



Our intention is to have in-person meetings going forward. The Business Park Business Improvement District Board meeting will be held at the Stevens Point Transit Center located at 2700 Week Street. This in-person location will meet the legal requirement for our open meetings.

AGENDA

BUSINESS PARK BUSINESS IMPROVEMENT DISTRICT BOARD MEETING

Members

- Alderperson Donahue
- Heidi Charlesworth
- Erik Carlson
- Jeff Ramlow
- Mike Trzinski
- Debra Marten
- Chase Rettler

Date and Time:	August 19, 2026 11:00 AM	Location:	Conference Room Stevens Point Transit Center 2700 Week Street Stevens Point WI 54481
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Opening Section:

1. Roll Call.
2. General Reports and Updates
 - A. City Staff Updates
 - B. Board Chair Report
 - C. Treasurer Report
 - D. Executive Director Report

Discussion and Possible Action on:

1. Approve Meeting Minutes from July 15, 2026.
2. Approval of quotes for maintenance and administrative items:
 - A. Discussion and possible approval to share in the cost (35%) for BID's Locable software program.
 - B. Discussion and possible action on quote from Arrow Precision Asphalt Maintenance LLC for trail maintenance.
 - C. Discussion and possible action on Roberts Irrigation quote to repair cut lines for fountain #1 & 2.
 - D. Discussion and possible action on quote received to replace bridge boards on trail.

3. Discussion and possible action on Name and Logo selection presented by Avia.
4. Discussion and possible action on DRPC changes as recommended by work group.
5. Adjournment

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

Maps further defining the above area(s) may be obtained from the City of Stevens Point Business Improvement District Executive Director, Karen Margelofsky, 1105 Main Street Suite A, Stevens Point, WI 54481, or by calling (715) 496-0823, during normal business hours.

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

Account Number	Account Title	2026 Current year Budget	2026 Current year Actual	2026 Current month Actual
BUSINESS PARK BID				
256.11100	GENERAL OPERATING CASH	.00	129,528	26,445-
TAXES				
256.41.00120.56	BID ASSESSMENTS	230,307	230,307	.00
Total TAXES:		230,307	230,307	.00
OTHER FINANCING SOURCES				
256.49.19310.59	GENERAL FUND BALANCE USAGE	.00	.00	.00
Total OTHER FINANCING SOURCES:		.00	.00	.00
CPA/AUDITING SERVICES				
256.51.19960.2004	AUDIT SERVICES	6,300	3,400	.00
Total CPA/AUDITING SERVICES:		6,300	3,400	.00
BUSINESS IMPROV DISTRICT				
256.56.00700.1154	DOWNTOWN MANAGER SALARY	23,800	13,731	1,831
256.56.00700.1900	EMPLOYER CONTRIB/WISC RET	1,714	989	132
256.56.00700.1910	EMPLOYER CONTRIB/S.S. TAX	1,821	891	118
256.56.00700.1920	EMPLOYER CONTRIB/LIFE INSUR	8	18	3
256.56.00700.1930	WORKERS COMPENSATION PREM	426	246	33
256.56.00700.1950	MEDICAL INSURANCE PREM	6,622	5,341	804
256.56.00700.1955	HSA CONTRIBUTION	420	.00	.00
256.56.00700.2200	GAS/ELECTRIC CHARGES	13,000	11,034	3,857
256.56.00700.2203	TELEPHONE UTILITY CHARGES	.00	.00	.00
256.56.00700.2204	WATER/SEWER UTIL CHARGES	2,600	1,874	1,079
256.56.00700.2205	PROPERTY TAXES	.00	7,442	.00
256.56.00700.2800	COMPUTER/COMPUTER EQUIP	.00	.00	.00
256.56.00700.3001	GENERAL OFFICE SUPPLIES	596	175	175
256.56.00700.5000	MISCELLANEOUS CHARGES	12,000	4,140	3,792
256.56.00700.5751	LAWN CARE/SNOW REMOVAL EXP	75,000	47,581	10,780
256.56.00700.5752	LANDSCAPING EXPENSES	.00	.00	.00
256.56.00700.5753	POND MAINTENANCE	10,000	10,284	3,842
256.56.00700.5754	PRIVATE UTILITY LOCATES	2,000	.00	.00
256.56.00700.5755	FOUNTAIN REPLACEMENTS	28,000	12,461	.00
256.56.00700.5756	TRAIL MAINTENANCE	20,000	.00	.00
256.56.00700.5757	BRANDING STUDY	26,000	3,200	.00
Total BUSINESS IMPROV DISTRICT:		224,007	119,407	26,445
BUSINESS PARK BID Revenue Total:		230,307	230,307	.00
BUSINESS PARK BID Expenditure Total:		230,307	122,807	26,445
Net Total BUSINESS PARK BID:		.00	107,500	26,445-

Stevens Point Business Park Business Improvement District

Board Meeting Minutes

June 15th, 2026, at 11am at the Transit Center Conference Room

Opening Section:

1. Roll call
 - a. Heidi Charlesworth - Present
 - b. Alderperson Donahue - Present
 - c. Eric Carlson - Excused
 - d. Jeff Ramlow - Present
 - e. Mike Trizinski - Present
 - f. Debra Marten - Present
 - g. Chase Rettler - Present
 - h. Karen Margelofski - Present
 - i. Jarod Kivela – Present
 - j. Portage Planning and Zoning – Guest - Present

General reports and updates

1. City staff Updates
 - a. Mid State/Fire Department Tech College update
 - i. Initial approvals from City – Fall final City Review
 - ii. Funding started
 - iii. Business support
 - b. Other interests from business
 - c. Rail design – 2nd design
 - d. Deed Restriction and still working on updates
2. Report from the Executive Director
 - a. Property to the center park – Opportunity to sell
 - i. Some companies are interested – Work w/Board
 1. Quotes – Maintenance (asked for)
 - ii. By Law look on opportunity to sell – Karen to check
 1. City attorney – Go to Keith
 2. Next month place on agenda
 - b. Complaint on Camper – Karen followed up
 - c. Use of the common areas – Karen followed up

- d. Landscape/asphalt/wood on bridge – Quotes requested
 - i. Pond 2 – Running
 - ii. Pond 1 – Electrical was cut
 - 1. Quote being asked
 - 2. Line location opportunity – No GPS pinpoints on these lines
 - 3. Activity of boring new lines – Board keep tabs on it
 - e. Move of the board meeting to the 3rd Wed of the month @ 11am
 - f. Branding was updated and get some updated draft designs to next meeting
 - g. CCap – Run/Walk plan - Update
3. Board Chair Report
- a. Challenge/feedback on updates please bring to Mike/Karen
 - b. Signs – Keep tabs where they are located and what will need to be replaced or added.
 - c. Data base list still developing
 - d. Annual meeting plan
4. Treasurer Report
- a. Thank you City for timely processing
 - b. Budget is good – No callouts

Discussion and Possible Action on:

- 1. Approved meeting minutes from June 17, 2026 Motioned Debra, 2nd Jeff
- 2. BID Asphalt/Walkways – Quotes in process
 - a. Jay Lawncare – Quote
- 3. Motion to adjourn Motion Jeff, 2nd Chase

Meeting adjourned at 11:32

Minutes respectfully submitted by Heidi Charlesworth - Secretary



Invoice

Locable

929 Winchester Hwy, #103
Fayetteville, TN 37334
US

Bill to

Karen Margelofsky
Stevens Point, Wisconsin

Invoice number INV-1492**Invoice date** August 5, 2026**Due date** August 5, 2026**Total** **\$4,544.60**[Pay for this invoice online](#)

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
Nonprofit Content Marketing & Distribution Core - Annual Plan Annual subscription fee for the Coordinate level of the Content Marketing & Distribution Core, prepaid with an annual discount. August 5, 2026 – August 5, 2027	1	\$1,188.00	\$0.00 after 100% discount
Community Engagement Core Onboarding & Account Setup Simply provide business and partner information via spreadsheet - we'll provide a template. Locable will complete account setup activities including setting up the calendar(s), directory(ies), and more. Includes training, our Community Engagement Packet filled with resources, and partner engagement support via our Community Activation Manager. This done-for-you service reduces setup time for many to around 30-minutes and we'll show you how to manage the process so you can make updates and additions as needed in the future.	1	\$750.00	\$0.00 after 100% discount
Administrative Efficiency Account Setup & Data Migration Simply provide business, vendor, and member information via spreadsheet - we'll provide a template. Account setup for the Administrative Efficiency Core in-	1	\$750.00	\$0.00 after 100% discount

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
cludes configuration of membership types and statuses, billing settings; support for one-time and recurring payments, donation options, vendor payment setup, and form setup. We'll help you get the right foundations in place to streamline admin tasks and simplify future growth. This done-for-you service reduces setup time for many to around 30-minutes and we'll show you how to manage the process so you can make updates and additions as needed in the future. Includes up to 250 Members.			
Content Marketing & Distribution Core Onboarding & Account Setup Locable will complete account setup activities including setup of your Content Marketing Microsite, Guided Blogging™ onboarding with hands-on training, Express Email Newsletter™ configuration, subscriber import (CSV or integration), and setup of your subscriber signup form. We'll also help you prepare your first campaign or post so you can hit the ground running and we'll train your content creators as part of our new Content Marketing Training series. Simply provide your subscriber information via spreadsheet. This done-for-you service reduces setup time for many to around 30-minutes and we'll show you how to manage the process so you can make updates and additions as needed in the future.	1	\$750.00	\$750.00
Nonprofit Administrative Efficiency Core - Annual Plan Annual subscription fee for the nonprofit rate at the Coordinate level of the Administrative Efficiency Core, prepaid with an annual discount. Up to 125 recurring billing profiles (members). August 5, 2026 – August 5, 2027	1	\$1,188.00	\$831.60 after 30% discount
Nonprofit Community Engagement Core - Annual Plan Annual subscription fee for the nonprofit rate at the Coordinate level of the Community Engagement Core, prepaid with an annual discount. August 5, 2026 – August 5, 2027	1	\$1,188.00	\$1,188.00

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
Professional Assistance Website Setup Your website is one of the most critical aspects of marketing and also one of the more challenging tasks to get right. We'll migrate your existing content and guide in creating additional content based on our proprietary Marketing 3-4-5™ approach. We'll deliver a website with a well-structured modern and mobile-friendly design, and implement calls-to-action along with a robust directory, calendar, job board, and volunteer opportunities board. Includes 10 prepared pages as well as a blog, community calendar, directory, and more including Express Email Newsletters to simplify the creation and sending process, Google Business Profile integration, and cross-promotion. Social media profiles will be featured on the site with links. Migrating blog posts (articles) and events can be done for \$15 per post. Prepared Pages are those pages Locable implements for you utilizing our approach. You're free to add unlimited pages and data-driven pages such as the directory, calendar, blog posts, customer reviews, and more don't count toward the Prepared Pages count. Advanced design elements and greater customization including integrations are available for an additional one-time fee.	1	\$1,775.00	\$1,775.00

Subtotal	\$4,544.60
Total	\$4,544.60

Comments

You will be charged on a recurring basis via credit card or ACH. By paying this invoice, you authorize Locable to automatically charge your [bank account/card] for the agreed amount on a recurring basis unless you cancel in writing at least 30 days before your renewal date.

This invoice is issued in accordance with Locable's Terms of Service, Privacy Policy, and applicable software plans as outlined at www.locable.com. Promotional or bundled discounts may be applied.

All fees are listed in USD and are subject to sales tax (as applicable).



- *Sealcoating
- *Striping
- *Crack Sealing
- *Routing
- *Court Resurfacing
- *Infrared Heat Patching



5226 Harding Avenue, Plover, WI 54467

Brandon Newby
 Cell 715-340-5261
 brandonsnewby@gmail.com
 715-592-3641 Office
 www.arrowprecisionasphalt.com

ASPHALT MAINTENANCE ESTIMATE

NAME: Stevens Point Business Park -BID
Karen

JOB ADDRESS: _____

BILLING

JOB INSTRUCTIONS:

ADDRESS: 1105 Main St Suite A
Stevens Point, WI 54481

Walking Path-

PHONE: 715-496-0823

Overlay section threw woods - South to bridge
1.5" \$10,930.00

☐ DRIVEWAY

Work Description:

- *Asphalt will be edged prior to cleaning.
- *Asphalt is swept and cleaned with powered brooms and blowers.
- *Asphalt cracks are cleaned with a wire wheel machine or routed to specifications and torched. Cracks are filled with WI DOT approved hot rubberized crack filler.
- *After the asphalt is cleaned and repairs are completed, then the parking lot is sealcoated with 1 or 2 coats of coal-tar sealer or ~~asphalt emulsion~~ if requested.
- *Line striping is completed with white or yellow WI DOT approved striping paint.
- *Owners are responsible for clearing the lot prior to scheduled date and time.

SEALER SQ. FT. 85,800
 CRACK FILLER LN. FT. 9,400
 ROUTING LN. FT. x
 STRIPING LN. FT. x
 # OF INFRARED HEAT PATCHES: x

SEALING COST: \$ 12,870.00
 CRACK FILLER COST: \$ 5,170.00
 ROUTING COST: \$ x
 STRIPING COST: \$ x
 PATCHING COST: \$ x

TOTAL COMPLETE: \$ 18,040.00/ \$28,970.00
 All Taxes Included w/ paving

CUSTOMER SIGNATURE: _____ Date: _____

ACCEPTED BY: Brandon S Newby Date: 7-15-26

Becomes a binding contract when signed and dated by both parties.

***ALL WORK IS FULLY INSURED WITH A ONE YEAR CONDITIONAL GUARANTEE
 ARROW PRECISION MEETS OR EXCEEDS ALL INSURANCE REQUIREMENTS***

All Sealer has a 3% Rubber Modifier & 3% Sand Added for a quality finished product.

ROBERTS IRRIGATION

Roberts Irrigation Company Inc.
1500 Post Road
Plover, WI, 54467
Phone: (715) 344-4747

Web: robertsirrigation.com

QUOTE

Quote Nbr.: Q007477
Quote Date: 6/26/2026
Valid Until:
Sales Person:
Customer ID: 10062
Reference:
For: JASON PRONDZINSKI

FOR:	Location	BILL TO:
JAY'S LAWN CARE 3000 South Dr. Plover WI 54467 United States of America	Industrial park	JAY'S LAWN CARE 3000 South Dr. Plover WI 54467 United States of America Attn: JASON PRONDZINSKI

NOTES:

NO.	ITEM	QTY.	UOM	PRICE	AMOUNT
1	5500: LABOR ELECTRICAL 2 MAN Labor to remove existing wires in conduit repair known break and reinstall wire. Also repair wires to zones.	20.00	HOUR	188.00	3,760.00
2	EN6THHN: WIRE COPPER THHN #6	1800.00	FT	1.38	2,490.84
3	EN10THHN: WIRE COPPER THHN #10	3600.00	FT	0.60	2,172.96
4	EN20080: CONDUIT PVC 2" SCH80	10.00	FT	2.77	27.69
5	EN201: COUPLER PVC 2"	2.00	EA	2.88	5.77
6	ENHS16-12: HEAT SHRINK SMALL 4' QTY OF 5	8.00	FT	22.75	182.03
7	EN-CRIMP: MISC. CRIMP CONNECTORS	40.00	EA	2.01	80.40

Parts & labor are estimated and will be billed as actual. Milestone billing will be used for projects. Freight not included.
Estimate is valid for 7 days from date on quote.

All prices are adjustable to those in effect at time of installation/delivery.

Signature:

Quote Total: 8,719.69
Less Discount: 0.00
Tax Total: 0.00
Total (USD): 8,719.69

2% 10 days cash, net 30 days cash or credit card

Does not apply to pivot sales inclusive of erection and wiring of pivot

Cash discount of \$ 174.39 If paid by within 10 days of Service Date.

Invoices not paid within 30 days will result in a 7% finance charge.

Stevens Point
Business Park Rebranding

Brand Development

August 14, 2026



P.O. Box 1465
961 Main St.
Ouray, CO 81427
aviadg.com

Brand Development

Adds something to the name

- > Adds clarity
- > Expands meaning
- > Helps identify
- > Adds a new dimension
- > Creates a visual abbreviation

Two Names

EastPoint
Business Park

Stevens Point
Business Park

Name Emphasis

East Point
Business Park

East Point is the
unique identifier

Stevens Point
Business Park

Business Park is the
unique identifier

East Point Business Park

EastPoint is the unique identifier.
It could stand alone in conversation.

“Our company is located in East Point.”

Stevens Point Business Park

Business Park becomes the unique identifier.
There are hundreds of businesses with Stevens Point in the name.
Business Park is a generic descriptor and becomes one of three:
Industrial Park; Business Park; Commerce Park.

“Our company is located in the business park.”

East Point

BUSINESS PARK



















A1



A2

Stevens Point BUSINESS PARK



Without a unique name, the business park should be aligned with other city brand elements.



Stevens Point **BUSINESS PARK**



Stevens Point **BUSINESS PARK**





East Point

BUSINESS PARK











B1



B2



A1



A2



B1



B2

Next Steps

- > Decide on a single name and graphic brand
- > Create a simple design guide
- > Start on sign designs



P.O. Box 1465
961 Main St.
Ouray, CO 81427
aviadg.com

Land Use Plan



PORTAGE COUNTY BUSINESS PARK

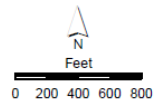
Site Development Plan

- Highway Commercial
- Large Business Facilities
- Highway Office
- Business / Professional Offices
- Office / Light Industrial
- Lands' End
- Medium / Large Scale Industrial
- Large Scale Rail Industrial
- Park / Open Space Easements

Highway Commercial, Large Business Facilities, Highway Office, and Business / Professional Office uses allowed in this district.

Utilities

- Bicycle / Pedestrian Path
- Easement Boundary
- Overhead Transmission Lines

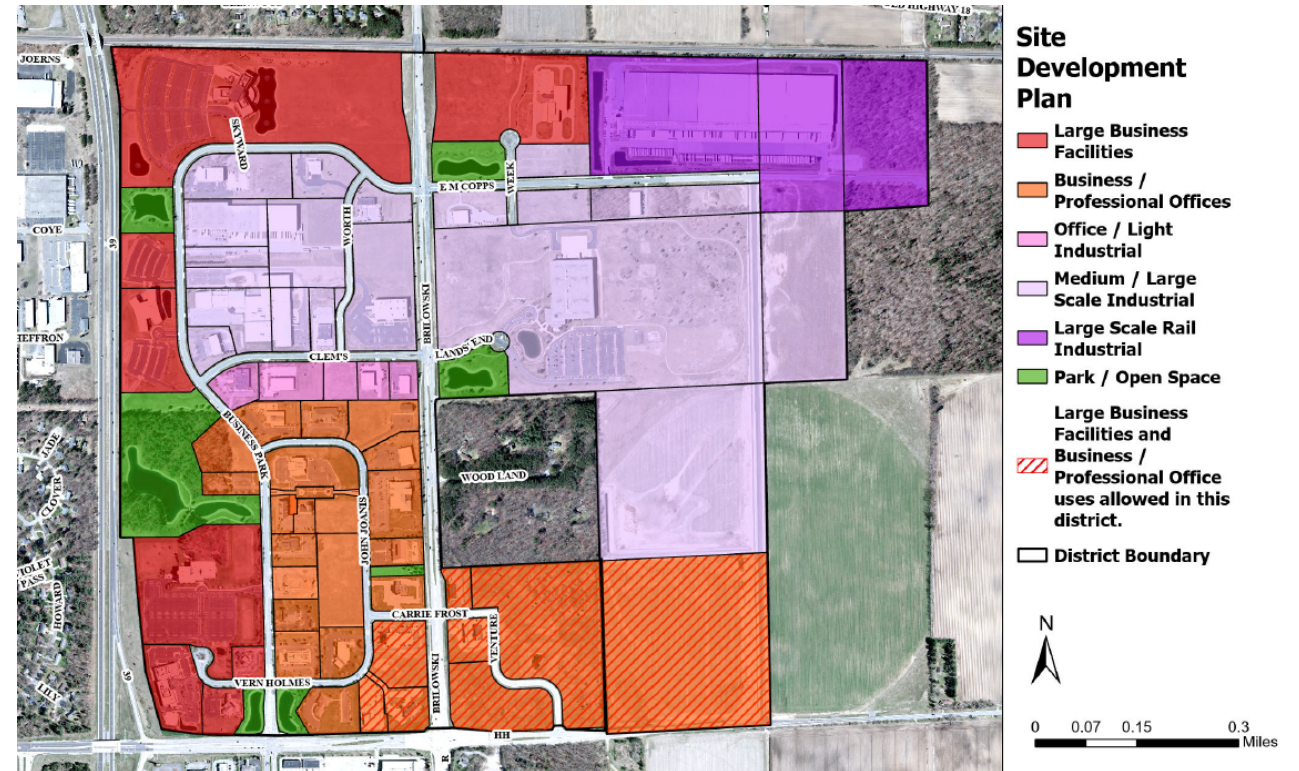
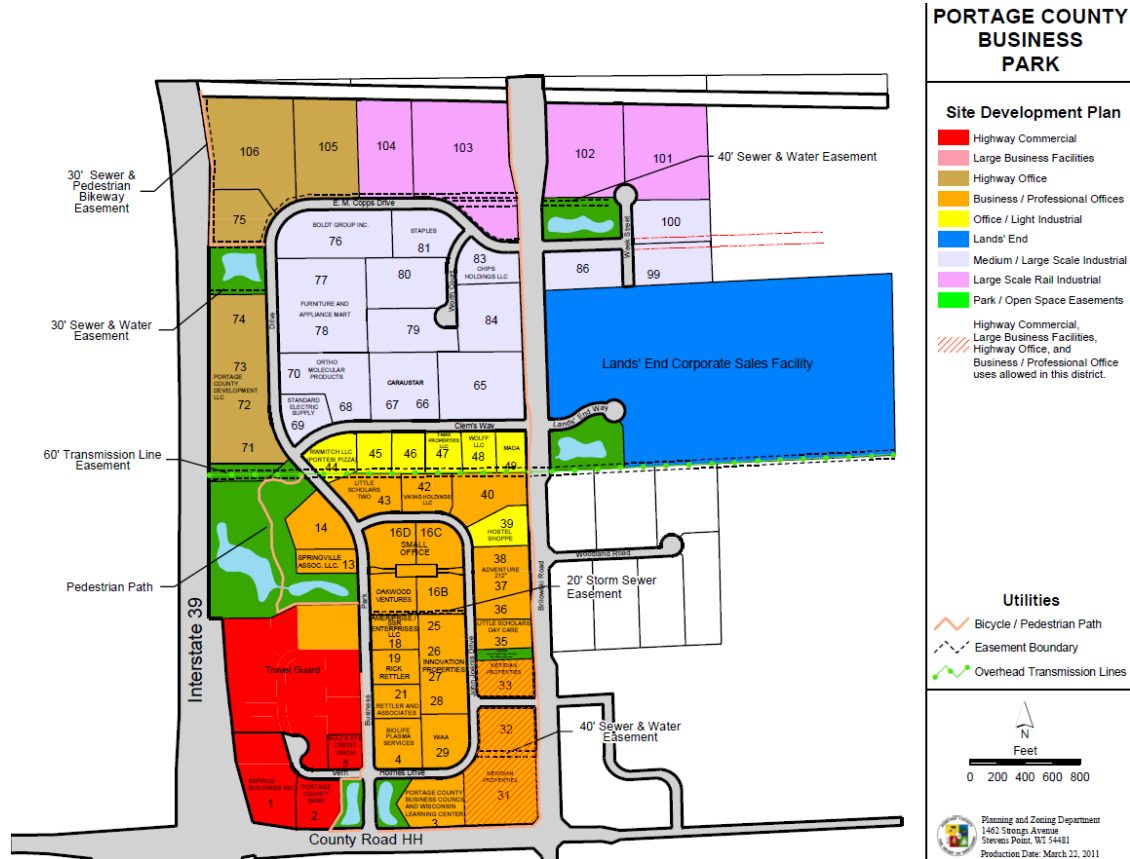


Planning and Zoning Department
1401 Strong Avenue
Stevens Point, WI 54481
Production Date: March 22, 2011

A. Planned Development Areas

1. Highway Commercial
Examples of desirable uses include: hotels, convention facilities, bank/financial facilities, restaurants, shopping centers.
2. Large Business Facilities
Examples of desirable uses include: Big Box Retail Stores, theater complexes, medical clinics, shopping centers, hotels, restaurants, bank/financial facilities.
3. Highway Office
Examples of desirable uses include: corporate offices, laboratory and research facilities, business and insurance offices, telemarketing offices.
4. Business and Professional Offices
Examples of desirable uses include: 4,500 to 15,000 square foot professional offices, typically single story with one or more tenants, corporate offices.
5. Office/Light Industrial
Examples of desirable uses include: express and parcel delivery operations, light manufacturing, assembly and distribution facilities, electronic assembly and office/light manufacturing facilities.
6. Medium/Large Scale Industrial
Examples of desirable uses include: express and parcel delivery operations, light to heavy manufacturing, assembly and distribution facilities, electronic assembly, warehouse and distribution facilities.
7. Large Scale Rail Industrial
Examples of desirable uses include: large warehousing and distribution facilities, large scale and heavy manufacturing uses constructed in this development area must have a documented need for rail access and must install siding and rail facilities to their buildings.

Land Use Plan



Prohibited Uses

B. Prohibited Uses - The following operations and uses are not permitted within the Park. The BID Board of Directors may grant a prohibited use to operate within the Business Park in accordance with Section XXX.

- Auto/truck sales and service
- Truck/bus terminals when not connected with a manufacturing or distribution facility
- Auto body shops or auto repair businesses
- Gasoline stations
- Mini-storage and warehousing rental operation
- Lawn, garden, tool and equipment rental stores
- Recycling centers or waste transfer facilities
- Junkyards, used auto parts sales
- Residential dwellings

Building & Pavement Setbacks

Setbacks From Property Lines

A. Front Yard (Street Yard) Setbacks

In the Large Business Facilities, Business / Professional Offices and Office / Light Industrial Development Areas of the Park, no part or portion of any building shall be erected, constructed or extended nearer than forty feet (40') to the front lot line of any parcel. The front lot line is the entire length of the boundary of any parcel where it fronts a public street. Parking lots, parking of vehicles, storage of materials, products to equipment within the forty foot (40') setback shall be prohibited, except during initial construction of the building. The forty foot (40') setback area shall be entirely graded and sodded or seeded between side lot lines and from the street curb line to the exterior wall or walls of the building. In addition, this area shall be landscaped to at least the minimum standards as set forth in Section XV of these covenants.

In the Medium / Large Scale Industrial and Large Scale Rail Industrial Development Areas of the Park, no part or portion of any building shall be erected, constructed or extended nearer than forty feet (40') to the front lot line of any parcel. The front lot line is the entire length of the boundary of any parcel where it fronts a public street. Parking lots, parking of vehicles, storage of materials, products to equipment within the thirty foot (30') setback shall be prohibited, except during initial construction of the building. The forty foot (40') setback area shall be entirely graded and sodded or seeded between side lot lines and from the street curb line to the exterior wall or walls of the building. In addition, this area shall be landscaped to at least the minimum standards as set

B. Side Yard Setbacks

In the Large Business Facilities, Business / Professional Offices and Office / Light Industrial Development Areas of the Park, no part or portion of any building shall be erected, constructed, or extended nearer than thirty feet (30') to any interior (side) lot line of any parcel within the Park. The use and treatment of all side yard areas shall be in accordance with provisions of Subsection VI A. above, except that loading docks shall be permitted within an interior side yard with a building setback line of not less than eighty-five feet (85'), in which case the twenty-five feet closest to the lot line shall be landscaped. No part or portion of any parking area shall be constructed or extended nearer than twenty-ten feet (120') of any side lot line of any parcel within the Park.

In the Medium / Large Scale Industrial and Large Scale Rail Industrial Development Areas of the Park, no part of any building shall be erected, constructed, or extended nearer than twenty feet (20') to any interior (side) lot line of any parcel within the Park. The use and treatment of all side yard areas shall be in accordance with provisions of Subsection VI A. above, except that loading docks shall be permitted within an interior side yard with a building setback line of not less than eighty-five feet (85'), in which case the twenty-five feet closest to the lot line shall be landscaped. No part or portion of any parking area shall be constructed or extended nearer than ten feet (10') of any side lot line of any parcel within the Park.

C. Rear Yard Setbacks

In the Large Business Facilities, Business / Professional Offices and Office / Light Industrial Development Areas of the Park, no part or portion of any building shall be erected, constructed, or extended closer than thirty feet (30') to any rear lot line of any parcel. No part or portion of any parking area shall be constructed or extended closer than twenty-ten feet (120') to any rear yard lot line of any parcel within the Park.

In the Medium / Large Scale Industrial and Large Scale Rail Industrial Development Areas of the Park, no part or portion of any building shall be erected, constructed, or extended closer than twenty feet (20') to any rear lot line of any parcel. No part or portion of any parking area shall be constructed or extended closer than ten feet (10') to any rear yard lot line of any parcel within the Park.

Impervious Surface Ratios

In the Highway Commercial, Large Business Facilities, Highway Office and Business and Professional Office Development Areas of the Park, the sum total of the first floor area of the principal building and all accessory buildings shall not exceed thirty percent (30%) of the total lot area. No more than fifty percent (50%) of any lot shall be covered with buildings or other impervious surfaces.

In the Office/Light Industrial ~~and~~, Medium/Large Scale Industrial, ~~Large Scale Rail Industrial~~ Development Areas, the sum total of the first floor area of the principal building and all accessory buildings shall not exceed fifty percent (50%) of the total lot area. No more than seventy percent (70%) of any lot shall be covered with buildings or other impervious surfaces.

In the Large Scale Rail Industrial Development Area the sum total of the first floor area of the principal building and all accessory buildings shall not exceed sixty percent (60%) of the total lot area. No more than eighty percent (80%) of any lot shall be covered with buildings or other impervious surfaces.

Building Materials

Building Materials Allowed

All buildings or structures shall be designed or constructed using not more than ~~two-three~~ (32) exterior wall facing materials (not including glass, trim and architectural accents) for all elevations. Exterior gutter and down spout roof drainage systems are not permitted in the Park. All rooftop mechanical/electrical systems shall be screened from view by use of materials that are architecturally and aesthetically compatible with the exterior materials of the building. The architectural review process will give specific attention to the treatment of all public streets within the Park.

Investment Criteria

All construction within the Park shall meet or exceed the following minimum investment criteria (initial construction value of improvements, not including land) as a condition of site purchase and development.

Highway Commercial Development Area	\$500,000/acre
Large Business Development Area	\$350,000/acre
Highway Office Development Area	\$750,000/acre
Business and Professional Office Development Areas	\$500,000/acre
Office/Light Industrial Development Area	\$300,000/acre
Medium/Large Scale Industrial Development Area	\$250,000/acre
Large Scale Rail Industrial Development Area	\$175,000/acre

Parking & Loading

- A. Street Parking - Street parking is prohibited within the Park.
- B. Unlicensed and/or Inoperable Vehicles - No unlicensed or inoperable vehicle shall remain on an owner=s parcel for more than twenty-four (24) hours.
- C. Amount and Location of Parking - Each parcel owner shall provide a sufficient number of off-street parking spaces on the owner=s parcel to accommodate the maximum number of vehicles operated by employees, customers, suppliers, vendors and visitors expected on each parcel during peak hours (including shift overlaps). In no case shall parking provided be less than that required by the City of Stevens Point Zoning Ordinance. All parking areas and driveways shall be paved with hot-mixed bituminous asphalt or portland cement concrete.
- D. Loading Areas - All material and supply loading or unloading must be conducted in a side or rear yard and shall be screened from public street view. Truck loading berths at the front of buildings are prohibited.



AK

Adam Kuhn

Except for large scale rail industrial.

...

Reply

Maintenance

General Maintenance

Each parcel owner shall keep said owner=s property and all contiguous street right-of-way areas to the edge of the pavement and easement areas in a well maintained, safe, clean and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

1. The removal of all litter, trash, refuse and waste.
2. Maintaining of all lawn by mowing to a height of less than ~~five-eight~~ inches (~~85~~"), unless otherwise approved in writing by the County.
3. The maintenance of lawn and landscaped areas in a weed free, healthy and attractive condition.
4. The care and pruning of trees and shrubbery.
5. The maintenance of exterior lighting, signs and mechanical facilities. All such facilities shall be in continuous working order.
6. The keeping of all exterior building surfaces in a clean, well-maintained condition.
7. The striping and sealing of parking lots, driveway areas and access roads.
8. The removal of unlicensed, inoperable and abandoned vehicles.
9. Removal of snow and ice.