTHERS	ET AL	REMAINING	REM
BLOCK	BLK	RESTRICTIVE DEVELOPMENT	RDE
CENTERLINE	C/L	EASEMENT	
CERTIFIED SURVEY MAP	CSM	RIGHT	RT
CONCRETE	CONC	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
CORNER	COR	SEPTIC VENT	SEPV
DOCUMENT NUMBER	DOC	SQUARE FEET	SF
EASEMENT	EASE	STATE TRUNK HIGHWAY	STH
EXISTING	EX	STATION	STA
GAS VALVE	GV	TELEPHONE PEDESTAL	TP
GRID NORTH	GN	TRANSPORTATION PROJECT PLAT	TTP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LEFT	LT	VOLUME	V
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		
POINT OF COMPOUND CURVE	PCC		
POINT OF INTERSECTION	PI		
PROPERTY LINE	PL		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
DELTA ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

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 AND PERMANENT EASEMENT 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.

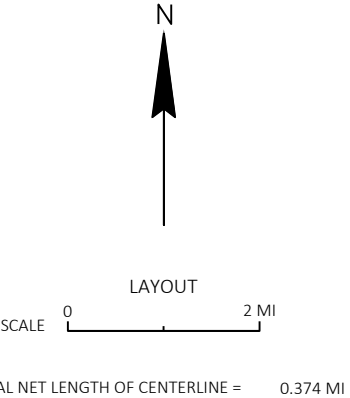
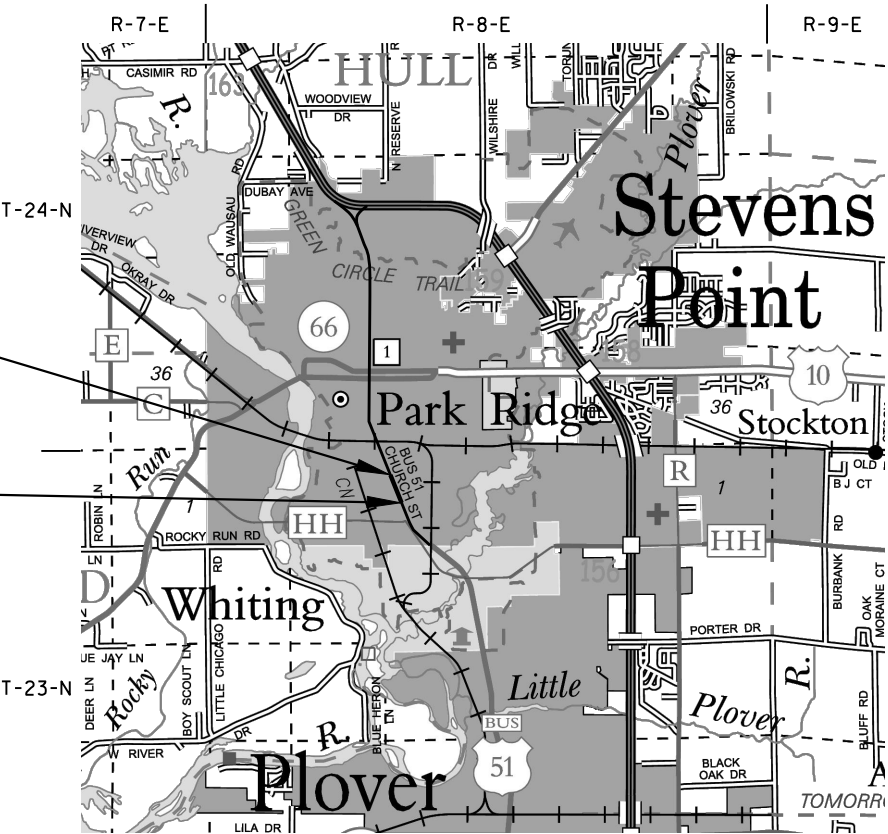
FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE CITY OF STEVENS POINT.

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.

END RELOCATION ORDER
STATION 58+65.35
1269.36' NORTH AND 39.61' WEST
OF THE WEST QUARTER CORNER
OF SECTION 4, T23N, R8E.

BEGIN RELOCATION ORDER
STATION 38+90.00
469.03' SOUTH AND 898.25' EAST
OF THE WEST QUARTER CORNER
OF SECTION 4, T23N, R8E.



R/W PROJECT NUMBER 27-105	SHEET NUMBER 1	TOTAL SHEETS 8
FEDERAL PROJECT NUMBER		
PLAT OF RIGHT OF WAY REQUIRED FOR BUSINESS 51 URBAN RECONSTRUCTION MICHIGAN AVENUE - RICE STREET		
BUSINESS 51 / CHURCH STREET		PORTAGE COUNTY
CONSTRUCTION PROJECT NUMBER		

ORIGINAL PLAT PREPARED BY
AECOM

SIGNATURE: *Donald J. Buza*
DONALD J. BUZA, PLS-2338

DATE: 7/15/2026

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

CITY OF STEVENS POINT

APPROVED FOR THE CITY OF STEVENS POINT

DATE: _____
MIKE WIZA, MAYOR

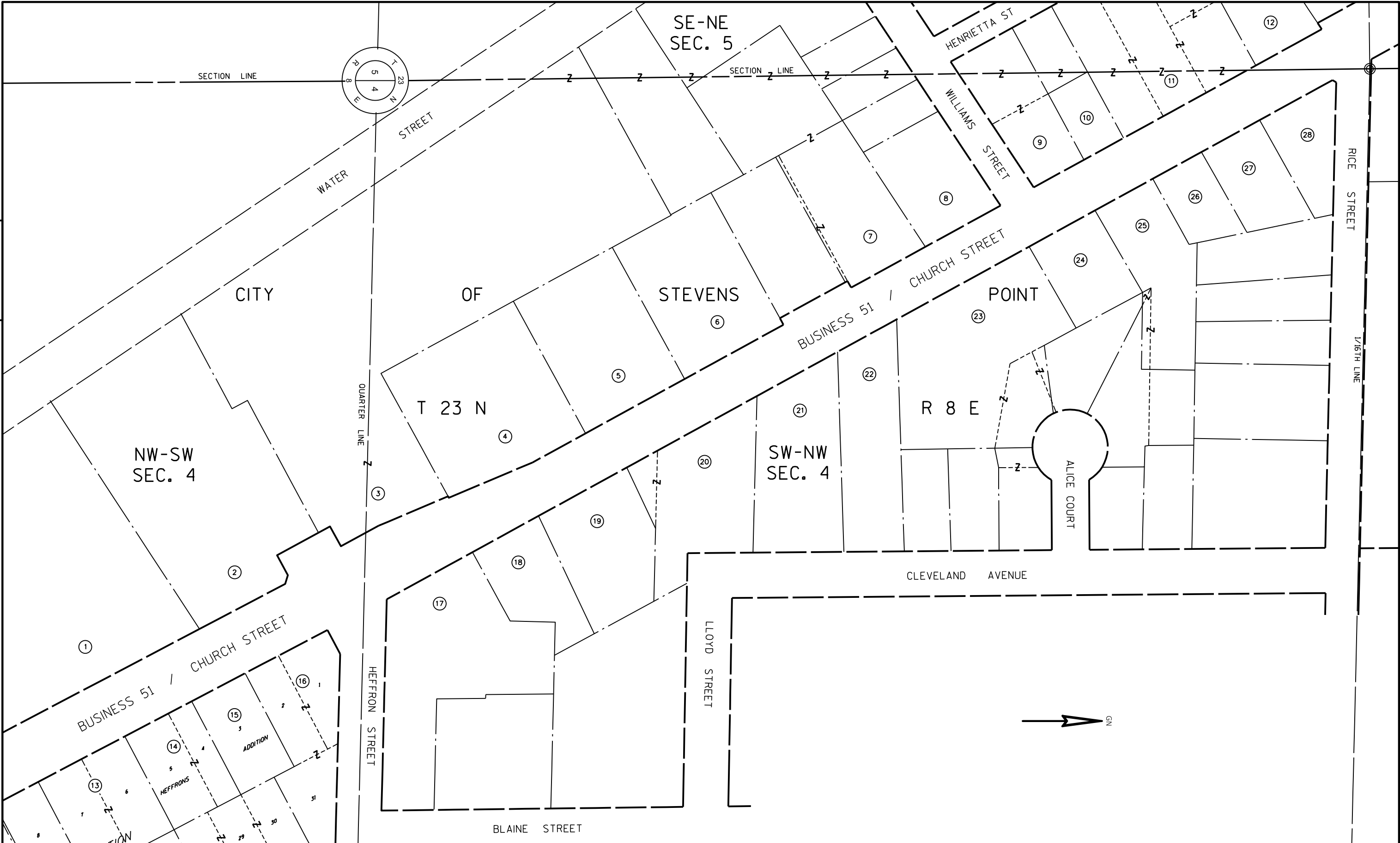
UTILITY INTERESTS REQUIRED			
PARCEL NUMBER	SHEET NUMBER (S)	OWNER (S)	INTEREST REQUIRED
100	4.04	WISCONSIN PUBLIC SERVICE CORP.	RELEASE OF RIGHTS
101	4.05	CITY OF STEVENS POINT	RELEASE OF RIGHTS
102	4.06	TDS METROCOM, LLC	RELEASE OF RIGHTS

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 SO.FT. REQUIRED			TLE SO.FT.
				NEW	EXIST.	TOTAL	
1	4.04	SAYACO PARTNERSHIP, A CALIFORNIA PARTNERSHIP	TLE	----	----	----	1433
2	4.04, 4.05	KWIK TRIP INC.	TLE	----	----	----	717
3	4.05	STORAGE UNLIMITED, LLC	TLE	----	----	----	786
4	4.05, 4.06	JVL PROPERTIES LLC	TLE	----	----	----	1004
5	4.06	JAMES T. FORD III AND KIM M. FORD	TLE	----	----	----	969
6	4.06	O'REILLY AUTOMOTIVE, INC.	TLE	----	----	----	1376
7	4.07	BEAVER CONSTRUCTION OF AMHERST LLC	TLE	----	----	----	1120
8	4.07	CHARLES UPTHAGROVE	TLE	----	----	----	1138
9	4.07	HAAPALA INVESTMENTS LLC	TLE	----	----	----	459
10	4.07	STEFFEN REAL ESTATE, LLC	TLE	----	----	----	810
11	4.07, 408	MOSINEE CREDIT UNION, INC.	TLE	----	----	----	1254
12	4.08	MICHAEL J. DISHER AND DEBRA B. DISHER	TLE	----	----	----	1043
13	4.04	JABE INVESTMENTS, LLC	TLE	----	----	----	391
14	4.04	JUSTIN TUBBS	TLE	----	----	----	496
15	4.04	WESTGUARD PROPERTIES LLC	TLE	----	----	----	400
16	4.05	LIBERTY KWIK STOP LLC	TLE	----	----	----	1831
17	4.05	WADE & ADAM PROPERTIES, LLC	TLE	----	----	----	1357
18	4.05, 4.06	CRAIG R. TESCH AND SUSAN J. TESCH	TLE	----	----	----	549
19	4.06	J & J OSTROWSKI ENTERPRISES, LLC	TLE	----	----	----	1008
20	4.06	SOUTH POINT PROPERTIES LLC	TLE	----	----	----	1945
21	4.06	CITY OF STEVENS POINT	TLE	----	----	----	1222
22	4.07	KUHTZ STEVENS POINT PROPERTIES, LLC	TLE	----	----	----	896
23	4.07	CITY POINT CHURCH INCORPORATED	TLE	----	----	----	2031
24	4.07	LEEANN J. SCHEID AND LOLA KAY BECKER, AS JOINT TENANTS	TLE	----	----	----	997
25	4.07	FOUR SEAS, LLC	TLE	----	----	----	606
26	4.08	JEREMY R. PAGEL	TLE	----	----	----	480
27	4.08	ROBERT CRANE, SALLY CRANE AND NICHOLAS CRANE	TLE	----	----	----	880
28	4.08	SENICA PROPERTIES LLC	TLE	----	----	----	1043

REVISION DATE	DATE 7/15/2026	SCALE, FEET	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 27-105	PLAT SHEET 4.02	E
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET	



REVISION DATE	DATE	7/15/2026	SCALE, FEET	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER	27-105	PLAT SHEET	4.03	E
	GRID FACTOR	N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER		PS&E SHEET		

RW COURSE TABLE		
COURSE	BEARING	DISTANCE
977-970	S00°21'21"E	1328.42'
977-1678	S00°21'21"E	443.38'
1678-970	S00°21'21"E	885.04'
970-971	S01°15'01"E	1316.44'
1678-1655	N90°00'00"E	881.77'
1655-1656	S27°27'31"W	51.51'
1655-1659	N27°27'31"E	45.85'
1657-1656	S27°45'26"E	415.19'
1659-1660	N27°43'03"W	380.77'

RW COORDINATE TABLE		
POINT	Y	X
1655	195726.264	167780.070
1656	195680.553	167756.316
1659	195766.951	167801.213
1678	195726.264	166898.302

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1655	39+19.10	0.00'
1656	38+90.00	42.51'LT
1659	39+45.00	37.84'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1656-1241	S61°51'07"W	5.00'
1241-1242	N27°45'26"W	415.01'
1245-1244	S27°43'03"E	368.01'
1244-1659	S61°51'07"W	5.00'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1241	38+90.00	47.51'LT
1244	39+45.00	42.84'

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
273	195720.305	167825.801	1-1/4" PIPE
274	195835.239	167765.284	1-1/4" PIPE
275	195892.895	167735.042	1-1/4" PIPE
960	195934.281	167622.782	DRILL HOLE

FOUND CONC.
MONUMENT (977)
Y = 196169.633
X = 166895.549

1/16TH COR.
FOUND 3/4" REBAR (970)
Y = 194841.239
X = 166903.796

FOUND STONE
MONUMENT (971)
Y = 193525.115
X = 166932.518

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 / CHURCH STREET ESTABLISHED FROM HEFFRONS ADDITION, CSM 3618, CSM 5006, AND CSM 10621.



(100) WISCONSIN PUBLIC SERVICE CORP.
(NO RECORD EASEMENT)
PARCEL 2

(2) KWIK TRIP INC.
LOT 2
CSM 10621
VOL 48, PG 51
DOC 803664

(15) WESTGUARD PROPERTIES LLC

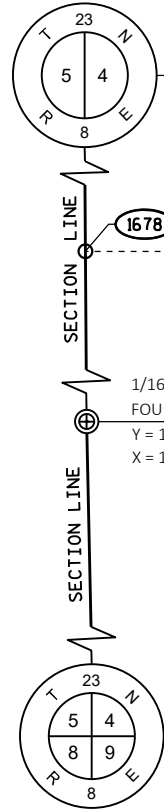
(14) JUSTIN TUBBS

(13) JABE INVESTMENTS, LLC

(1) SAYACO PARTNERSHIP, A CALIFORNIA PARTNERSHIP

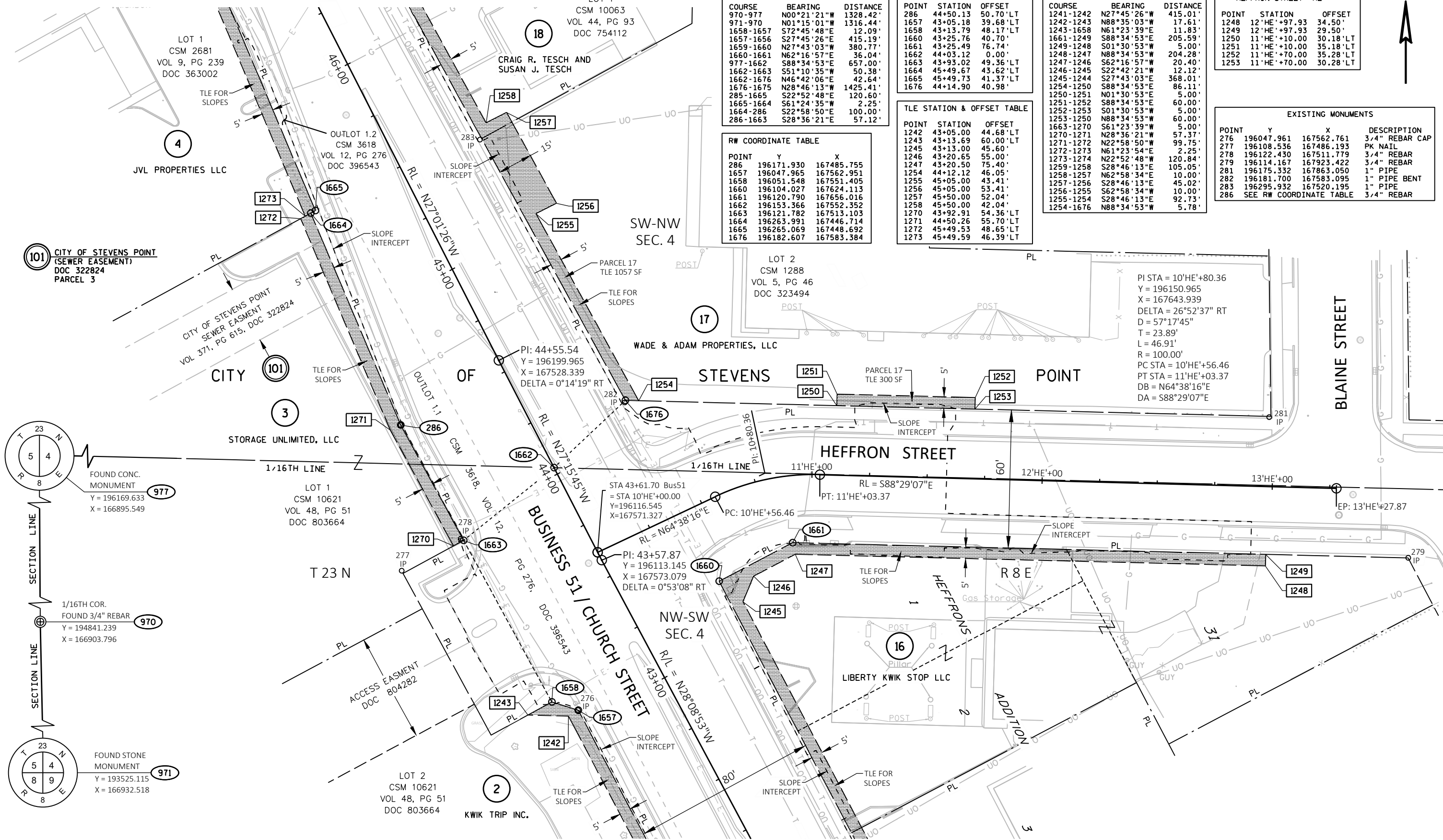
LOT 1
CSM 5006
VOL 18, PG 31
DOC 451528

BEGIN RELOCATION
ORDER STA 38+90.00
Y = 195700.606
X = 167793.798



REVISION DATE	DATE 7/15/2026	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 27-105	PLAT SHEET 4.04
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM HEFFRONS ADDITION, CSM 1288, CSM 2681, CSM 3618, CSM 5006, CSM 10063, AND CSM 10621.



RW COURSE TABLE		
COURSE	BEARING	DISTANCE
970-977	N00°21'21"W	1328.42'
971-970	N01°15'01"W	1316.44'
1658-1657	S72°45'48"E	12.09'
1657-1656	S27°45'26"E	415.19'
1659-1660	N27°43'03"W	380.77'
1660-1661	N62°16'57"E	36.04'
977-1662	S88°34'53"E	657.00'
1662-1663	S51°10'35"W	50.38'
1662-1676	N46°42'06"E	42.64'
1676-1675	N28°46'13"W	1425.41'
285-1665	S22°52'48"E	120.60'
1665-1664	S61°24'35"W	2.25'
1664-286	S22°58'50"E	100.00'
286-1663	S28°36'21"E	57.12'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
286	44+50.13	50.70'LT
1657	43+05.18	39.68'LT
1658	43+13.79	48.17'LT
1660	43+25.76	40.70'
1661	43+25.49	76.74'
1662	44+03.12	0.00'
1663	43+93.02	49.36'LT
1664	45+49.67	43.62'LT
1665	45+49.73	41.37'LT
1676	44+14.90	40.98'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1241-1242	N27°45'26"W	415.01'
1242-1243	N88°35'03"W	17.61'
1243-1658	N61°23'39"E	11.83'
1661-1249	S88°34'53"E	205.59'
1249-1248	S01°30'53"W	5.00'
1248-1247	N88°34'53"W	204.28'
1247-1246	S62°16'57"W	20.40'
1246-1245	S22°42'21"W	12.12'
1245-1244	S27°43'03"E	368.01'
1254-1250	S88°34'53"E	86.11'
1250-1251	N01°30'53"E	5.00'
1251-1252	S88°34'53"E	60.00'
1252-1253	S01°30'53"W	5.00'
1253-1250	N88°34'53"W	60.00'
1663-1270	S61°23'39"W	5.00'
1270-1271	N28°36'21"W	57.37'
1271-1272	N22°58'50"W	99.75'
1272-1273	N61°23'54"E	2.25'
1273-1274	N22°52'48"W	120.84'
1259-1258	S28°46'13"E	105.05'
1258-1257	N62°58'34"E	10.00'
1257-1256	S28°46'13"E	45.02'
1256-1255	S62°58'34"W	10.00'
1255-1254	S28°46'13"E	92.73'
1254-1676	N88°34'53"W	5.78'

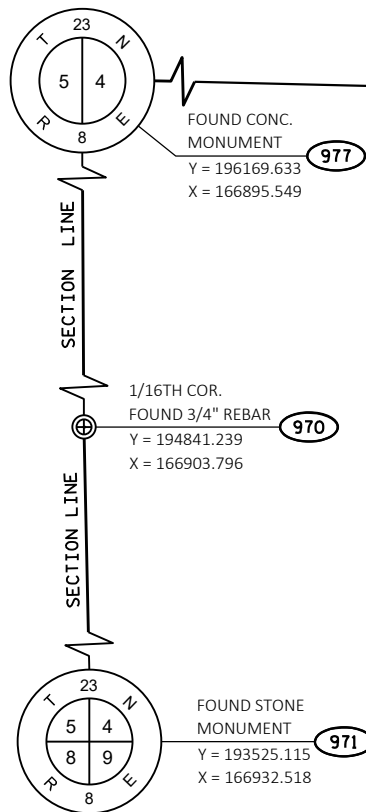
TLE STATION & OFFSET TABLE HEFFRON STREET 'HE'		
POINT	STATION	OFFSET
1248	12'HE'+97.93	34.50'
1249	12'HE'+97.93	29.50'
1250	11'HE'+10.00	30.18'LT
1251	11'HE'+10.00	35.18'LT
1252	11'HE'+70.00	35.28'LT
1253	11'HE'+70.00	30.28'LT

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
276	196047.961	167562.761	3/4" REBAR CAP
277	196108.536	167486.193	PK NAIL
278	196122.430	167511.779	3/4" REBAR
279	196114.167	167923.422	3/4" REBAR
281	196175.332	167863.050	1" PIPE
282	196181.700	167583.095	1" PIPE BENT
283	196295.932	167520.195	1" PIPE
286	SEE RW COORDINATE TABLE		3/4" REBAR

RW COORDINATE TABLE		
POINT	Y	X
286	196171.930	167485.755
1657	196047.965	167562.951
1658	196051.548	167551.405
1660	196104.027	167624.113
1661	196120.790	167656.016
1662	196153.366	167552.352
1663	196121.782	167513.103
1664	196263.991	167446.714
1665	196265.069	167448.692
1676	196182.607	167583.384

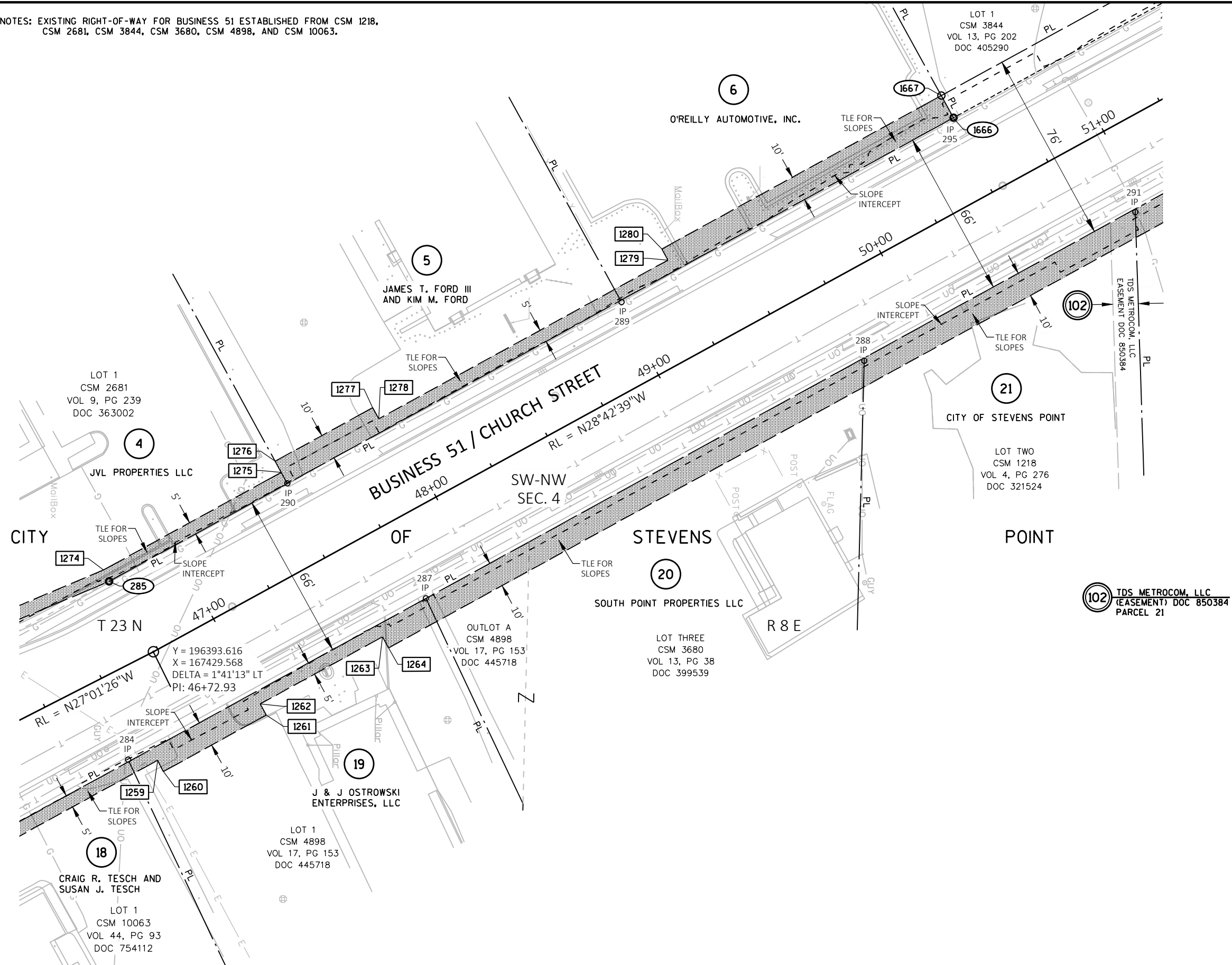
TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1242	43+05.00	44.68'LT
1243	43+13.69	60.00'LT
1245	43+13.00	45.60'
1246	43+20.65	55.00'
1247	43+20.50	75.40'
1254	44+12.12	46.05'
1255	45+05.00	43.41'
1256	45+05.00	53.41'
1257	45+50.00	52.04'
1258	45+50.00	42.04'
1270	43+92.91	54.36'LT
1271	44+50.26	55.70'LT
1272	45+49.53	48.65'LT
1273	45+49.59	46.39'LT

PI STA = 10'HE'+80.36
Y = 196150.965
X = 167643.939
DELTA = 26°52'37" RT
D = 57°17'45"
T = 23.89'
L = 46.91'
R = 100.00'
PC STA = 10'HE'+56.46
PT STA = 11'HE'+03.37
DB = N64°38'16"E
DA = S88°29'07"E



REVISION DATE	DATE 7/15/2026	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 27-105	PLAT SHEET 4.05
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM CSM 1218, CSM 2681, CSM 3844, CSM 3680, CSM 4898, AND CSM 10063.



RW COURSE TABLE		
COURSE	BEARING	DISTANCE
1667-1666	N61°13'47"E	10.00'
1666-285	S28°46'13"E	379.66'
285-1665	S22°52'48"E	120.60'

RW COORDINATE TABLE		
POINT	Y	X
285	196376.181	167401.802
1666	196708.977	167219.071
1667	196704.164	167210.306

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
285	46+70.01	32.66'LT
1666	50+50.64	33.12'LT
1667	50+50.63	43.12'LT

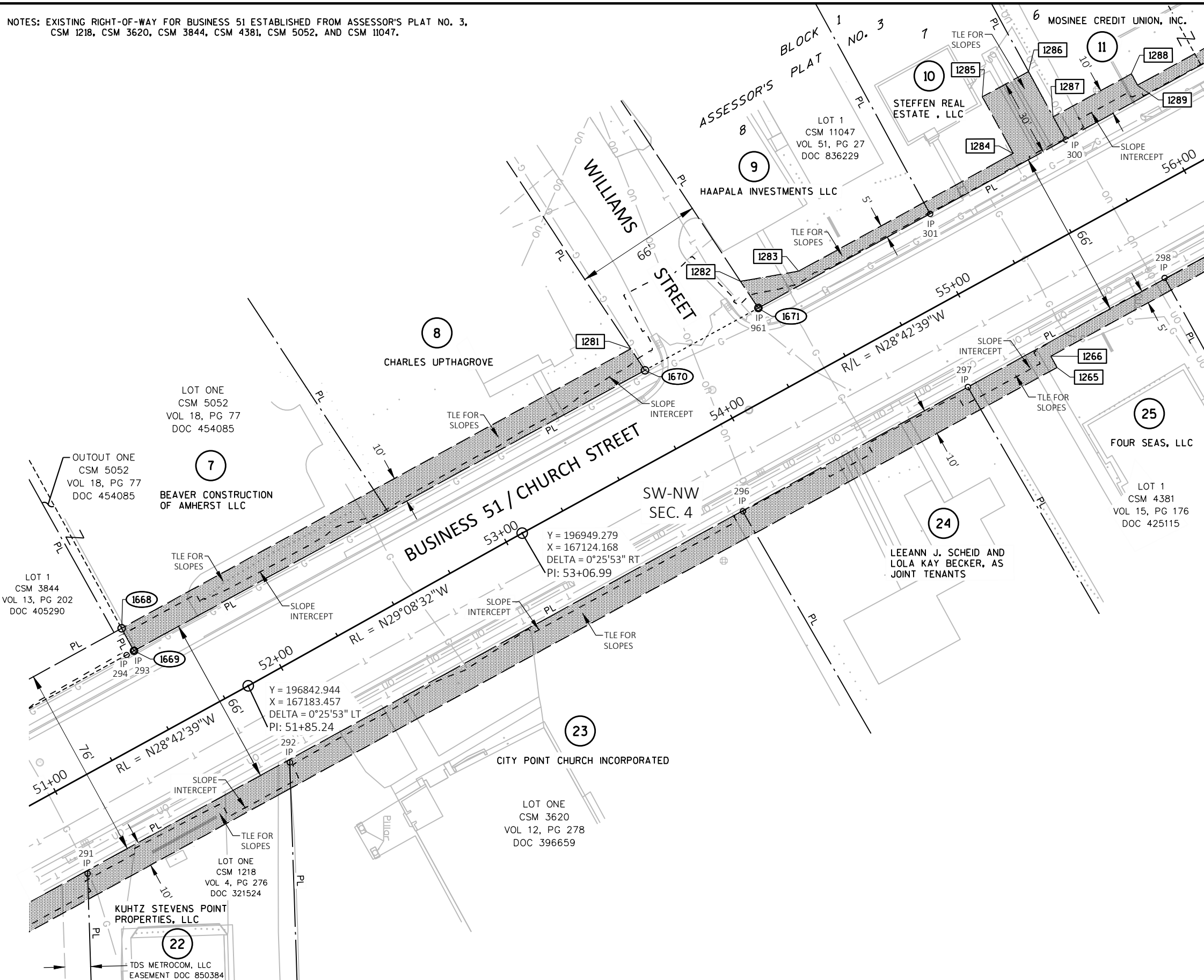
TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1265-1264	S28°46'13"E	765.00'
1264-1263	S61°17'21"W	5.00'
1263-1262	S28°46'13"E	55.00'
1262-1261	N61°17'21"E	5.00'
1261-1260	S28°46'13"E	46.28'
1260-1259	S62°58'34"W	5.00'
1259-1258	S28°46'13"E	105.05'
1273-1274	N22°52'48"W	120.84'
1274-1275	N28°46'13"W	79.90'
1275-1276	S61°20'54"W	5.00'
1276-1277	N28°46'13"W	43.86'
1277-1278	N61°17'21"E	5.00'
1278-1279	N28°46'13"W	130.00'
1279-1280	S61°17'21"W	5.00'
1280-1667	N28°46'13"W	125.63'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1259	46+55.00	38.83'
1260	46+55.00	43.84'
1261	47+00.00	43.24'
1262	47+00.00	38.24'
1263	47+55.00	38.19'
1264	47+55.00	43.19'
1274	46+70.12	37.66'LT
1275	47+51.13	37.81'LT
1276	47+51.14	42.81'LT
1277	47+95.00	42.86'LT
1278	47+95.00	37.86'LT
1279	49+25.00	37.99'LT
1280	49+25.00	42.99'LT

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
284	196383.692	167472.071	3/4" REBAR
285	SEE RW COORDINATE TABLE		3/4" REBAR
287	196501.042	167408.502	1-1/4" PIPE
288	196673.806	167314.853	1" PIPE
289	196578.161	167291.713	PK NAIL
290	196446.414	167363.181	1" PIPE
291	196780.651	167256.284	PK NAIL
295	196708.921	167218.969	1" PIPE

REVISION DATE	DATE 7/15/2026	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 27-105	PLAT SHEET 4.06
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM ASSESSOR'S PLAT NO. 3, CSM 1218, CSM 3620, CSM 3844, CSM 4381, CSM 5052, AND CSM 11047.



RW COURSE TABLE		
COURSE	BEARING	DISTANCE
1670-1669	S28°46'13\"E	226.24'
1669-1668	S61°13'47\"W	10.00'
1673-1671	S28°46'13\"E	436.01'
1671-1670	S28°46'13\"E	50.17'

RW COORDINATE TABLE		
POINT	Y	X
1668	196793.836	167161.069
1669	196798.649	167169.835
1670	196996.958	167060.948
1671	197040.934	167036.801

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1668	51+52.93	43.23'LT
1669	51+52.94	33.23'LT
1670	53+79.18	32.54'LT
1671	54+29.35	32.60'LT

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1267-1266	S28°46'13\"E	105.00'
1266-1265	N61°17'21\"E	5.00'
1265-1264	S28°46'13\"E	765.00'
1668-1281	N28°46'13\"W	225.41'
1281-1670	N56°31'11\"E	10.03'
1671-1282	S56°31'11\"W	12.45'
1282-1283	N09°54'42\"W	22.91'
1283-1284	N28°46'13\"W	95.00'
1284-1285	S61°17'21\"W	25.00'
1285-1286	N28°46'13\"W	20.43'
1286-1287	N61°22'21\"E	20.00'
1287-1288	N28°46'13\"W	34.59'
1288-1289	N61°17'21\"E	5.00'
1289-1290	N28°46'13\"W	160.00'

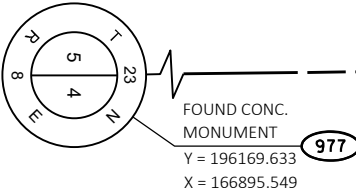
TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1265	55+20.00	43.31'
1266	55+20.00	38.31'
1281	53+78.34	42.54'LT
1282	54+28.31	45.00'LT
1283	54+50.00	37.62'LT
1284	55+45.00	37.72'LT
1285	55+45.00	62.72'LT
1286	55+65.43	62.74'LT
1287	55+65.41	42.74'LT
1288	56+00.00	42.77'LT
1289	56+00.00	37.77'LT

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
291	196780.651	167256.284	PK NAIL
292	196859.145	167213.184	SURVEY NAIL
293	196798.606	167169.774	1\" PIPE BENT
294	196795.753	167171.499	3/4\" REBAR BENT
296	197034.978	167115.704	3/4\" REBAR
297	197122.254	167067.449	1\" PIPE CAP
298	197198.632	167025.123	1-1/4\" PIPE
300	197160.248	166971.439	1\" PIPE
301	197107.628	167000.260	1\" PIPE
961	197040.989	167036.884	3/4\" REBAR

REVISION DATE	DATE 7/15/2026	SCALE, FEET 0 20 40	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 27-105	PLAT SHEET 4.07
	GRID FACTOR N/A		COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTES: EXISTING RIGHT-OF-WAY FOR BUSINESS 51 ESTABLISHED FROM ASSESSOR'S PLAT NO. 3, CSM 2682, CSM 4271, CSM 4381, AND CSM 5575.

EXISTING MONUMENTS			
POINT	Y	X	DESCRIPTION
298	197198.632	167025.123	1-1/4" PIPE
299	197263.175	166989.416	3/4" REBAR
306	197335.502	166875.061	1" REBAR
307	197422.759	166827.582	1-1/4" PIPE BENT
308	197480.032	166795.760	3/4" REBAR
321	197488.884	166866.641	1-1/4" PIPE
322	197488.607	166879.393	1" PIPE BENT
335	197417.554	166818.660	3/4" REBAR



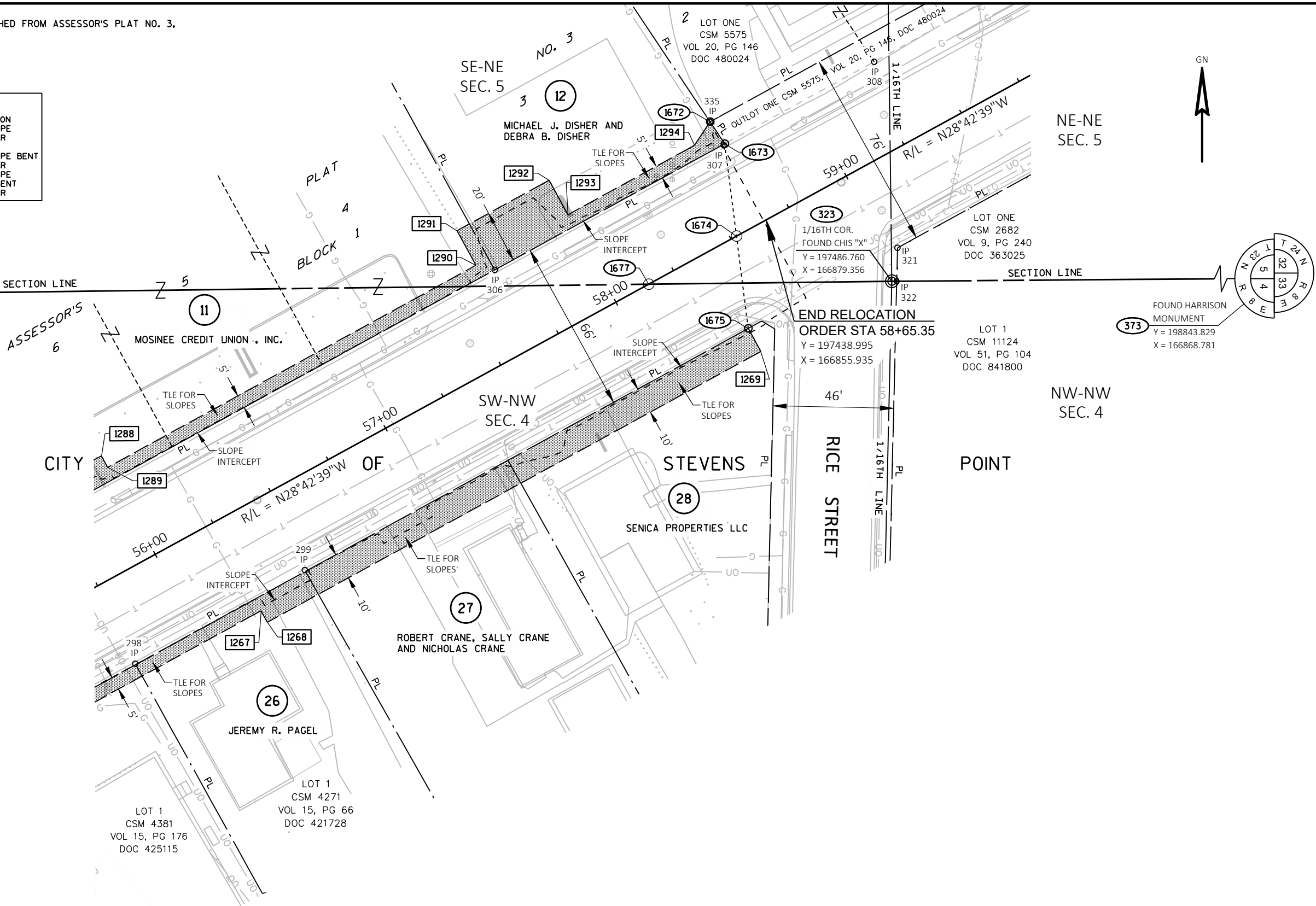
RW COURSE TABLE		
COURSE	BEARING	DISTANCE
977-1677	N00°42'16"W	1224.62'
1677-323	N00°42'16"W	92.61'
977-323	N00°42'16"W	1317.23'
323-373	N00°26'47"W	1357.11'
1672-1673	N56°07'45"E	10.04'
1673-1671	S28°46'13"E	436.01'
1677-1674	N28°42'39"W	38.12'
1674-1673	S82°45'46"W	35.51'
1674-1675	N82°45'46"E	35.44'
1676-1675	N28°46'13"W	1425.41'

RW COORDINATE TABLE		
POINT	Y	X
1672	197417.525	166818.616
1673	197423.120	166826.952
1674	197427.594	166862.181
1675	197432.058	166897.339
1677	197394.158	166880.494

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1672	58+64.45	43.05' LT
1673	58+65.35	33.05' LT
1674	58+52.35	0.00'
1675	58+39.38	32.98'
1676	44+14.90	40.98'
1677	58+14.23	0.00'

TLE COURSE TABLE		
COURSE	BEARING	DISTANCE
1288-1289	N61°17'21"E	5.00'
1289-1290	N28°46'13"W	160.00'
1290-1291	S61°17'21"W	15.00'
1291-1292	N28°46'13"W	40.00'
1292-1293	N61°17'21"E	15.00'
1293-1294	N28°46'13"W	55.00'
1294-1672	N56°38'20"W	10.70'
1675-1269	N61°17'21"E	10.00'
1269-1268	S28°46'13"E	214.38'
1268-1267	S61°17'21"W	5.00'
1267-1266	S28°46'13"E	105.00'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
1267	56+25.00	38.20'
1268	56+25.00	43.20'
1269	58+39.38	42.98'
1288	56+00.00	42.77' LT
1289	56+00.00	37.77' LT
1290	57+60.00	37.94' LT
1291	57+60.00	52.94' LT
1292	58+00.00	52.98' LT
1293	58+00.00	37.98' LT
1294	58+55.00	38.04' LT



REVISION DATE	DATE 7/15/2026	SCALE, FEET	HWY: BUSINESS 51 / CHURCH STREET	STATE R/W PROJECT NUMBER 27-105	PLAT SHEET 4.08
	GRID FACTOR N/A	0 20 40	COUNTY: PORTAGE	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

RELOCATION ORDER

lpa1708 08/2011 (Replaces LPA3006)

Project 27-105	Road name Business 51 Urban Reconstruction Michigan Avenue – Rice Street	Highway Business 51 (Church Street)	County Portage
Right of way plat date 7/15/2026	Plat sheet number(s) 4.01 through 4.08	Previously approved Relocation Order date	

Description of termini of project:

Beginning at a point on the reference line which is 469.03 feet South and 898.25 feet East of the West Quarter (1/4) Corner of Section 4, T23N, R8E and ending at a point 1269.36 feet North and 39.61 feet West of the West Quarter (1/4) Corner of Section 4, T23N, R8E.

Beginning Coordinates: Y = 195700.606, X = 167793.798, Sta. 38+90.00

Ending Coordinates: Y = 197438.995, X = 166855.935, Sta. 58+65.35

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 Section 62.22, 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

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

July 15, 2026

To: Common Council

From: Christopher Johnson, Streets Superintendent

Re: Request for Proposals (RFP) Stevens Point Library

As you are aware, the City owns the building that houses the Portage County Public Library – Stevens Point Branch. Over the past year, Portage County has brought several concerns regarding the condition of the building to the City's attention. These concerns include water intrusion, structural issues, foundation concerns, and repairs to historic building components. City staff have addressed some immediate concerns and continue to address others. Currently, the Pinery Room remains closed under an order from the City's Community Development Department pending further evaluation.

In January 2026, the City retained Ionic Structures and Design, LLC to perform an initial evaluation of the building. That report identified several areas requiring additional investigation and recommended that the City retain a multidisciplinary architectural and engineering team to further evaluate the building and develop repair recommendations.

This agenda item is to authorize staff to issue a Request for Proposals (RFP) for professional architectural and engineering services. The selected consultant will evaluate the identified concerns, develop repair alternatives, prepare construction documents, provide bidding and construction administration services, and identify potential grant opportunities that may help offset future project costs.

At this time, staff is not requesting funding for this project. This request simply authorizes staff to issue the attached Request for Proposals. The selected consultant will help define the project scope and develop budget estimates for future repairs. Staff will return to the Finance Committee with a recommendation for consultant selection and future funding requests once the project scope and costs are better understood.

Amendment to RFP:

Following Finance Committee approval, staff made a minor amendment to the proposed RFP. The amendment adds a structural evaluation of the support columns located in the pedestrian tunnel connecting Main Street and Clark Street after corrosion was observed at the bases of the columns. This is a minor addition that does not materially affect the overall scope of the RFP process.

Respectfully,

Superintendent Johnson



CITY OF STEVENS POINT

DEPARTMENT OF PUBLIC WORKS

REQUEST FOR PROPOSALS

PROFESSIONAL ARCHITECTURAL & ENGINEERING SERVICES

PORTAGE COUNTY PUBLIC LIBRARY

Building Assessment, Historic Preservation
Structural Evaluation, Water Intrusion Investigation
and Repair Design Services

Project Location	1001 & 1003 Main Street Stevens Point, Wisconsin
Issued By	City of Stevens Point Department of Public Works
Project Manager	Christopher Johnson Streets Superintendent
Issue Date	TBD
Proposal Due Date	TBD

1. INTRODUCTION

The City of Stevens Point is requesting proposals from qualified multidisciplinary architectural and engineering consulting firms to provide professional services for the evaluation, investigation, design, and preparation of construction documents for multiple repair and rehabilitation projects at the Portage County Public Library located at 1001 and 1003 Main Street, Stevens Point, Wisconsin.

The City seeks a consultant team with demonstrated experience in historic building rehabilitation, structural engineering, building envelope investigations, waterproofing systems, municipal facilities, and public construction projects.

The City intends to retain a single consultant team for investigation, design, bidding assistance, and construction administration services to ensure continuity throughout the project. The City intends to complete design and bidding services in 2026 with construction anticipated in 2027.

The City welcomes innovative and practical solutions that preserve the historic character of the building while improving long-term durability, constructability, and lifecycle costs. Consultants are encouraged to identify opportunities for value-added improvements within their proposed approach.

2. PROJECT BACKGROUND

The Portage County Public Library occupies a historic structure originally constructed in 1873, with a significant addition completed in 1902. The building is located within the Mathias Mitchell Public Square—Main Street Historic District. The building's current configuration is the result of a major renovation and addition completed in 1991, which incorporated portions of the original historic structure while constructing significant new additions.

In January 2026, the City retained Ionic Structures and Design, LLC to evaluate several building concerns. The resulting report identified multiple issues requiring further investigation and design, including water intrusion and deterioration at the 1003 Main Street entrance structure, potential structural concerns involving the second-floor framing and connections between the historic and 1991 portions of the building, water intrusion at the north entrance, water intrusion near the east electrical room, foundation and structural concerns associated with the Pinery Room area, and historic building components requiring repair or replacement.

The Ionic Structures and Design report recommended further evaluation by a multidisciplinary team including architectural, structural engineering, and historic preservation professionals. Proposers shall review the report and incorporate its findings and recommendations into their proposed approach. A copy of the report, along with other available project documents, will be provided as part of the RFP package.

3. PROJECT OBJECTIVES

The primary objectives of this project are to identify the source and extent of water intrusion issues, evaluate structural conditions and long-term stability of affected building components, develop repair alternatives and associated construction cost estimates, preserve the historic character of the building while addressing deficiencies, prepare complete bidding and construction documents, identify grant

opportunities that may assist in funding portions of the project, and position the City for construction in 2027.

4. AVAILABLE INFORMATION

To assist prospective consultants in preparing proposals, the City will make the following information available upon request:

- January 22, 2026 Ionic Structures and Design, LLC Evaluation Report.
- 1991 renovation and addition plans.
- Available historic documentation.

The City of Stevens Point owns the Portage County Public Library building. Library operations are managed by Portage County. Access to the building for the consultant shall be coordinated through the City, Portage County, and Library staff.

Prospective consultants are encouraged to review the available project documents prior to submitting a proposal. Any pre-proposal site visits shall be scheduled through the City of Stevens Point. Following consultant selection, the successful firm shall coordinate all field investigations, inspections, and site activities with the City, Portage County, and Library staff. The consultant shall make every reasonable effort to minimize disruptions to normal library operations; however, the City recognizes that certain phases of the investigation, design, and construction may require temporary impacts to library services or access. The consultant shall coordinate these activities in advance to minimize operational impacts while maintaining the project schedule and ensuring public safety.

Prospective consultants are strongly encouraged to visit the facility prior to submitting a proposal. Site visits shall be coordinated through the City and scheduled in cooperation with Portage County and Library staff to minimize disruption to library operations.

5. SCOPE OF SERVICES

The selected consultant shall provide all professional services necessary to evaluate, investigate, design, and prepare construction documents for the project.

General Building Assessment and Existing Conditions

The consultant shall begin with a comprehensive review of available reports, plans, studies, maintenance records, and historic documentation. The consultant shall conduct site visits and field investigations necessary to verify existing conditions, identify deficiencies, determine probable causes of deterioration, and coordinate findings with City and Library staff.

Second Floor Structural Evaluation (1003 Main)

The consultant shall perform a structural evaluation of the second-floor framing system, including framing members, connections, load paths, and areas identified in previous reports. The consultant shall investigate movement, settlement, deflection, or other structural concerns and develop repair recommendations and construction documents as necessary.

Historic Third Street Window Replacement

The consultant shall evaluate the condition of the Third Street side windows and associated wood framing systems and develop replacement designs that are consistent with applicable historic preservation standards and the historic character of the structure. The consultant shall coordinate with any agencies having jurisdiction over historic preservation requirements, and grant opportunities.

1003 Main Street Entrance Structure (Pinery Room)

The consultant shall evaluate the existing entrance structure, including the deteriorated slab, supporting structural components, waterproofing systems, drainage, flashing, and associated building envelope elements. The consultant shall develop repair alternatives and prepare construction documents for the selected solution.

The consultant shall evaluate existing foundation conditions associated with the Pinery Room area, assess structural integrity and deterioration, develop repair alternatives, recommend preferred repair methods, and prepare plans and specifications suitable for construction.

Pedestrian Tunnel Support Columns

In July 2026, City staff observed corrosion near the bases of the support columns located in the pedestrian tunnel/alley connecting Main Street and Clark Street. As a result, the City's Building Inspection Department has requested a structural evaluation of the columns.

The consultant shall evaluate the current condition of the support columns, assess their structural integrity, and provide recommendations for repair or replacement, as necessary.

Building Envelope and Waterproofing Systems

The consultant shall evaluate building envelope components associated with identified water intrusion concerns, including flashing systems, sealants, waterproofing systems, drainage systems, moisture protection assemblies, and other related building components. Long-term corrective measures shall be recommended. Areas to specifically be evaluated include: North Entrance Water Intrusion, East Electrical Room Water Intrusion.

Repair Alternatives and Cost Analysis

The consultant shall develop repair alternatives where appropriate and provide planning-level cost estimates for each alternative. The consultant shall present alternatives to City staff and assist in selecting preferred solutions.

Final Design and Construction Documents

Following selection of preferred alternatives, the consultant shall prepare complete plans, specifications, engineer's opinions of probable construction cost, permit support documentation, and all materials necessary for public bidding.

Bidding Assistance

The consultant shall provide bidding assistance services, including attendance at pre-bid meetings when requested, responses to bidder questions, preparation of addenda, and assistance to City staff throughout the bidding process.

Construction Administration

The consultant shall provide construction administration services throughout the duration of the project. Services shall include attendance at pre-construction meetings, review of shop drawings and submittals, responses to contractor requests for information, preparation of supplemental drawings and clarifications when required, periodic site visits, review of contractor pay applications, evaluation of change orders, substantial completion inspections, final completion inspections, punch list preparation, and written recommendations regarding project acceptance.

The consultant shall identify the anticipated level of construction administration services included in the proposal and provide an estimated number of site visits.

6. GRANT FUNDING AND FINANCIAL ASSISTANCE

The City is interested in identifying funding opportunities that may offset project costs. The consultant shall evaluate historic preservation grants, Wisconsin Historical Society grant opportunities, library-related grants, state and federal funding programs, and other applicable funding sources.

The consultant shall provide recommendations regarding grant eligibility, potential funding strategies, and implementation approaches. Proposers shall identify relevant grant experience and include services associated with grant identification and grant application assistance within their proposal.

7. DELIVERABLES

The consultant shall provide an Existing Conditions Assessment Report, Repair Alternatives Memorandum, preliminary and final cost estimates, design development documents, final plans and specifications, bid documents, permit support documentation, and electronic copies of all project deliverables in PDF and editable formats.

8. PROJECT SCHEDULE

The anticipated schedule includes issuance of the Request for Proposals in 2026, consultant selection and contract award in 2026, design completion in 2026, bidding in late 2026 or early 2027, and construction in 2027. The City reserves the right to modify the schedule as necessary.

9. CONSULTANT QUALIFICATIONS

The consultant team shall demonstrate experience with historic building rehabilitation, structural engineering investigations, foundation repair design, building envelope and waterproofing systems, municipal facilities, public bidding procedures, and construction administration.

At a minimum, the consultant team shall include a Wisconsin Licensed Architect serving as project lead, a Wisconsin Licensed Structural Engineer, a Historic Preservation Specialist, and a Building Envelope or Waterproofing Specialist.

10. PROPOSAL REQUIREMENTS

Proposals shall include a cover letter, firm background and qualifications, project understanding, proposed scope of services, project schedule, project team information and resumes, relevant project

experience, references, grant funding experience, fee proposal, and a description of construction administration services to be provided.

The proposal should identify any significant project risks observed from the available information and briefly describe how the consultant would approach those risks during the investigation and design process.

11. FEE PROPOSAL REQUIREMENTS

The City recognizes that the full extent of the project will not be known until the initial building investigation has been completed. Therefore, consultants shall structure their fee proposal in a manner that clearly identifies known costs, estimated costs, and billing methodologies for future phases of work.

Phase 1 – Existing Conditions Assessment and Investigation

Provide a lump sum, not-to-exceed fee for completing the initial investigation, including review of existing documentation, field evaluations, preparation of the Existing Conditions Assessment Report, preliminary repair recommendations, and presentation of findings to the City.

Phase 2 – Design Services

Provide an estimated fee range for design services based on the anticipated project scope.

The proposal shall include:

- Estimated fee range

- Billing methodology

- Hourly fee schedule for key personnel

- Proposed method for establishing the final design fee following completion of the investigation

Phase 3 – Bidding and Procurement Assistance

Provide an estimated fee range for bidding assistance.

Include:

- Billing methodology

- Hourly fee schedule

- Estimated level of effort

Phase 4 – Construction Administration

Provide an estimated fee range for construction administration services.

Include:

- Billing methodology

- Hourly fee schedule

Estimated number of site visits

Estimated level of effort during construction

Phase 5 – Grant Funding Assistance (Optional)

If proposed, provide a separate estimated fee for grant identification, grant application preparation, and grant administration assistance.

Opinion of Probable Project Cost

Consultants shall provide an Opinion of Probable Project Cost based upon their understanding of the project and experience with similar facilities. At a minimum, the opinion shall include:

-Estimated total project cost

The City understands that the project scope may evolve as additional investigation is completed. The consultant shall clearly identify assumptions and factors that could reasonably affect the final project cost.

12. EVALUATION CRITERIA

Proposals will be evaluated based on project understanding and approach, relevant experience with similar projects, qualifications of the project team, project schedule and availability, grant funding experience, and fee proposal.

The City does not anticipate conducting consultant interviews and reserves the right to select a consultant based solely upon submitted proposals.

13. INSURANCE REQUIREMENTS

The selected consultant shall maintain professional liability insurance, commercial general liability insurance, automobile liability insurance, and workers compensation insurance. Evidence of insurance coverage shall be provided prior to execution of a professional services agreement.

14. RESERVATION OF RIGHTS

The City of Stevens Point reserves the right to reject any or all proposals, waive informalities and irregularities, request additional information, negotiate scope and fees, cancel the solicitation at any time, and select the proposal determined to be in the best interest of the City.

15. CONTACT INFORMATION

All communications regarding this Request for Proposals shall be directed to:

Christopher Johnson Streets Superintendent

City of Stevens Point Department of Public Works 1515 Strong's Avenue

Stevens Point, WI 54481

Phone: (715) 346-1540

Email: cjohnson@stevenspoint.com

Questions regarding this Request for Proposals shall be submitted in writing. Responses may be issued through addenda as determined necessary by the City.

DRAFT