

**CITY OF STEVENS POINT
REGULAR COUNCIL MEETING**

Zoom Teleconferencing

**January 18, 2021
7:00 PM**

Agenda

1. Roll Call.
2. Salute to the Flag and Mayor's opening remarks.
3. Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.
4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.
5. Presentation to the Council by Louis J. Molepski, Jr., District Attorney on Building Security.

Consideration and Possible Action on the Following:

6. Consent Agenda:
 - Minutes of the Common Council Meeting of December 21, 2020, and of the Special Common Council Meeting of January 7, 2021.
 - Minutes and Actions of the Police and Fire Commission meeting of December 2, 2020:
 5. Confirmation of bills
 - Minutes and Actions of the Park Commission meeting of January 6, 2021:
 3. Approval of modified opening of Goerke Community Stadium to organized activities and athletics.
 4. Approval of award for hydrologic and hydraulic study (H&H) for Iverson Park restroom replacement to AECOM in the amount of not to- exceed \$19,500.
 5. Approval of partnership with Central Wisconsin Wild Ones for installation of erosion control and pollinator plants in a predefined area along the Wisconsin River (south Franklin Street, east of boat slips).
 6. Approval of award of Tree Care Quote for 2021.
 - Minutes and Actions of the Plan Commission meeting of January 4, 2021:
 9. December 2020 Monthly Report.
 - Minutes and Actions of the Board of Water and Sewerage Commissioners meeting of January 11, 2021:
 3. Approval of department claims.
 4. 2021 Capital Operations & Maintenance Plan.

- Minutes and Actions of the Airport Commission meeting of January 11, 2021:
 3. Approval of department claims.
 - Minutes and Actions of the Transportation Commission meeting of January 11, 2021:
 2. Approval of the December 14, 2020 Transportation Commission minutes.
 3. Approval of the December 2020 financial/claims report.
 - Minutes and Actions of the Personnel Committee meeting of January 11, 2021:
 2. Notice of Employee Seeking Public Office.
 3. Amendment to Administrative Policy 2.07 Temporary Assignment.
 4. Request to hire LTE (Limited Term Employee) to assist with Edgewater transition.
 - Minutes and Actions of the Board of Public Works meeting of January 11, 2021.
 - Minutes and Actions of the Public Policy and General Government meeting of January 11, 2021:
 2. License List.
 3. Request to Hold Event/Street Closing.
 - Minutes and Actions of the Finance Committee meeting of January 11, 2021:
 3. Approval of funding for a social worker to assist Edgewater Manor residents.
 4. Approval of Claims Paid.
 - Statutory Monthly Financial Report by Comptroller/Treasurer.
 - Mayoral Appointments:
 - Housing Authority: George Doxtator (re-appoint), term expiring 12-31-2025.
 - Redevelopment Authority: Dave Cooper (re-appoint), term expiring 12-31-2025.
 - Redevelopment Authority: Alderperson Mary Kneebone (re-appoint), term expiring 12-31-2025.
 - Housing Authority: Justin Adamski, term expiring 12-31-2021 (filling the unexpired term of Beveridge).
7. Mayor's Emergency Order extending specific COVID-19 related benefits for employees through June 30, 2021.
 8. Resolution - Temporary Change to District 1 Polling Location.
 9. Request from Dan St. Pierre for a conditional use permit to construct a generator and transformer unit at 2217 Rice Street (Parcel ID 281230804201003) for McKinley Elementary School, consistent with Ch. 23.02(1)(b)(3)(f) and Ch. 23.02(1)(d)(4).
 10. Request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Multi-Family to Park at 2000 River View Avenue (Parcel ID 281230805410003).
 11. Request from the City of Stevens Point to rezone 2000 River View Avenue (Parcel ID 281230805410003) from "R-4" Multiple Family I Residential to "C" Conservancy.
 12. Request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to remove two planned streets to be located within 2000 River View Avenue (Parcel ID 281230805410003).

13. Request from the City of Stevens Point for a conditional use permit to construct an open air shelter, parking lot and other improvements consistent with Ch. 23.02(1)(a)(3) at 2000 River View Avenue (Parcel ID 281230805410003).
14. Review and Consideration of the 2019 Housing Affordability Report.
15. Ordinance Amendments - Section 9.05 as it relates to parking.
16. Approving a relocation assistance program for Edgewater Manor residents.
17. Rental Subsidy Agreement with GenCap Stevens Point 88, LLC.
18. 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 Strong's 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**

Zoom Teleconferencing

**December 21, 2020
7:00 PM**

Minutes

1. Roll Call.

Mayor Wiza, Presiding

PRESENT Ald. Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski, Kneebone, Leek, Dalton, Fishler, Morrow.

OTHERS PRESENT Clerk Yenter, Attorney Beveridge, C/T Ladick, Chief Finn, Interim Chief Zenner, Dir. Lemke, Dir. Kernosky, Dir. Kremer, Dir. Beduhn, H/R Manager Jakusz, Brandi Makuski – Metro Wire, Alan Hovorka - Stevens Point Journal, Taylor Hale - Portage County Gazette.

2. Salute to the Flag and Mayor's opening remarks.

3. Persons who wish to address the Mayor and Council on specific agenda items other than a "Public Hearing" must register their request at this time. Those who wish to address the Common Council during a "Public Hearing" are not required to identify themselves until the "Public Hearing" is declared open by the Mayor.

4. Persons who wish to address the Mayor and Council for up to three (3) minutes regarding a non-agenda item.

5. Presentation to the Council: Colin Hanson - "A Walk in Their Shoes".

Colin Hanson, Director of A Walk in Their Shoes, said his goal is to give back to the Stevens Point Community. He said he has five programs scheduled for 2021, and would like to take the talks to the local schools. Mr. Hanson said he does all of the scheduling, booking of flights, etc. and the talks are free. He is seeking help with getting these talks at the local schools.

Consideration and Possible Action on the Following:

6. Consent Agenda:

Minutes of the Common Council Meeting of November 16, 2020, and the Special Common Council Meeting of December 14, 2020.

Minutes and Actions of the Police and Fire Commission meeting of November 3, 2020:

10. Confirmation of Bills.

Minutes and Actions of the Park Commission meeting of December 2, 2020:

4. Approval of John S. Groholski Park master plan.
5. Approval of color selection for Goerke Park Tennis Court resurfacing.
7. Approval of reclassification and title change for Park Maintenance Supervisor, City Forester and Facilities Supervisor I positions.

Minutes and Actions of the Special Park Commission meeting of December 7, 2020:

4. Approval of Bukolt Park playground location.

Minutes and Actions of the Plan Commission meeting of December 7, 2020:

10. A request from Lineage Logistics for a Site Plan Review to construct a processing plant, freezer, office and loading dock addition to an existing cold-storage facility at 5700 E M Copps Drive.
11. A request from the City of Stevens Point and Lineage Logistics for the dedication of a Sanitary Sewer easement adjacent to the E M Copps Drive Right of Way (Parcel ID 281230801120003).
12. October and November 2020 Monthly Reports.

Minutes and Actions of the Board of Water and Sewerage Commissioners meeting of December 14, 2020:

2. Approval of the November 9, 2020 minutes.
3. Approval of Department Claims.
9. Proposed amendment to Chapter 13 of the RMC requiring the installation of plumbing for test ports for meters larger than 2" on new construction.

Minutes and Actions of the Airport Commission meeting of December 14, 2020:

2. Approval of November 9, 2020 minutes.
3. Approval of Department Claims.
4. Airport fence construction-Project update and recommendation.

Minutes and Actions of the Transportation Commission of December 14, 2020:

2. Approval of the November 9, 2020 Transportation Commission meeting minutes.
3. Approval of the November 2020 financial/claims report.
4. Consideration for a partial refund to Whiting and Crossroad Commons due to Cares Act funding in CY2020.

Minutes and Actions of the Personnel Committee meeting of December 14, 2020:

2. Reclassification of Park, Recreation and Forestry positions: Park Maintenance Supervisor, City Forester, and Facilities Supervisor.

Minutes and Actions of the Board of Public Works meeting of December 14, 2020:

4. Approval to negotiate a contract with Rettler Corporation for professional services related to the Plover River Crossing Trail Project.

Minutes and Actions of the Public Policy and General Government meeting of December 14, 2020:

2. License List.

Minutes and Actions of the Finance Committee meeting of December 14, 2020:

- 4. Approve funding for initial design engineering and geotechnical work related to the Plover River Crossing project.**
- 11. Approval of transfer from the General Fund to the Capital Projects Fund.**
- 12. Approve the write-off of uncollectible personal property taxes and accounts receivable.**
- 13. Approval of Claims Paid.**

Statutory Monthly Financial Report by Comptroller/Treasurer.

Mayoral Appointments - Smongeski Health Fund Committee: Lawrence Sowka to the unexpired term of Bill Zimdars (expires 09/01/2021) and Tourism Commission: Tom Schrader to the unexpired term of Jim Oliva (expires 04/30/2021).

Ald. Johnson **moved**, Ald. Jennings seconded, to approve the consent agenda as presented.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek, Dalton, Fishler, Morrow.

Nays: None. Motion adopted.

7. Resolution - Hmong New Year 2020.

Ald. Johnson **moved**, Ald. Zarazua seconded, to approve the resolution in support of the Hmong New Year 2020.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.

Nays: None. Motion adopted.

8. Resolution - World Migratory Bird Day.

Ald. Kneebone **moved**, Ald. Leek seconded, to approve the resolution for World Migratory Bird Day.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek, Dalton, Fishler, Morrow.

Nays: None. Motion adopted.

9. Request for approval of overlap hiring with regards to Assistant to the Mayor retirement.

Ald. Shorr **moved**, Ald. Johnson seconded, to approve the hire for the assistant to the Mayor.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.

Nays: None. Motion adopted.

10. Request for reconsideration on Council action from November 16, 2020 regarding Edgewater Manor.

Ald. Fishler **moved**, Ald. Dalton seconded, to reconsider Council's action from November 16, 2020 regarding Edgewater Manor.

Call for the Vote: Ayes: Dalton, Fishler, Morrow.
Nays: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek. Motion failed.

11. Resolution - A request from Mark Erwin for a conditional use permit to construct multiple storage buildings consistent with Ch. 23.01(13)(f) and 23.02(4)(e)(3.4)(1) at 5017 Heffron Street (Parcel ID 281230802230112).

Ald. Slowinski **moved**, Ald. Johnson seconded, to approve the resolution for a request from Mark Erwin for a conditional use permit to construct multiple storage buildings consistent with chapter 23.01(13)(f) and 23.02(4)(e)(3.4)(1) at 5017 Heffron Street.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.
Nays: None. Motion adopted.

12. Resolution - A request from Jeff Disher, representing Disher Properties LLC, to rezone the property at 4912 County Road HH (Parcel ID 281230803400213) from "B-1" Neighborhood Business to "B-4" Commercial.

Ald. Slowinski **moved**, Ald. Kneebone seconded, to approve the resolution.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

13. Resolution - A request from Jeff Disher, representing Disher Properties LLC, for a conditional use permit to construct an office addition consistent with Ch. 23.01(13)(f) and Ch. 23.02(2)(d)(3)(i) at 4912 County Road HH (Parcel ID 281230803400213).

Ald. Slowinski **moved**, Ald. Johnson seconded, to approve the resolution for a request from Jeff Disher, representing Disher Properties LLC for a conditional use permit to construct an office addition consistent with chapter 23.01(13)(f) and chapter 23.02(2)(d)(3)(i) at 4912 County Road HH.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.
Nays: None. Motion adopted.

14. Resolution - A request from William Yudchitz for a conditional use permit to construct a storage facility consistent with Ch. 23.01(13)(f) at 1309 Dubai Avenue (Parcel ID 281240820200009).

William Yudchitz, 1301 Dubai Avenue, asked if number two on the resolution requiring fire protection on the property also applied to his residential property.

Dir. Kernosky said City Staff and the Fire Department feels that with the number of buildings already at 1309 Dubai Avenue, this should be the last building development on that property until proper fire suppression is provided.

Mr. Yudchitz said in regards to number five on the resolution, a driveway was put in when he purchased the property. He does not understand how staff can require a right-of-way permit when the driveway has been there for 30 years.

Dir. Kernosky said there is one point of access off of Dubai Avenue.

Mr. Yudchitz said there are two points of access.

Attorney Beveridge explained the right-of-way permit. If a second access point needs to be built then a permit is required. The permit is not required if there are already two points of access and no work is going to be done to the driveways.

Mr. Yudchitz said Inspector Christianson told him he could pay \$350 to get an early start permit. He paid the money and poured the concrete. A day and a half later Associate Planner Kuhn said he needed to stop building and would need to pay double the price of the building permits because he started work without a permit.

Mayor Wiza said that is a separate issue and he will discuss it internally. He told Mr. Yudchitz that he can go through the appeal process if he feels he does not get resolution after it is discussed.

Ald. Morrow **moved**, Ald. Fishler seconded, to approve the resolution for a request from William Yudchitz for a conditional use permit to construct a storage facility consistent with chapter 23.01(13)(f) at 1309 Dubai Avenue.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

15. Resolution - A request from Holy Spirit Parish for a sign variance to construct a second freestanding sign at 838 Fremont Street (Parcel ID 281240828300801).

Ald. Nebel **moved**, Ald. Shorr seconded, to approve the resolution for the sign request for Holy Spirit Parish.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.
Nays: None. Motion adopted.

16. Ordinance Amendment - Section 13.04 (5) as it relates to Service Connections.

Ald. Nebel **moved**, Ald. Johnson seconded, to approve the ordinance amendment.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

17. Final Resolution - For special assessments for sidewalk installations on Walter Street in the Road Resurfacing Project #20-01.

Ald. Kneebone **moved**, Ald. Jennings seconded, to approve the final resolution for special assessments for sidewalk installations on Walter Street in the road resurfacing project 20-01.

Joanne Powell, 5501 Walter Street, said some of the trees died because of the soils. Trees, stop signs, and mailboxes are covered in over spray from the hydro-seeding. Grass was planted late so it may get damaged during the winter. She asked about the sidewalk payment being deferred a year due to hardships on residents and late notification. Ms. Powell also asked about the increase on taxes.

Mayor Wiza said he will work with the City Forester and Streets crew to make sure in spring the grass and trees are taken care of.

Comptroller Treasurer Ladick explained the billing process for special assessments.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.
Nays: None. Motion adopted.

18. Final Resolution - Special Assessments for sidewalk installations in the Street Improvements Project #20-02.

Ald. Leek **moved**, Ald. Shorr seconded, to approve the final resolution for special assessments for sidewalk installations in the street improvements project number 20-02.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

19. Ordinance Amendment - in Section 9.05 as it relates to parking.

Ald. Jennings **moved**, Ald. Fishler seconded, to approve the ordinance amendment as it relates to section 9.05 as it relates to parking.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.
Nays: None. Motion adopted.

20. Request from the City of Stevens Point to purchase 17.35 acres in the East Park Commerce Center (Parcel ID 281230801120001).

Ald. Morrow **moved**, Ald. Leek seconded, to approve the request from the City of Stevens Point to purchase 17.35 acres in the East Park Commerce Center.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

21. Request from the City of Stevens Point to sell 15.6 acres of land in the East Park Commerce Center (Parcel ID 281230801120001).

Ald. Slowinski **moved**, Ald. Kneebone seconded, to approve the request from the City of Stevens Point to sell 15.6 acres of land in the East Park Commerce Center.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.
Nays: None. Motion adopted.

22. Resolution - Amendment to the 2020 Budget.

Ald. Shorr **moved**, Ald. Johnson seconded, to approve the amendments to the budget.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
Kneebone, Leek, Dalton, Fishler, Morrow.
Nays: None. Motion adopted.

23. To award the McDill Dam Monitoring and Control System Project #20-14 to Van Ert Electric in the amount not to exceed \$109,017.70.

Ald. Fishler **moved**, Ald. Leek seconded, to approve the dam monitoring and control project to Van Ert Electric in the amount not to exceed \$109,017.70.

Call for the Vote: Ayes: Morrow, Fishler, Dalton, Leek, Kneebone, Slowinski, Johnson,
Zarazua, Nebel, Shorr, Jennings.
Nays: None. Motion adopted.

24. Enter into closed session pursuant to Wisconsin Statutes 19.85(1)(e) and 19.85 (1) (g) 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, AND for Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, relating to the following:

a. Negotiating the purchase of properties and easements near Ben's Lane.

Ald. Johnson **moved**, Ald. Morrow seconded, to approve to go into closed session.

Call for the Vote: Ayes: Jennings, Shorr, Nebel, Zarazua, Johnson, Slowinski,
 Kneebone, Leek, Fishler, Morrow.
 Nays: Dalton. Motion adopted.

25. Adjournment.

Adjourned in closed session at 9:03 p.m.

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

Zoom Teleconferencing

**January 7, 2021
12:00 PM**

Minutes

1. Roll Call

Mayor Wiza, Presiding

PRESENT Ald. Jennings, Shorr, Zarazua, Slowinski, Kneebone, Leek, Dalton, Fishler.

EXCUSED Ald. Nebel, Johnson.

ABSENT Ald. Morrow.

OTHERS Clerk Yenter, Attorney Beveridge, C/T Ladick.
PRESENT

Consideration and Possible Action on the Following:

2. Consideration and possible action on Resolution directing a Spring Primary Election for the Office of Alderperson in District 9, there are three (3) or more qualified candidates.

Ald. Slowinski **moved**, Ald. Zarazua seconded, to have a Spring Primary Election on February 16, 2021 for the office of alderperson in District 9.

Call for the Vote: Ayes: Jennings, Shorr, Zarazua, Slowinski, Kneebone, Leek, Dalton, Fishler.

Nays: None. Motion adopted.

3. Adjournment.

Adjourned at 12:08 p.m.

CITY OF STEVENS POINT
POLICE AND FIRE COMMISSION
Wednesday, December 2, 2020

1. **Roll Call:** Commissioners Carlson, Kirschling, Moore, Ostrowski, Wescott

Also Present: Fire Chief Finn, Police Chief Zenner, Assistant Chief Moody, Assistant Chief Gemza, Interim Assistant Chief Kussow, Lt. Dana Williams, Alderperson Kneebone, Alan – Stevens Point Journal

2. **President's Report**

President Wescott commended Attorney Guntz for the exceptional informational presentation regarding the roles and responsibilities of Police and Fire Commissions in the State of Wisconsin. President Wescott said that three separate attorneys, including the City Attorney, the Special legal counsel to the commission and Attorney Guntz have all independently confirmed the commission followed state law in the investigation of former Police Chief Skibba.

3. **COVID 19 update – Police and Fire Departments**
A. Update COVID state of emergency – FD

Chief Finn reported as far as the state of emergency being relaxed, the department is back to full manpower and there is currently no one in quarantine. He also reported that on the advice of Assistant Chief Gemza the department has taken a very proactive approach as to how the department operates in the fire house. When not on an emergency call, an employee still isolates in a pod. Other precautions still in place at the fire house are employees are not training together and fire prevention crew has suspended inspections. These procedures will be in place until at least the end of the year.

Chief Gemza has been working diligently with the Portage County Health Department on the protocols for the vaccines that could come out for administration by the end of the year. Within the last 2 or 3 weeks Chief Gemza has been working with the State and the Portage County Health department trying to develop a vaccine distribution plan. The state has asked for the number of people anticipated to be a phase 1A worker, which is an essential health care worker. The definition of an essential health care worker is paid or unpaid but a person who has direct contact with possible patients.

AC Gemza was informed today the Pfizer vaccine is the one that will most likely be distributed to our area. The Pfizer vaccine needs a super cold storage of negative 70 degrees. The University science building has such a cold storage freezer and they have agreed to hold the vaccine until it is administered to phase A1 workers. Yesterday the

definition of a Phase 1A was expanded to include long term care residents which include nursing homes and assisted living facilities (workers and residents).

December 10 it is anticipated the FDA will come out with the okay of the Pfizer vaccine and shortly thereafter AC Gemza anticipates the distribution of the vaccine to FD employees.

The Center for Disease Control (CDC) has come up with new protocols. Based on local circumstances and resources the following options to shorten quarantine are acceptable alternatives:

- Quarantine can end after day 10 without testing and if no symptoms have been reported during daily monitoring
- When diagnostic testing resources are sufficient and available then quarantine can end after day 7 if a diagnostic specimen tests negative and if no symptoms were reported during daily monitoring.

The agreement with Portage County to do testing at the ADRC, or Lincoln Center, is extended through the end of the month of December. The Wisconsin National Guard testing has also been extended through the end of the month of December. Portage County Health Care Officer Gary Garske would like to move to an extension of March 2021 to continue to do COVID testing.

UWSP continues to do antigen testing. This has been made available to FD employees.

The last situation report from Portage County for our region (North central):

- 94% of hospital beds are in use
- 90.9% of ICU beds are in use
- 21.5% of ventilators are in use

4. Approval of minutes

Commissioner Ostrowski moved, seconded by Commissioner Wescott to approve the November 3, 2020 minutes.

Ayes, all; nays, none. Motion carried.

5. Confirmation of bills

Commissioner Ostrowski moved, seconded by Commissioner Kirschling, to approve the confirmation of the November 2020 bills.

Ayes, all; nays, none. Motion carried.

6. Records Management system update – Police and Fire

The Police and Fire Departments have been working with Portage County on a new software system for records management and computer aided dispatch. A proposal from Motorola has been selected and this software project is slated in the capital budget plan of 2022. A significant discount is being offered if the agreement is signed prior to December 18, 2020 so Portage County has agreed to pay the city's portion upfront since the city's capital budget for 2021 has already been adopted. The city will repay Portage County in 2022 as a capital budget expenditure.

7. Police Chiefs report

COVID-19 related:

- Auxiliary Unit operating in limited capacity.
- Fingerprinting services remain suspended until further notice.
- Patrol continues to work a modified schedule to limit shift change interactions.
- Investigations Bureau and Administrative personnel operating normal scheduling hours.
- Records personnel working a modified schedule limited to one personnel working on location during open hours.
- Police Department lobby remains open to the public.
- Lieutenant Jeremy Mueller remains the Department point of contact for all COVID 19 related communication and FEMA data collection.

Notes of interest:

- Agency Assist (Drowning): Officers responded to an agency assist at Whiting Park for a male subject down in the water. Officers assisted in retrieving the male from the water and emergency lifesaving procedures. Unfortunately the male subject did not survive.
- Investigation Fraud: Officers responded to an area gas station for a fraud complaint. Complaint involved a telephone scam which required the store employee to take money from the safe and transport to a fictitious vendor. This particular scam involved approximately \$16,900.00. Detectives continue to work on this case, which now includes several similar incidents throughout Central Wisconsin.
- Shooting Investigation: Officers responded to a gunshot victim on Johns Drive. Initial reports indicated the shooting was self-inflicted and accidental. Wound was to the leg, involving the femoral artery, which required officers to apply a tourniquet. A revolver was recovered at the scene and investigation continues.

Community Outreach:

- After reading a recent article written by local news media concerning Officer Radsek's work with the homeless, a six year old girl from our community worked with Thrivent Financial to donate care packages for distribution. Officer Radsek met with the young girl at the Police Department and accepted the outstanding care packages which contained edibles, clothing and thermal blankets.
- Lt. Williams met with St. Paul Lutheran School to review their safety plan protocol per continued guidelines with the federal school safety grant.
- On November 13 officers participated in the Red Kettle Salvation Army kickoff at Trigs Food Center. The public safety challenge will take place December 5 with Stevens Point officers again posted at Trigs from 8:00 a.m. to 4:00 p.m. Be there or be square.....

Drug Enforcement:

- Investigators have witnessed a continued increase in cases involving drug endangered children. These cases stem from young children found at the scene of drug related investigations. Hair follicle samples of the children are tested and ultimately test positive for drugs such as fentanyl, heroin and methamphetamine.
- Officers responded to reported drug overdose. Attempts to revive the male subject were unsuccessful. Active investigation involved suspect heroin.

Monthly Use of Force Reporting (annual total in parenthesis):

Number of Use of Force incidents 7 (45)

- November 7 – officers involved in high speed pursuit. Two suspects in vehicle and contact made at Iverson Park. Officers displayed handguns. Suspects

uncooperative after exiting vehicle and officers utilized decentralizing measures on both suspects. No injuries.

- November 10 – officers located a suspect vehicle involved in a domestic disturbance in Plover. Information was the suspect in the vehicle may be in possession of a firearm related to the earlier disturbance. Officers conducted a high risk stop on the vehicle and displayed handguns. Suspect taken into custody without incident. Handgun and ammo found in the vehicle. No injuries.
- November 13 – officers responded to a domestic disturbance between brothers. Officers attempted to take one suspect into custody. Suspect resisted, striking one officer with his knee and threatening to kill officers. Pain compliance (mandibular angle) and display of Taser used to gain control. Arrested without injuries.
- November 14 – officers attempted to apprehend suspect involved in a domestic abuse incident and believed to be in possession of a firearm. Officers displayed handguns and suspect taken into custody without further incident. Suspect found in possession of firearm and ammo.
- November 14 – officers attempted to stop vehicle for speeding. Suspect, who was intoxicated, made it to their residence and refused to cooperate with officer. Suspect actively resisted and officer directed him to the ground. Taser was displayed in attempt to gain compliance. No further incident and no injuries. Arrested for OWI 2nd and resisting arrest.
- November 17 – officers dealing with suicidal subject at St. Michael's Hospital. Subject, who earlier had significantly cut her wrists, attempted to flee the hospital. Officer was able to grab an arm and stabilize subject against a wall. Subject did hit her head against the wall and bit her lip. Subject continued to resist and was decentralized/handcuffed. No further incident.
- November 22 – Officers responded to a report of a male found in the caller's vehicle. The caller confronted the male, who displayed a knife while still inside the vehicle. Upon officer arrival, the male subject had exited the vehicle and began chasing the caller. Suspect confronted by officers who displayed handguns. Suspect continued to resist. Taser displayed ineffective and suspect was decentralized. Knife located in jacket pocket. No injuries.

Mental health related incidents:

Officers responded to the following:

- 36 welfare checks
- Five emergency commitments
- Five voluntary commitments
- Two alcohol commitments

K-9 Unit

- K9 deployments including:
 - Sgt. Ballew and K9 Barry are currently in training out of state.
 - K9 Fala deployed for Agency assist (Plover) for vehicle search. Marijuana, Methamphetamine paraphernalia and handgun located in vehicle. Driver also arrested for domestic related offenses from Plover PD.

Staffing:

- Officer Zachary Gartmann and Officer Kimberly DesRosier have finished the Field Training Process and are on solo patrol.
- Officer Cody Stankowski will begin Step 3 of the Field Training Process and progressing on schedule.
- Officer Matt Drossel reassigned to the Investigation Bureau. He will fill sensitive crimes investigation spot vacated by Officer Mike Schultz.

- Office Kris Marchel will fill Officer Drossel's School Resource Officer vacancy at Ben Franklin Junior High following Christmas Break.

Training:

- Sergeant Jeremy Ballew currently attending Vohne Liche Kennels in the State of Indiana as he completes his training as a K9 Recertification Instructor. He is on target to complete training on December 18th.
- Officer Kris Marchel completed the Basic School Resource Officer training module.

Auxiliary Unit:

- On November 19th Auxiliary participated in one event at the Boys and Girls Club assisting in traffic control for distribution of Thanksgiving meals. 468 meals were distributed.

Commissioner Wescott moved, seconded by Commissioner Moore to accept the Police Chief's Report for November 2020.

Ayes, all; nays, none. Motion carried.

8. **Fire Chief's Report/EMS report**

MSTC Virtual Internship Fair:

- Lt. Travis Koch and Firefighter/Paramedic Kraig Arndt participated in a Virtual Internship Fair with current MSTC paramedic students.

Training:

- Weapons of Mass Destruction

COVID 19 Testing:

- We continue to partner with Portage County Health with community COVID 19 testing.
- Testing was extended through the end of the year.

COVID 19 Vaccine:

- Ongoing meetings at state and local level to develop an action plan for when a vaccine becomes available for both our personnel and assisting in vaccine distribution when it is available to the public.

Significant Events:

- MABAS request on 11/27/20 to 3212 Victory Road in the Town of Eau Pleine. This call was to assist Rudolph FD.
- Crews were able to do real Vertical Ventilation training on the Belke House just prior to it being removed.
- Metro Fire calls (3)
- Structure fires (3)
- Vehicle fires (2)
- Brush, grass, wildland fires (1)
- Cooking fire contained (0)
- Overheated cooking (0)
- Other fires (6)
- Rescue (3)
- EMS assist calls (43)
- False alarm responses (9)
- Hazardous materials responses (3)
- Other responses (6)
- Total fire losses (\$37,500)
- Total Property saved (\$712,500)

- Total responses (76)
- Training: Ventilation/VEIS/Forcible Entry; Department Policy Review; Emergency Preparedness for Weapons of Mass Destruction. Total training hours: 460.75.
- Fire inspections: Certificate of occupancy (2); fire alarm inspections (0); general fire inspection (2); general/liquor license inspection (0); re-inspection/liquor license inspection (0); re-inspection (0); sprinkler system (0); complaint inspection (1); special event permit (0); ANSUL/Hood inspections (0); self-certification (0); tent inspection (0); consultation (35); re-inspection certificate of occupancy (0)
Total inspections: 40
- Public Activities: No public activities due to COVID-19. Number of attendees: 0

Commissioner Carlson moved, seconded by Commissioner Kirschling to accept the Fire Chief's Report for November 2020.

Ayes, all; nays, none. Motion carried.

- 9. Adjourn into closed session (approximately 2:45 p.m.) pursuant to Wis. Stats. Section 19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, for police chief candidate status for possible advancement in the selection process and to conduct annual performance evaluations of the Police and Fire Chiefs.**

Commissioner Wescott moved, seconded by Commissioner Carlson, to adjourn into closed session.

Ayes, all; nays, none. Motion carried.

10. Adjournment

The meeting adjourned at 5:20 p.m.

REGULAR MEETING MINUTES
Board of Park Commissioners

January 6, 2021 - 6:30 PM

Meeting will be held via Zoom online meeting
Click to Connect: [Zoom Meeting](#)
Dial in Number: (312)-626-6799 - Meeting ID: 898 7668 6312

Discussion and Possible Action on:

1. Roll Call

Present: Freckman, Glodosky, Hall, Kirsch, McDonald, Okonek, Przybylski, Alder Shorr, Alder Slowinski, Sorenson, Alder Zarazua

Also Present: Director Kremer, Scott Halvorsen, Kate Gullickson, Todd Ernster, John Raflik, Michael Blair, Craig Gerlach, Paul Swawinski, Taylor Hale, Brad Duckworth

2. Approval of December 2, 2020 and December 7, 2020 meeting minutes

Motion by Alder Slowinski, second by Hall to approve the December 7, 2020 meeting minutes.

Ayes, all; Nays, none; Motion carried.

3. Approval of modified opening of Goerke Community Stadium to organized activities and athletics.

Motion by Glodosky, second by Kirsch to approve the modified opening of Goerke Community Stadium to athletes, essential game personnel and 25% capacity to organized activities and athletics.

Ayes, all; Nays, none; Motion carried.

4. Approval of award for hydrologic and hydraulic study (H&H) for Iverson Park restroom replacement to AECOM in the amount of not-to-exceed \$19,500.

Motion by Okonek, second by Hall to award AECOM the hydrologic and hydraulic study for Iverson Park restroom replacement in the amount of not-to-exceed \$19,500.

Ayes, all; Nays, none; Motion carried.

5. Approval of partnership with Central Wisconsin Wild Ones for installation of erosion control and pollinator plants in a predefined area along the Wisconsin River (south Franklin Street, east of boat slips).

Motion by Alder Slowinski, second by Alder Zarazua to approve the partnership with Central Wisconsin Wild ones for installation of erosion control and pollinator plants in a predefined area along Wisconsin River south Franklin Street, east of boat slips.

Ayes, all; Nays, none; Motion carried.

6. Approval of award of Tree Care Quote for 2021.

Motion by Okonek, second by Sorenson to approve the award the Tree Care Quote for 2021 to Zblewski Brothers in the amount of \$26,900.

Ayes, all; Nays, none; Motion carried.

7. Division Updates

- Recreation (Kate)
- Forestry (Todd)
- Parks (Scott)

Updates were given by Kate Gullickson on the K.B. Willett Arena programming, Todd Ernster on Forestry and Playgrounds, and Scott Halvorsen on Parks and Winter Sports.

8. Director's Report

- Intern position announcement
- Plover River Crossing Project Update

Director Kremer presented a new department Internship position and gave an update on the Plover River Crossing Project.

9. Adjournment

Motion by Glodosky, second by Okonek to adjourn the meeting at 7:45 pm.

Ayes, all; Nays, none; Motion carried.

REPORT OF CITY PLAN COMMISSION

January 4, 2021 – 6:00 PM
Zoom Conference Call Meeting

PRESENT: Mayor Wiza, Alderperson Kneebone, Commissioner Cooper, Commissioner Haines, Commissioner Hoppe, Commissioner Rice, and Commissioner Arntsen.

ALSO PRESENT: Director Kernosky, Associate Planner/Zoning Administrator Kuhn, Director Kremer, City Attorney Beveridge, Alderperson Jennings, Jennifer Hall, Ian Proctor, Bob Woehr, and unidentified audience members via Virtual Zoom Meeting.

INDEX:

1. Roll call.

Discussion and possible action on the following:

2. Report of the December 7, 2020 meeting of the City Plan Commission
3. Public Hearing and action on a request from Dan St. Pierre for a conditional use permit to construct a generator and transformer unit at 2217 Rice Street (Parcel ID 281230804201003) for McKinley Elementary School, consistent with Ch. 23.02(1)(b)(3)(f) and Ch. 23.02(1)(d)(4).
4. Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Multi-Family to Park at 2000 River View Avenue (Parcel ID 281230805410003).
5. Public Hearing and action on a request from the City of Stevens Point to rezone 2000 River View Avenue (Parcel ID 281230805410003) from "R-4" Multiple Family I Residential to "C" Conservancy.
6. 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 to remove future planned streets to be located within 2000 River View Avenue (Parcel ID 281230805410003).
7. Public Hearing and action on a request from the City of Stevens Point for a conditional use permit to construct an open air shelter, parking lot and other improvements consistent with Ch. 23.02(1)(a)(3) at 2000 River View Avenue (Parcel ID 281230805410003).
8. Review and Consideration of 2019 Housing Affordability Report
9. December 2020 Monthly Report
10. Director's Report
11. Adjourn

-
1. Roll call.

Present: Wiza, Kneebone, Cooper, Rice, Haines, Hoppe, Arntsen

Mayor Wiza reviewed Zoom meeting procedure.

Discussion and possible action on the following:

2. Report of the December 7, 2020 meeting of the City Plan Commission

Motion by Commissioner Cooper to approve the report of the December 7, 2020 Plan Commission meeting; seconded by Commissioner Arntsen.

Motion carried 7-0.

3. Public Hearing and action on a request from Dan St. Pierre for a conditional use permit to construct a generator and transformer unit at 2217 Rice Street (Parcel ID 281230804201003) for McKinley Elementary School, consistent with Ch. 23.02(1)(b)(3)(f) and Ch. 23.02(1)(d)(4).

Associate Planner/Zoning Administrator Kuhn reviewed the request to install an emergency generator and transformer on a lot adjacent to McKinley Elementary School, which was part of a larger multi-phase proposal to provide both interior and exterior remodel upgrades. After reviewing the site layout, project overview, and generator details, staff recommended approval for the request.

Commissioners had the following comments:

1. Inquired on generator noise levels, noting concern over the length of severe weather events in the past, to which Mayor Wiza stated that while it was possible the generator could run for several days, typically they were used to only run emergency equipment.
2. Inquiry on the type of generator being installed, to which a natural gas generator was confirmed.
3. Stated that periodic testing of the generator could also occur.

Mayor Wiza declared the public hearing open.

Jennifer Hull (2200 Rice St), nearby resident, expressed concern for noise, air pollutants, and negative neighborhood aesthetics.

Alder Jennings (District One) reiterated that emergency generators were periodically tested which could add to additional noise levels but noted that the neighborhood already contained an air raid siren which already did periodic testing.

Alder Fishler (District Ten) noted testimony from Dorothy Schultz (2225 Rice St) and asked that her concern over negatively impacting property value also be addressed.

Mayor Wiza noted opposition by residents Anthony Gischia (2216 Rice St) which had come in the form of prepared testimony, citing concerns over increased noise and a potential negative impact to property values.

Mayor Wiza declared the public hearing closed.

Commissioner Arntsen inquired as to whether additional noise buffers could be required, to which it was confirmed that the commission could add conditions to direct staff to require them. There was a brief discussion regarding the potential benefit of landscaping to provide an additional noise buffer.

Motion by Commissioner Arntsen to amend the conditions of approval with the following:

1. **A landscaping plan shall be submitted that depicts the generator and transformer to be completely screened with trees, shrubs or other approved landscaping materials. Such plan shall be reviewed and approved by Community Development staff meeting applicable Zoning Code requirements.**

seconded by Mayor Wiza.

Motion carried 7-0.

Motion by Commissioner Hoppe to approve the request from Dan St. Pierre for a conditional use permit to construct a generator and transformer unit at 2217 Rice Street (Parcel ID 281230804201003) for McKinley Elementary School, consistent with Ch. 23.02(1)(b)(3)(f) and Ch. 23.02(1)(d)(4) with the following:

1. **The proposed fencing shall meet applicable fencing standards, subject to the review and approval of Community Development staff meeting applicable Zoning and Building Code requirements.**
2. **The alleyway between the proposed improvements and the school shall remain free of any obstructions to preserve fire/EMS access.**
3. **A rear yard setback of 7' 5" shall exist. Any modifications to this modified setback requirement may require Common Council approval.**
4. **Staff shall have the authority to approve minor changes to the site plan.**
5. **All applicable building permit shall be applied for and obtained prior to commencement of construction.**
6. **A landscaping plan shall be submitted that depicts the generator and transformer to be completely screened with trees, shrubs or other approved landscaping materials. Such plan shall be reviewed and approved by Community Development staff meeting applicable Zoning Code requirements.**

seconded by Commissioner Haines.

Motion carried 7-0.

4. Public Hearing and action on a request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Multi-Family to Park at 2000 River View Avenue (Parcel ID 281230805410003).

Mayor Wiza noted that Agenda Items 4, 5, and 6 were related.

Associate Planner/Zoning Administrator Kuhn reminded the commission that they had previously approved the donation of the property, as well as the approval of The Groholski Park Master Plan. However, for the improvements to occur, the City's Comprehensive Plan Future Land Use Map would need to be amended. To fulfill a condition of approval, a rezoning from R-4 Multiple Family to Conservancy was also being requested. Lastly, due to two future streets proposed to be located within the subject property, an amendment to the Official Street Map was being requested to have them removed. An overview of the park's master plan, including amenities and goals, were summarized.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Hoppe to approve the request from the City of Stevens Point to amend the City of Stevens Point Comprehensive Plan Future Land Use Map for the purposes of amending the future land use designation from Multi-Family to Park at 2000 River View Avenue (Parcel ID 281230805410003); seconded by Commissioner Haines.

Motion carried 7-0.

5. Public Hearing and action on a request from the City of Stevens Point to rezone 2000 River View Avenue (Parcel ID 281230805410003) from "R-4" Multiple Family I Residential to "C" Conservancy.

Associate Planner/Zoning Administrator Kuhn reviewed the rezoning request for 2000 River View Avenue, noting that it would assist in protecting and preserving the sensitive wetland on the property. As such, staff recommended approval of the rezone.

Director Kernosky added that the Conservancy district was the City's most restrictive district, so there would be no additional opportunity to develop the property and was often used to protect park land.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Haines to approve the request from the City of Stevens Point to rezone 2000 River View Avenue (Parcel ID 281230805410003) from "R-4" Multiple Family I Residential to "C" Conservancy; seconded by Commissioner Cooper

Motion carried 7-0.

6. 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 to remove future planned streets to be located within 2000 River View Avenue (Parcel ID 281230805410003).

Associate Planner/Zoning Administrator Kuhn reviewed the request to amend the Official Street Map to remove two future streets proposed to be located within the subject property, further explaining that doing so would minimize the negative impacts of the railroad throughout the City, as well as protect the environmentally sensitive land.

Director Kernosky noted that the Canadian National Railway section on the overview site plan had become a recreational trail section known as the Schrader Connection. Additionally, he noted the importance of updating the City's Official Street Map.

There was a brief discussion on the two planned streets looking to be removed and existing dedicated right-of-way, to which it was stated that nothing would occur with the right-of-way as a result of removal aside from the City continuing to hold it.

Mayor Wiza declared the public hearing open.

Mayor Wiza declared the public hearing closed.

Motion by Commissioner Hoppe to approve the request from the City of Stevens Point to amend the Official Street Map of the City of Stevens Point to remove future planned streets to be located within 2000 River View Avenue (Parcel ID 281230805410003); seconded by Commissioner Haines

Motion carried 7-0.

7. Public Hearing and action on a request from the City of Stevens Point for a conditional use permit to construct an open air shelter, parking lot and other improvements consistent with Ch. 23.02(1)(a)(3) at 2000 River View Avenue (Parcel ID 281230805410003).

Associate Planner/Zoning Administrator Kuhn reviewed the request for a conditional use permit to construct. While a majority of park improvements were permitted uses, the open air shelter and parking lot were considered conditional use within the Conservancy district. Staff added that the shelter would approximately be 256 sq.ft. in size and adjacent to the proposed parking lot which would accommodate 26 stalls. Staff reviewed the permitted improvements and recommended approval with conditions outlined in the staff report.

Director Kernosky noted that the existing driveway for the park and any adjacent residents would remain, and access would go unchanged.

Commissioner Hoppe asked for clarification on the driveway easement, to which it was noted as the yellow area on the site plan map.

Mayor Wiza declared the public hearing open.

Ian Proctor (3072 Water St), adjacent resident, cited concerns with liability and privacy, especially with the proposed boardwalks. Additionally, concerns for the eco system were noted. Mayor Wiza stated that while the City would be as respectful as possible to his property and surrounding park land, he asked that he refer to the Park's Director to review specific concerns regarding the boardwalk as it was a permitted use.

Alderpersion Jennings (District One) asked the commission to consider reducing the parking stall count in half, noting the excessive use of asphalt and cost to maintain them for such a small park.

Alderpersion Kneebone read a prepared statement by Trevor Roark (601 Washington Ave) as it related to connecting the park development to the Portage County Countywide Bicycle and Pedestrian Plan.

Bob Woehr (727 Second St) recalled the history of putting an initial access point off River View Avenue and asked whether the City had coordinated with the County in putting in a second access point.

Mayor Wiza declared the public hearing closed.

Director Kremer provided the following details as it related to testimony:

1. Concept plans are not design documents. Initial plan for parking lot is to develop half of it with gravel and gauge use between the park and Schrader Connection.
2. Discussed off-street parking with Mr. Roark as it related to the PCBPP.
3. Has spoken with County Administrator regarding initial discussions for the park plan but plans had not been formalized. Formal planning and design documents were still pending.

Mayor Wiza asked Park's Director Kremer to touch base with Mr. Ian Proctor regarding his concerns.

Motion by Commissioner Cooper to approve the request from the City of Stevens Point for a conditional use permit to construct an open air shelter, parking lot and other improvements consistent with Ch. 23.02(1)(a)(3) at 2000 River View Avenue (Parcel ID 281230805410003) with the following:

1. **The two parking lot entrances shall be separated by a distance not less than 150 feet.**
2. **Trees proposed to be planted at the southern end of the parking lot shall be spaced a minimum of 50 feet and a maximum of 75 feet.**
3. **The applicant shall obtain a building permit for the proposed freestanding sign prior to construction, subject to the review and approval of Community Development staff meeting applicable Sign Code regulations.**
4. **Proposed trails and boardwalks shall be wide enough to support any fire/EMS rescue operations.**
5. **The applicant shall meet applicable parking stall requirements, subject to the review and approval of Community Development staff meeting applicable Zoning Code standards.**
6. **Staff shall have the authority to approve minor changes to the site plan.**
7. **All applicable building permits shall be applied for and obtained prior to commencement of construction.**

seconded by Commissioner Arntsen.

Motion carried 7-0.

8. Review and Consideration of 2019 Housing Affordability Report

Director Kernosky, per state requirements, presented the Housing Affordability Report for 2019. The report was intended to outline the financial impact on subdivision development based on the Developer's viewpoint of 'greenfield' development. It did not take into consideration the City's long-term maintenance costs. Additionally, the City was to identify ways to reduce the time and cost necessary to approve and develop a new residential subdivision within the City by 20 percent. Rather than reducing the overall costs within the Department's fee schedule due to it already being minimal compared to other municipalities,

staff would consider reducing those costs and time by streamlining the process of approval. It was noted that the report would be made publicly available on the City's website.

Motion by Alderperson Kneebone to approve the 2019 Housing Affordability Report and place it on file; seconded by Commissioner Arntsen.

Motion carried 7-0.

9. December 2020 Monthly Report

Director Kernosky briefly explained that end of year valuation of approximately 154 million had surpassed previous years, highlighting the issuance of the North Side Yard project, Berkshire, Delta Dental, and Sentry's boutique hotel. State-wide 2021 was projected to be a down-year due to COVID-19 pausing several projects, but it was expected that they would hopefully come into fruition in 2022 and 2023.

10. Director's Report

Director Kernosky noted that his memorandum had been included in the Agenda Packet. It contained:

- a. Developmental Updates
- b. Special Project Updates
- c. Public Policy Updates
- d. Economic Development Updates

11. Adjourn.

Meeting adjourned at 7:24 PM.

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

Attachment relating to agenda Item 3: Generator and Transformer Conditional Use Permit Testimony

From: noreply@civicplus.com
To: [Adam Kuhn](#)
Subject: Online Form Submittal: Contact the Assoc. Planner / Zoning Admin.
Date: Monday, December 28, 2020 8:54:02 PM

Contact the Assoc. Planner / Zoning Admin.

First and Last Name: Dorothy Schultz

Street Address: 2225 Rice St

City: Stevens Point (change City, State, and/or Zip as needed)

State: WI

Zip: 54481

Phone Number: 715-344-8217

Email Address: ta91397@yahoo.com

Please enter your questions or comments below:

My name is Dorothy Schultz along with my husband, Jerome, and I'm writing to strongly object to the conditional use permit to construct generator and transformer units at 2217 Rice Street, Stevens Point, for McKinley School. We live at 2225 Rice Street which is adjacent to this project. We have lived here for 53 years, paid our taxes and maintained and improved our property all through this time. We have never been informed prior to this letter we received on December 24, 2020, with the hearing scheduled on January 4, 2021, which period includes two major holidays, as to what this project entails, or how it will impact us personally as far as noise or inconvenience or especially impact our property values as well as change our residential neighborhood. This would be very important to us as sometime in the future our property will likely come up for sale as both my husband and I are now elderly. I know the school has been interested in getting ownership of properties at this end of the block facing Rice Street for many years as it would suit their needs. However, encroaching on it piece by piece would not be in the best interest of the homeowners or create a desire of cooperation to work with the school system. So we are hoping you would reconsider this proposed conditional use permit because at this point it just seems it is being pushed on us. We would like to be contacted by phone as soon as possible for more details on the plan as we do not have a computer. Thank you for your time and consideration. We look forward to hearing from you prior to any deadlines you may have for the meeting.

Email not displaying correctly? [View it in your browser.](#)

Attachment relating to agenda Item 3: Generator and Transformer Conditional Use Permit Testimony

From: [Anthony Gischia](#)
To: [Adam Kuhn](#)
Subject: Reference construction permit for 2217 Rice St. Stevens Point.
Date: Monday, January 4, 2021 11:07:36 AM

City of Stevens Point – Plan Commission

I am submitting this email on behalf of myself and my wife, Brittany Gischia, regarding the request from Dan St. Pierre for a conditional use permit to construct a generator and transformer units at [2217 Rice Street](#) (Parcel ID 281230804201003) for McKinley Elementary School.

We reside at [2216 Rice Street](#), directly across from [2217 Rice Street](#) and strongly object to the conditional use permit to construct a generator and transformer units at [2217 Rice Street, Stevens Point](#), for McKinley Elementary.

We have lived at our residence since the fall of 2014 and since moving in have made several improvements to our property. Following the improvements made the City of Stevens Point raised our property value, which in turn raised our property taxes. We feel that if the City of Stevens Point allows the permit to construct a generator and transformer units at [2217 Rice Street](#) for McKinley Elementary School it will negatively impact the curb appeal for our property, diminishing the resale value of our home, even though we are now paying a higher tax rate for our property. This is a residential neighborhood and allowing the units to be built would not only change the curb appeal for us, but the feel of the neighborhood as a whole. No comments were made in the letter about what will happen with the existing home; will it be torn down and left as a mostly vacant lot, will the lot be split and the house sold to another owner, etc.? No matter how the generator and transformer units will be covered they will less the aesthetics of the property and the neighborhood.

Additionally, we are concerned about the potential noise pollution coming from the generator and transformer units that could greatly impact our neighbors across the street who live directly next to the property in question, as well as our own home because it is so close.

Furthermore, I find it disturbing that the City of Stevens Point waited until December 22, 2020 to send notification to the affected residences regarding this proposal via mail, which did not arrive until December 24, 2020. The documents received regarding the proposal had very limited information about the project. The City of Stevens Point additionally did not update the “plan agendas” website

until Thursday, December 31, 2020 with further information about the project, leaving the affected residences little to no time to become properly educated on the proposal details. The proposal posted on the agenda also still does not address what will happen to the structure at [2217 Rice Street](#), which leaves one to assume the home on the property will be destroyed for the project.

McKinley Elementary School recently constructed a parking lot on the south east corner of Cleveland Ave. and Rice St. If this new proposal is approved, it would only leave one residential property, [2209 Rice St.](#), between the now parking lot owned by McKinley Elementary School and the proposed project site [2217 Rice St.](#) This leaves me to wonder if McKinley Elementary School intends to acquire the additional properties in the future, further diminishing our residential neighborhood and destroying our property value.

Due to these concerns we strongly object to the conditional use permit to construct a generator and transformer units at [2217 Rice Street, Stevens Point](#), for McKinley Elementary.

Thank you for your time and consideration in this matter.

Anthony Gischia

Attachment relating to Agenda Item 7: Open Air Shelter Conditional Use Permit

9:52



Trevor Roark



JAN 04, 5:57 PM

Thanks again, Mary, for reading my statement below. Hope you're healthy and well!

Item # 7 - conditional use permit regarding new public park

"Trevor Roark, 601 Washington Ave. I'm presenting this statement as a resident and not representing any group or commission.

After reviewing the packet, I think this new public park will be a great south central

feature to our city. I talked with Dir. Kremer briefly today about some of the history in developing this park and the transportation planning with it. I asked if the Portage County Countywide Bicycle & Pedestrian Plan (PCCBPP) was considered in reviewing how this park connects to River View Ave. and he agreed that it would be good to make note tonight. So, I'm asking that you please consider reviewing the connectivity and PCCBPP recommendations

for River View Ave. in future planning and design. For example, and Dir. Kremer agreed, street parking might be very valuable if future events are hosted at this sight and overflow parking is needed. This would directly effect how the PCCBPP is implemented along this connecting roadway. Having these align would be key!

Thanks for your consideration,

Trevor"



Trevor Roark

Attachment relating to Agenda Item 9: December 2020 Monthly Report

Community Development Report - December 2020

Construction Report

New Construction	# of Permits	Location	Declared Valuation	Fees
Single Family	-	-	-	-
Multi-Family	-	-	-	-
Commercial/Industrial	-	-	-	-

Additions or Alterations	# of Permits	Declared Valuation	Fees
Residential	66	\$357,346.25	\$4,618.75
Commercial	23	\$473,862.21	\$4,691.98

Monthly Permits	Monthly Valuation	Monthly Fees	YTD Permits	YTD Valuation	YTD Fees
89	\$821,208.46	\$9,310.73	1473	\$154,757,857.19	\$368,925.30
			2019	\$107,665,108.50	\$446,123.25
			2018	\$47,922,083.92	\$359,906.14
			2017	\$118,964,673.11	\$392,402.29

* Marshfield Clinic Addition, Footing and Foundation. Values will be reflected in full permit.

Violation Report

Exterior Structure Complaints	
Multiple Exterior Property Violations	0
Exterior Property Violations	0
Accumulation of Rubbish or Garbage	10
Grass or Weeds	0
Improper Parking of Vehicles	12
Improper Storage of Refuse or Refuse Carts	0
Snow and Ice	25
Storage of Household Items Outside	2
Unlicensed or Inoperable Vehicles	0
Unsanitary Conditions	0
Exterior Building or Structure Violations	1
Defective Sidewalks, Driveways	0
Defective Protective Treatment	0
Defective Exterior Walls, Roofs, Windows, Doors	0
Interior Structure Complaints	
Multiple Interior Structure Violations	0
Interior Structure Violations	0
Multiple Violations	
General Case	27
Other Violations	
Rodent or Pest Violations	0
Fire Prevention Violations	0
No Heat Violation	0
Electrical Violations	0
Nuisance Violations	0
Mechanical Violations	0
Signage Violations	0
Plumbing Violations	0
Improper Occupancy: Multi-Family Dwelling	0
Improper Occupancy: Residential Dwelling	1
Visibility Obstruction Violations	0
Unlawful Animal	0
Land Use Violations	0
Loss of Pre-existing Use Status	0
Work w/o Historic Preservation Review	0
Work Without Permit	6
Open Permit Status	0
Total Violations / Total Service Fees Billed	84 \$1,700
9/84 Tagged or Verbal, 6/9 Remedied = 66% Compliance	

City of Stevens Point
Board of Water and Sewerage Commissioners
January 11, 2021 - 12:00 PM

Meeting will be held via a Zoom Meeting URL to connect:
<https://us02web.zoom.us/j/82026885705> Dial in number: (301) 715-8592
Meeting ID: 820 2688 5705

MINUTES

Discussion and Possible Action on:

1. Roll Call

Present: Paul Adamski, Carl Rasmussen, Mae Nachman, Anna Haines and Ray Schmidt

Also Present: Joel Lemke, Mary Klesmith, Eric Southworth, Chris Lefebvre, Craig Czaikowski, Jason Draheim, Jaime Zdroik, and Dave Ladick - Stevens Point Resident
- Stevens Point Pilot Association, Bud Flood - resident

2. Approval of Minutes

Motion made by Ray Schmidt, seconded by Anna Haines to approve the minutes of the December 14, 2020 meeting of the Board of Water & Sewerage Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Mae Nachman, seconded by Ray Schmidt to approve the department claims for the month of December as audited and read.

Ayes all. Nays none. Motion carried.

4. 2021 Capital Operations & Maintenance Plan - Joel Lemke

Joel presented the 2021 Capital Operations & Maintenance Plan to the Commission.

WATER DEPT:

Capital Spending Items: Reconstruction projects \$635,000; Well 4 (reconstruction of well & wellhouse) \$760,000; Well 11 roof \$350,000; Hydrant painting \$35,000; 1/3 of dump truck \$50,000; 1/3 of GPS equipment \$11,000

Computers & Software: City Works annual maintenance \$6,667; ESRI annual maintenance \$8,334; Starnik annual maintenance \$18,860; Accela annual maintenance \$22,000

Training & Education: Misc. travel & education \$25,000

GRAND TOTAL OF ALL SECTIONS: \$1,921,861.00

WASTEWATER DEPT:

Capital Spending Items: Service & Channel Air Building Roofs \$105,000; 2021 Reconstruction Projects \$420,000; 1/3 of GPS equipment \$11,000; 1/3 of dump truck \$50,000; Generator - trailer mounted \$50,000; Building door replacements \$22,000; Grit pump rebuild \$12,500; Intrusion alarm update/repair \$20,000; Lab incubator \$5,000; Biogas engine rebuild \$46,000

Computers & Software: Accela annual maintenance fees \$4,550; City Works annual maintenance \$6,667; ESRI annual maintenance \$8,334; Starnik annual maintenance \$18,860; 1/2 of televising software purchase \$11,500

Training & Education: Misc. travel & education \$15,000

GRAND TOTAL OF ALL SECTIONS: \$806,411.00

STORMWATER DEPT:

Capital Spending Items: Reconstruct projects \$3,285,000; Swale reconstruction projects \$200,000; 1/3 of dump truck \$50,000; 1/3 of GPS equipment \$11,000

Computers & Software: Accela annual maintenance \$4,925; City Works annual maintenance \$6,667; ESRI annual maintenance \$8,334; Starnik annual maintenance \$18,860; 1/2 of televising software purchase \$11,500

Training & Education: Misc. travel & education \$15,000

GRAND TOTAL OF ALL SECTIONS: \$3,611,286.00

Joel will provide a map of where the Stormwater reconstruction project will be. Carl Rasmussen clarified that the only item we would be borrowing for would be the Stormwater reconstruction project.

Motion made by Carl Rasmussen, seconded by Anna Haines to approve the 2021 Capital Operations & Maintenance Plan for the Water Department in the amount of \$1,921,861.00; Wastewater Department in the amount of \$806,411.00 and the Stormwater Department in the amount of \$3,611,286.00.

Ayes all. Nays none. Motion carried.

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

Eric stated they are working on the Well 7 Repiping Project that should be completed next week. The crews are flushing the laterals at Well 11. This is done annually.

6. Sewage Treatment Operations Report - *Chris Lefebvre*

Chris stated the WWTP met all permit requirements for the month of December. They produced 30% of their own electricity and 70% of their own heat. The last week of December the biogas generator had to be shut down because a gasket was leaking. This is why we didn't produce as much electricity this past month.

7. Construction and Maintenance Report - *Craig Czaikowski*

Craig stated due to the good weather the crews have been replacing valves. They are also taking inventory for end of year. Everything is going well.

8. Community Area Network Report - *Joel Lemke*

Joel stated we are learning a lot about fiber and the locating, troubleshooting of it. Things are going really well.

9. Directors Report - *Joel Lemke*

Nothing to report.

10. Adjournment

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting adjourned: 12:31PM

**City of Stevens Point
Airport Commission**

January 11, 2021 - 12:30 PM

**Meeting will be held via a Zoom Meeting URL to connect:
<https://us02web.zoom.us/j/82026885705> Dial in number: (301) 715-8592
Meeting ID: 820 2688 5705**

MINUTES

Discussion and Possible Action on:

1. Roll Call

Present: Paul Adamski, Carl Rasmussen, Anna Haines, and Ray Schmidt

Also Present: Joel Lemke, Jason Draheim, Mary Klesmith, Eric Southworth, Craig Czaikowski, Chris Lefebvre, Dave Ladick-Stevens Point Pilots Association, Nancy Huspeni-resident E. Maria Drive and Bud Flood-resident

2. Approval of Minutes

Motion made by Ray Schmidt, seconded by Carl Rasmussen to approve the minutes of the December 14, 2020 meeting of the Airport Commission.

Ayes all. Nays none. Motion carried.

3. Approval of Department Claims

Motion made by Carl Rasmussen, seconded by Anna Haines to approve the department claims for the month of December as audited and read.

Ayes all. Nays none. Motion carried.

4. Update and possible action on the Airport Fence Project - Joel Lemke/Jason Draheim

Joel said since the last Commission meeting he met with residents of E. Maria Drive and Dave Wilz from the Town of Hull out at the site.

Joel also stated that Jason has had some meetings with the project team and found there is a little bit of a discrepancy as it relates to the right-of-way on different sections of E. Maria Drive.

Joel explained this might lead to us needing a little bit of latitude in where the fence will be placed in regards to the right-of-way. In some areas it could be 30 feet but in others it might be 39 feet.

Joel would like permission from the Commission to adjust the fence placement from 30 feet up to approximately 45 feet to accommodate the discrepancies in the right-of-way on E. Maria Drive in the areas where it is needed.

Paul stated these discrepancies would actually be beneficial to the residents of E. Maria Drive because the fence would be further into the woods than previously discussed. Paul feels that as long as the residents are satisfied with this than he did not feel action needed to be taken by the Commission. The Commission will allow the department to use its discretion in this matter.

Jason stated that they will update the Commission once the consultants find out exactly what the difference in footage might be as it relates to the right-of-way discrepancies.

The Commission would like to see a schematic of where the fence will be located.

Joel also stated the design team has accepted the proposed location of both the Izaak Walton League driveway and the Green Circle trail relocations.

Jason stated he will make it a point to keep the Commission updated on the position in the engineering and final engineering plan work as we move forward. Once we reach 90% he will bring the schematics to the Commission.

Dave Ladick with the Stevens Point Pilots Association stated they are all on board with the fence project. Dave also said they are very happy with the snow plowing and they thought the hangar reconstruction pavement project was very beneficial. They are wondering when the FBO would reopen again in regards to the business travelers that come there. Jason said most business jets coming in are well aware of Covid restrictions. No one is being denied services. All critical infrastructure is open to the public.

Joel stated in regards to reopening, they are waiting on certain benchmarks for example a two week decline in infection rate etc.

5. Written/Verbal Report - *Jason Draheim*

Jason said the few snow events they did have that everything went well and he couldn't be happier here as far as an operational perspective.

6. Adjournment

Motion made by Ray Schmidt to adjourn the meeting.

Ayes all. Nays none. Motion carried.

Meeting Adjourned: 12:45PM

City of Stevens Point
Transportation Commission Meeting
January 11, 2021 – 4:45 PM

MINUTES

1. **Roll Call.**
Present: Nichole Lysne- Chair, Karalyn Peterson-Vice Chair, Ald. Mary Kneebone, Ald. Thomas Leek, Tom Bertram, Greg Koepel, Marc Christianson

Others Present: Susan Lemke
2. **Approval of the December 14, 2020 Transportation Commission minutes.**
Ald. Mary Kneebone moved to approve the December 14, 2020 Transportation Commission meeting minutes. Ald. Thomas Leek seconded. Ayes all; Nays none; Motion carried.
3. **Approval of the December 2020 financial/claims report.**
Tom Bertram moved to approve the December 2020 financial/claims report. Karalyn Peterson seconded. Ayes all; Nays none; Motion carried.
4. **CY2021 – 5310 Federal grant awards.**
Central Transportation received the official 5310 grant awards for CY2021. The Mobility Management program was awarded \$115,520 and the Volunteer Driver program was awarded \$59,288.
5. **Staff Update.**
John Alekna, the P.M. Supervisor has announced his retirement from the City with his last day of employment being January 22, 2021. Staff is actively working on recruitment for the P.M. Supervisor position as well as the Mobility Coordinator.
6. **Next meeting date.**
The next Transportation Commission meeting will be held on February 8, 2021 at 4:45 p.m. via Zoom.
7. **Adjournment.**
The meeting was adjourned by Chair Nichole Lysne at 5:15 p.m.

PERSONNEL COMMITTEE

January 11, 2021 - 6:20 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/83130153131?pwd=K0V1N0dVWnZ6VHhDOS9YNy9JRG1oUT09>

Meeting ID: 831 3015 3131

Passcode: 969170

Dial by your location

+1 312 626 6799 US (Chicago)

MINUTES

Discussion and Possible Action on:

1. Roll Call

Present: Alderpersons Shorr, Dalton, Nebel, Zarazua, Leek

Others Present: Mayor Wiza; City Attorney Beveridge; Clerk Yenter; Comptroller/Treasurer Ladick; Alderpersons Jennings, Kneebone, Fishler, Johnson, Morrow; Chief Finn; Chief Zenner; Directors Kremer, Kernosky, Beduhn, Lemke; Finance Office Manager Freeberg; Alan Horvorka - SPJ; HR Manager Jakusz

2. Notice of Employee Seeking Public Office

HR Manager Jakusz stated that per City Administrative Policy 1.10, employees are required to disclose their intent to seek election to a non-partisan office. Enclosed in the packet was a notice of such intent along with a copy of the related City Administrative Policy.

Ald. Thomas Leek **moved**, Ald. Mykeerah Zarazua seconded, to place this notification on file.

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

3. Amendment to Administrative Policy 2.07 - Temporary Assignment

HR Manager Jakusz stated that when this policy was initially drafted, the Utility didn't have employees who received step-up pay. Director Lemke indicated that if the outcome of the Equipment Operator job description review results in the position being placed in a higher grade, this policy could impact employee at the Utility.

Ald. Cindy Nebel **moved**, Ald. Mykeerah Zarazua seconded, to approve the amendment to Administrative Policy 2.07.

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

4. Request to hire LTE (Limited Term Employee) to assist with Edgewater transition

Included in the packet was a memo from Director Kernosky outlining the request. At this time it is unknown if we will be able to contract with Portage County or other organization for these services or, if we'll hire a limited term employee (LTE). This item is also included on the Finance Committee Agenda.

Ald. Polly Dalton **moved**, Ald. Cindy Nebel seconded, to approve hiring an LTE, or contracting with an outside agency at the discretion of Administration.

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

5. Update on Reclassification Request for Central Transportation position - Mobility Coordinator (information only; non-action item)

HR Manager Jakusz stated this item is for informational purposes only and doesn't require action. Due to a recent vacancy in this position, the job description was re-visited and it was determined that the Travel Trainer duties could be added to the job description. As a result, this job description will be submitted for review for proper grade placement.

6. Adjournment

Meeting adjourned at 6:33 p.m.

CITY OF STEVENS POINT

BOARD OF PUBLIC WORKS MEETING

January 11, 2021 - 6:00 PM

Zoom Conference Call Meeting

MINUTES

Roll Call

PRESENT Mayor Mike Wiza, C/T Corey Ladick, Ald. Mary Kneebone, Ald. Shaun Morrow, Ald. Tori Jennings, Ald. Mykeerah Zarazua.

EXCUSED Ald. Jeremy Slowinski.

OTHERS PRESENT **Directors:** Joel Lemke, Ryan Kernosky, Dan Kremer.
Alderspersons: David Shorr, Polly Dalton, Meleesa Johnson, Keely Fishler, Cindy Nebel, Thomas Leek.
City Staff: Clerk Yenter, Attorney Beveridge, Interim Chief Zenner, H/R Manager Jakusz, Deputy C/T Carrie Freeberg
Others Present: Brandi Makuski – Metro Wire, Alan Hovorka - Stevens Point Journal, Taylor Hale - Portage County Gazette, Bob Woehr, Ginger Keymer.

Informational

1. Director's Report a. Business 51 (Division and Church Streets) Reconstruction

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

Call for the Vote: Ayes: Mike Wiza, Mary Kneebone, Corey Ladick, Shaun Morrow, Tori Jennings, Mykeerah Zarazua.
Nays: None. Motion adopted.

Discussion and Possible Action

- 2. To approve the Ordinance Amendments in Section 9.05 as it relates to parking.**

Ald. Tori Jennings **moved**, Ald. Shaun Morrow seconded, to approve the Ordinance Amendments in Section 9.05 as it relates to parking.

Call for the Vote: Ayes: Mike Wiza, Mary Kneebone, Corey Ladick, Shaun Morrow, Tori Jennings, Mykeerah Zarazua.
Nays: None. Motion adopted.

Adjourn

Adjourned at 6:06 PM.

**CITY OF STEVENS POINT
PUBLIC POLICY AND GENERAL GOVERNMENT
January 11, 2021 - 6:06 PM**

Zoom Teleconferencing

MINUTES

Discussion and Possible Action on:

1. Roll Call.

PRESENT Ald. Jennings, Nebel, Kneebone, Leek, Fishler.

OTHERS PRESENT Mayor Wiza; Clerk Yenter; Attorney Beveridge; C/T Ladick; Alderpersons: Shorr, Zarazua, Johnson, Dalton, Morrow; Interim Chief Zenner; Directors: Beduhn, Kernosky, Kremer, Lemke; H/R Manager Jakusz; Deputy C/T Freeberg; Alan Hovorka - Stevens Point Journal; Bob Woehr; Duane Munz; Ginger Keymer.

2. License List:

- A. Temporary Class "B"/"Class B" License (Picnic): Pacelli Catholic Schools for Cardinal Crusade on February 6, 2021.**
- B. Temporary Class "B"/"Class B" License (Picnic): Bill Cook Chapter - IWLA for 57th Annual Winter Jamboree on February 6, 2021.**
- C. Secondhand Jewelry/Secondhand Article/Pawnbroker License: E-Ways Sales & Pawn, 845 Akron Dr, Nekoosa, WI 54457, at 3296 Church Street Suite F, Stevens Point.**

Ald. Kneebone **moved**, Ald. Fishler seconded, to approve the temporary Class "B"/"Class B" license requests for Pacelli Catholic Schools for Cardinal Crusade on February 6, 2021, and for the Bill Cook Chapter for the Izaak Walton League's 57th Annual Winter Jamboree on February 6, 2021.

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

Ald. Fishler **moved**, Ald. Nebel seconded, to approve the pawnbroker license for E-Ways Sales & Pawn.

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

3. Request to Hold Event/Street Closing:

A. D1 Training-Stevens Point and D1 Brewing - May Day 10K walk/run event on May 1, 2021.

Ald. Kneebone **moved**, Ald. Nebel seconded, to approve the request contingent upon determining whether alcohol will be served outside, if so they will need to get an extension of premise and contract with the Police Department for officers.

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

4. Adjournment.

Adjourned at 6:13 p.m.

CITY OF STEVENS POINT

FINANCE COMMITTEE AGENDA

January 11, 2021 - 6:35 PM

(or immediately following previously scheduled meeting)

Zoom Teleconferencing

By Computer:

<https://us02web.zoom.us/j/83130153131?>

Meeting ID: 831 3015 3131 | Passcode: 969170

By Phone:

Dial in Number: +1-312-626-6799

Meeting ID: 831 3015 3131 | Passcode: 969170

MINUTES

Discussion and Possible Action on:

1. Roll Call

PRESENT

Ald.Meleesa Johnson, Polly Dalton, Shaun Morrow, David Shorr,
Jeremy Slowinski (joined at 6:56 p.m.)

OTHERS

PRESENT

Mayor Wiza; C/T Ladick; Clerk Yenter; Attorney Beveridge;
Alderspersons: Jennings, Nebel, Zarazua, Kneebone, Leek, Fishler;
Deputy C/T Freeberg; Interim Police Chief Zenner; Directors:
Beduhn, Kernosky, Kremer, Lemke; Bob Woehr; Ginger Keymer;
Duane Munz; Brandi Makuski – Metro Wire, Alan Hovorka - Stevens
Point Journal, Taylor Hale - Portage County Gazette.

2. Approving a framework for a grant program for Edgewater Manor residents.

Ald. Dalton **moved**, Ald. Morrow seconded, to approve a maximum of \$2,000 for moving costs for each resident as part of the Relocation Program for the Edgewater Manor residents.

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

Ald. Shorr **moved**, Ald. Morrow seconded, to accept the recommendation to offer the relocation support for Edgewater Manor residents that move outside the County limits for a period of 5 years or until they are waived onto a voucher program.

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

3. Approval of funding for a social worker to assist Edgewater Manor residents.

Ald. Dalton **moved**, Ald. Morrow seconded, to approve the funding for hiring a social worker to assist Edgewater Manor residents with the Relocation Program.

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

4. Approval of Claims Paid

Ald. Shorr **moved**, Ald. Morrow seconded, to accept the claims paid in the amount of \$2,677,430.82.

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

5. Adjourn into closed session (approximately 7:00 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 development agreement for a possible project in TIF District 10.

Ald. Morrow **moved**, Ald. Slowinski seconded, to adjourn into closed session at 7:10 p.m.

Roll call: Ayes: Ald. Slowinski, Ald. Morrow, Ald. Shorr, Ald. Johnson Nays: Ald. Dalton
Motion carried.

6. Adjournment

Adjourn at 7:38 p.m.

COMPTROLLER-TREASURER REPORT
for the period ending November 30, 2020

	Bal November 1, 2020	Receipts	Disbursements	Bal November 30, 2020
GENERAL OPERATING CASH	\$1,480,899.69	\$7,129,521.04	\$6,549,128.42	\$2,061,292.31
UTILITIES & TRANSPORTATION (Cash and Investments)	\$13,886,261.20	\$695,529.99	\$1,539,368.07	\$13,042,423.12

INVESTMENTS	Bal November 1, 2020	TRANSFER IN	TRANSFER OUT	Bal November 30, 2020
GENERAL	\$22,501,225.00	\$2,843,363.36	\$3,458,363.36	\$21,886,225.00
SPECIAL REVENUE	\$756,824.62	\$0.00	\$0.00	\$756,824.62
DEBT SERVICE	\$0.00	\$0.00	\$0.00	\$0.00
CAPITAL PROJECTS	\$3,199,915.42	\$0.00	\$2,802,052.00	\$397,863.42
INTERNAL SERVICE	\$2,000,844.39	\$0.00	\$0.00	\$2,000,844.39
TRUST	\$3,235,944.80	\$0.00	\$0.00	\$3,235,944.80
TOTALS	<u>\$31,694,754.23</u>	<u>\$2,843,363.36</u>	<u>\$6,260,415.36</u>	<u>\$28,277,702.23</u>

EXPENDITURES:	BUDGET	YTD	%
GENERAL GOVT	\$3,858,347.00	\$3,621,428.47	93.86%
POLICE	\$5,700,710.00	\$5,038,070.35	88.38%
FIRE	\$5,507,623.00	\$4,900,435.91	88.98%
PUBLIC WORKS	\$6,285,626.00	\$5,305,758.75	84.41%
PARK & REC	\$2,017,013.00	\$1,671,493.22	82.87%
CAPITAL PROJECTS	\$6,131,094.00	\$6,087,738.85	99.29%
DEBT SERVICE	\$6,645,557.00	\$7,532,259.84	113.34%
YTD TARGET	91.66%		

REVENUES:	BUDGET	YTD	%
GENERAL	\$24,994,619.00	\$22,155,686.46	88.64%

Application Form

Name: Justin P. Adamski
Address: 3949 Jordan Ln. Stevens Point, WI 54481
Phone: [REDACTED]
Email: [REDACTED]

Indicate which board(s), commission(s), and/or committee(s) you are interested in serving on.

Stevens Point Housing Authority
Advisory Board

Please write a brief description of your background and why you are interested in serving (attach extra sheets if necessary):

See attached description
and resume

Please return the completed application and a copy of your resume to:

City of Stevens Point City Clerk's Office

1515 Strong's Avenue, Stevens Point WI, 54481

City of Stevens Point
Attn: City Clerk's Office
1515 Strong's Ave.
Stevens Point, WI 54481

RECEIVED
JAN 12 2021
CITY CLERKS
OFFICE

Stevens Point

Boards, Commissions, &
Committees Application



Interested in Local Government?

Are you interested in local government or do you want to contribute to your community? Consider serving on a city board, commission or committee. As a representative serving on one of the City's boards, commissions or committees, you will focus on community needs requiring your dedication, vision, experience, and enthusiasm. Ultimately, the City of Stevens Point's Common Council has the legal responsibility to carry out decisions that affect the welfare of the entire community; however, the boards, commissions and committees play a significant role in the process of deciding what goes in front of the Common Council. So if you are interested in local government and want to serve your community, the City of Stevens Point's boards, commissions and committees may be a good fit for you.

What are the eligibility requirements?

Applicants must be eligible voters and *reside within the Stevens Point city limits*. Please review all details of specific vacancies, as some may have different requirements or require specific representation.

How do I know if I was or was not appointed to a board, commission, or committee?

If appointed to one of the boards, commissions, or committees, you will be notified. The City Clerk's Office will contact you to come in and sign an oath of office.

How do I apply?

Please complete the application form on the reverse side and return to the City Clerk's Office at 1515 Strong's Avenue, Stevens Point, WI 54481. You may also complete the application online at stevenspoint.com. Typically, appointments are made during April or May of each year; however, vacancies vary. Please check out our list of current vacancies

located on stevenspoint.com or by contacting the City Clerk's Office at: (715)346-1569

What boards, commissions, and committees can I be appointed to?

Board of Appeals: considers and acts upon requests for variances to zoning ordinances.

- Citizen Positions: 5 (3 year term)
- Alternate Positions: 2 (3 year term)

Redevelopment Authority: develops and implements redevelopment plans; administers economic development and housing loans, and administers the operation of public housing in the City of Stevens Point.

- Citizen Positions: 4-6 (position availability varies) (5 year term)

Historical Preservation/Design Review Commission: works to protect, create, and enhance the special character and historical value of properties affecting the attractiveness of Stevens Point.

- Citizen Positions: 5 (3 year term)
- Alternates: 2 (3 year term)

Housing Authority: carries out duties designed by the Community Development Authority.

- Citizen Positions: 3-5 (position availability varies) (5 year term)

Board of Park Commissioners: determines policies concerning operation of the city's park and recreation facilities.

- Citizen Positions: 8 (3 year term)

Plan Commission: makes recommendations relating to the planning and development of the city to public officials and agencies, public utility companies, civic, educational, professional, and other organizations and citizens.

- Citizen Positions: 5 (3 year term)

Board of Review: hears and considers testimony, then makes a determination regarding the appeal of an assessed property value.

- Citizen Positions: 5 (5 year term)
- Alternate Positions: 2 (3 year term)

Transportation Commission: reviews and advises the Mayor and Common Council and adopts rules for the control and operation of the specific utility.

- Citizen Positions: 5 (5 year term)

Board of Water & Sewage Commissioners: makes recommendations to the Common Council and adopts rules for the control and operation of the specific utility.

- Citizen Positions: 5 (5 year term)

Bicycle - Pedestrian Street Safety Commission: advises Plan Commission and Common Council on bicycle and pedestrian activities, infrastructure improvements, programs and developments.

- Citizen Positions: 5 (3 year term)
- Alternate Positions: 1 (3 year term)

Police and Fire Commission: organizes and supervises the police and fire departments and prescribes rules and regulations for their control and management.

- Citizen Positions: 5 (5 year term)

Justin P. Adamski
3949 Jordan Lane
Stevens Point, WI 54481



Please accept this correspondence for Justin P. Adamski to be a board member of the Stevens Point Housing Authority. I am interested in this position because it will give me an opportunity to give back to the community that I have been a part of for the past 37 years. I am certain that my experience, listed below, will make me an ideal candidate for the position.

I was born and raised in Stevens Point and over the years I have learned to appreciate all that this community has to offer. As someone who enjoys spending time recreating in the outdoors, there are many different activities that this area can offer. Now that I am older and have a family it is important to me that I have a safe and engaging place to raise a child. As a child, both of my parents were always involved with many volunteer organizations and gave back to the community by serving on various boards and committees. This is a large part of what makes Stevens Point a great place to live and work and why I choose to give back to the community.

I attended the University of Wisconsin Platteville from 2003-2007 and graduated with a major in Business Administration. In the Winterim of 2005, I completed an internship with Bankers' Bank, a correspondent bank based out of Madison WI, in their investment department. In the Summer of 2006, I completed another internship with the State of Wisconsin Department of Financial Institutions. I graduated from UW-Platteville in December of 2007.

I started my current occupation at The Pinerias Bank in July of 2009 and have found that it is a rewarding career to help the residents and businesses of Portage County achieve their financial goals. From a first-time homebuyer purchasing a starter home to an individual obtaining a loan to start a small business, it can be a rewarding experience to be a part of those milestones.

In the current environment, many community banks are merging or being bought out and The Pinerias Bank is one of the few remaining in our community. As a community bank, we are able to look beyond the numbers and formulas to approve loans or open new accounts that other large financial institutions will not. Many times, when I am doing a loan interview, I am getting to know the people and assessing their characters just as much as analyzing their financial situation.

I have been a member of the Stevens Point Curling Club since 2008 and have volunteered for many different events during that time. I was nominated to their Board of Directors in 2017 and was re-elected for a second 3-year term in 2020.

I have been a member of the Bill Cook Chapter of the Izaak Walton League of America since 2015 and have volunteered for various events during my time as a member. Every year I volunteer for their two main fundraising events, the Fisheree located on McDill pond, and the food stand offered during Art in the Park at Pfiffner Park.

During the 2015-2016 I participated and graduated from the Portage County Business Council Foundation's Leadership Portage County course. This 10-month class provided the opportunity to

establish a network and meet with business individuals throughout the community. That experience promoted developing and learning skills pertinent to being a business and community leader and enhanced involvement in the community in leadership roles.

When my daughter was enrolled in child care at the Hellen R Godfrey University Child Care Center, located on the UWSP campus, I was asked to participate on a parent advisory committee along with other parents and staff. I also volunteered as a member of the hiring committee to replace the Assistant Director for the center.

I have been attending The Pinerias Bank Board of Directors meetings as bank management since 2015 and was elected to the board in January of 2020. Simultaneously, I was promoted as Co-President and Chief Executive Officer of The Pinerias Bank.

I would look forward to serving on the Housing Authority Advisory Board.

Respectfully Submitted,

Justin P. Adamski

Families First Corona Virus Response Act Benefits – 2021

As of this time, the Federal Government has not extended benefits under this Act, however they will permit employers the option of doing so. In that light, the City of Stevens Point has opted to enact the following:

- Employees who did not utilize their entire benefit in 2020 will be permitted to carry over remaining balances into 2021;
- Employees hired in 2021 would be granted the benefits outlined below once they are eligible (the Emergency Family Medical Leave Expansion Act requires employees have been employed for 30 days to be eligible for the benefit);
- New hires would have their probationary period extended by any time they are off from work utilizing these benefits.
- These benefits expire 6/30/2021.

Changes have been made to the sick-leave conversion and bonus day programs. Employees were permitted to convert sick leave to vacation regardless of the use of sick leave during that time period for January 1, 2020 – June 30, 2020 and from July 1, 2020 to December 31, 2020.

We have determined it to be in the best interest of the City to continue this benefit as well. From now until June 30th, 2021 the use of sick time will not count against your ability to convert sick-leave to vacation time, or to earn bonus days if otherwise eligible. In other words, **you will be able to convert sick leave to vacation time on July 1st, 2021 regardless of how many sick days you take from now through June 30th, 2021. If you are not feeling well, we strongly encourage you to stay home.** “

Emergency Paid Sick Leave

This provides two weeks of leave, above and beyond the standard sick leave policies, if you are unable to work or telework (work from home), for any of the following reasons:

- (1) The employee is subject to a Federal, State, or local quarantine or isolation order related to COVID–19.
- (2) The employee has been advised by a health care provider to self-quarantine due to concerns related to COVID–19.
- (3) The employee is experiencing symptoms of COVID–19 and seeking a medical diagnosis.
- (4) The employee is caring for an individual who is subject to an order as described in subparagraph (1) or has been advised as described in paragraph (2).
- (5) The employee is caring for a son or daughter of such employee if the school or place of care of the son or daughter has been closed, or the child care provider of such son or daughter is unavailable, due to COVID–19 precautions.
- (6) The employee is experiencing any other substantially similar condition specified by the Secretary of Health and Human Services in consultation with the Secretary of the Treasury and the Secretary of Labor.

Please Note the Following:

- In order to qualify, you have to be unable to work from home. Therefore, the first step is to speak with your supervisor and determine whether or not you are able to work from home.
- The extra leave applies only to the COVID-19 related reasons outlined above.
- The use of this leave will be tracked separately from your regular sick leave bank, therefore you will not see it when you look at your available leave online.
- For part-time employees, the number of paid hours is based on the average weekly number of work hours.
- The leave is available for use right away, and you are not required to exhaust any other benefits first. In other words, having other sick leave available does not prevent you from using this benefit.
- The law only requires two-thirds pay for certain categories. However, the City has decided to pay all categories at 100%.

Emergency Family and Medical Leave Expansion

- Provides up to 12 weeks of leave if unable to work or telework due to the closure of a school or child care facility, affecting the son or daughter of an employee.
 - First 2 weeks unpaid
 - Remaining 10 weeks paid
- Only applies to parents with children under the age of 18 or a child over the age of 18 who is incapable of self-care because of a mental or physical disability at the time leave is to commence.
- First step is to speak with your supervisor and determine whether or not you are able to work from home.
- First two weeks are unpaid, however, another benefit can be substituted, such as the two weeks provided under the Emergency Paid Sick Leave Act.
- The law only requires two-thirds pay. However, the City has elected to pay this benefit at 100% for the 10 weeks of paid leave.

RESOLUTION
TEMPORARY CHANGE TO DISTRICT 1 POLLING LOCATION

WHEREAS, the polling place for electors of Aldermanic District 1 had been the Hi-Rise Manor located at 1300 Briggs Court and,

WHEREAS, the Stevens Point Housing Authority notified the City that in response to COVID 19 and the safety of their residents, the building will remain closed to the public, and

WHEREAS, due to the restriction of public access, the building will not be available for use as a polling place, and

WHEREAS, Mid-State Technical College has agreed to provide adequate space to accommodate the voters, staff, and equipment for the elections.

THEREFORE, BE IT RESOLVED, the Common Council of the City of Stevens Point declares 1001 Centerpoint Drive to temporarily remain established as the polling place location for electors residing in the 1st Aldermanic District throughout the COVID 19 pandemic.

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: January 14, 2021
Adopted: January 18, 2021

RESOLUTION

[CONDITIONAL USE PERMIT – 2217 RICE STREET – CONSTRUCT A GENERATOR AND TRANSFORMER FOR MCKINLEY ELEMENTARY]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2217 Rice Street (Parcel ID 281230804201003)**, and described as PRT SWNW S4 T23 R8 DES-867439; BNG 55'X182' LYG BETWEEN L2 CSM 4/72 & L1 CSM 8/160 867439, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit to construct a generator and transformer with the following conditions:

1. The proposed fencing shall meet applicable fencing standards, subject to the review and approval of Community Development staff meeting applicable Zoning and Building Code requirements.
2. The alleyway between the proposed improvements and the school shall remain free of any obstructions to preserve fire/EMS access.
3. A rear yard setback of 7' 5" shall exist. Any modifications to this modified setback requirement may require Common Council approval.
4. Staff shall have the authority to approve minor changes to the site plan.
5. All applicable building permits shall be applied for and obtained prior to commencement of construction.
6. A landscaping plan shall be submitted that depicts the generator and transformer to be completely screened with trees, shrubs or other approved landscaping materials. Such plan shall be reviewed and approved by Community Development staff meeting applicable Zoning Code requirements.

Approved:

Mike Wiza, Mayor

Attest:

Kari Yenter, City Clerk

Dated: January 4, 2021
Adopted: January 18, 2021

Drafted by: Adam Kuhn
Return to: City Clerk

RESOLUTION

[FUTURE LAND USE AMENDMENT – 2000 RIVER VIEW AVENUE – CHANGE FROM MULTI-FAMILY RESIDENTIAL TO PARK]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2000 River View Avenue (Parcel ID 281230805410003)**, and described as E 2/3 NESE S5T23R8 LYG ELY RR ROW EX E16RD RES N 3 RDS FOR JT RDWY;EX PRT SOLD-219/399&299/291;EX 704/18 FOR HWY;SUBJ ROW- 235/106;ESMT-736575 869259, City of Stevens Point, Portage County, Wisconsin, is hereby granted a future land use amendment of the subject property from Multi-Family Residential to Park.

Approved:

Mike Wiza, Mayor

Attest:

Kari Yenter, City Clerk

Dated: January 4, 2021
Adopted: January 18, 2021

Drafted by: Adam Kuhn
Return to: City Clerk

RESOLUTION

[REZONE – 2000 RIVER VIEW AVENUE – REZONE FROM “R-4” MULTIPLE FAMILY I RESIDENTIAL TO “C” CONSERVANCY]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2000 River View Avenue (Parcel ID 281230805410003)**, and described as E 2/3 NESE S5T23R8 LYG ELY RR ROW EX E16RD RES N 3 RDS FOR JT RDWY;EX PRT SOLD-219/399&299/291;EX 704/18 FOR HWY;SUBJ ROW- 235/106;ESMT-736575 869259, City of Stevens Point, Portage County, Wisconsin, is hereby granted a rezone of the aforementioned property from “R-4” Multiple Family I Residential to “C” Conservancy.

Approved:

Mike Wiza, Mayor

Attest:

Kari Yenter, City Clerk

Dated: January 4, 2021
Adopted: January 18, 2021

Drafted by: Adam Kuhn
Return to: City Clerk

**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 deleting the following described streets:

Allowance Road

A variable width street from its intersection with Whiting Avenue extending easterly to its intersection with Water Street.

Said street being part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 5, and the Northwest quarter of the Southwest Quarter and the Southwest quarter of the Northwest Quarter of Section 4, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin: (See attached Exhibit 'A')

Unnamed Street

A variable width street from its intersection with River View Avenue extending northerly to its intersection with Allowance Road.

Said street being part of the Northeast Quarter of the Southeast Quarter of Section 5, and the Northwest quarter of the Southwest Quarter of Section 4, Township 23 North, Range 8 East, City of Stevens Point, Portage County, Wisconsin: (See attached Exhibit 'A')

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

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

Approved: _____

Mike Wiza, Mayor

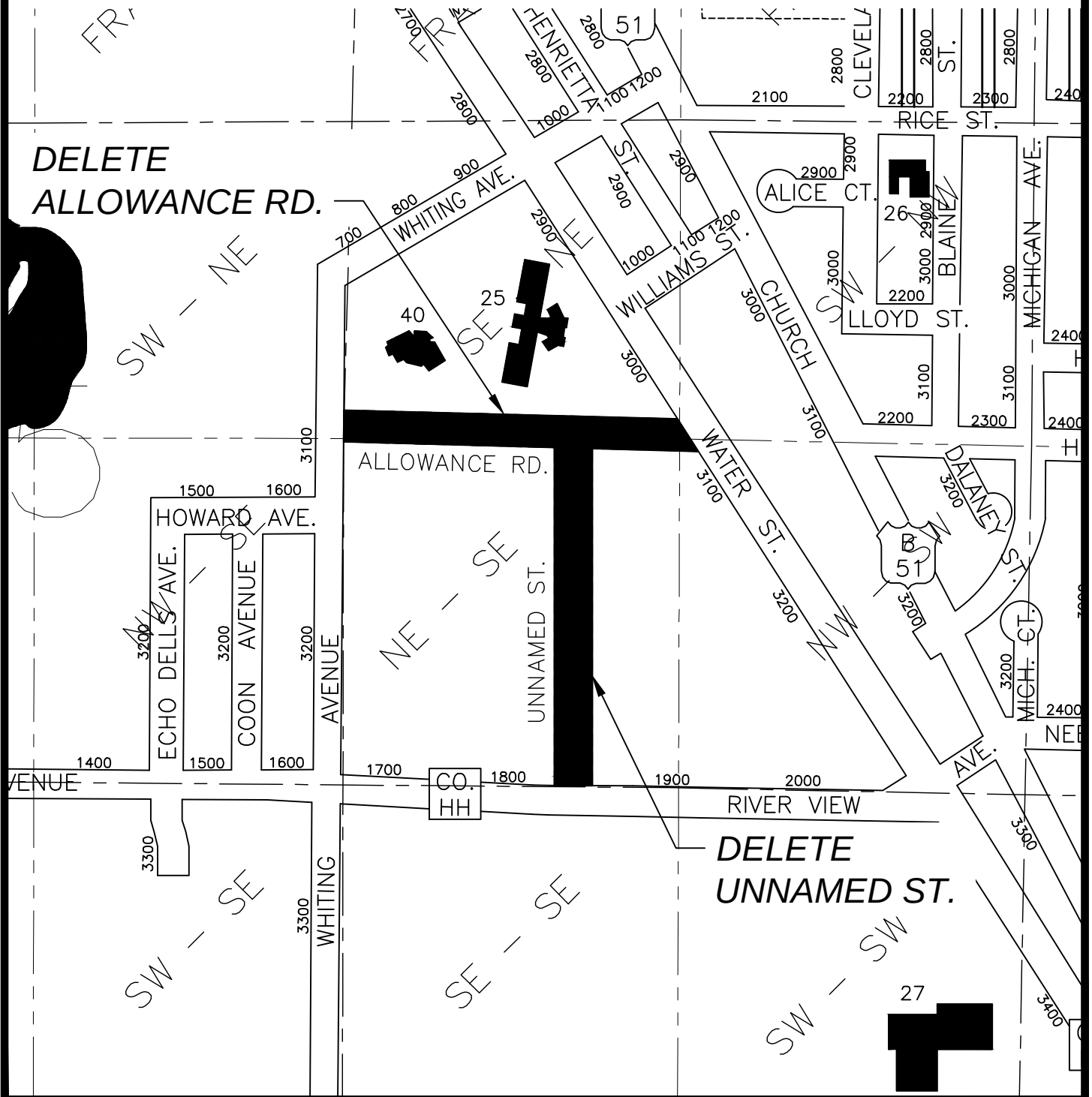
Attest:

Kari Yenter, City Clerk

Dated: December 22, 2020
Approved: January 18, 2021
Published: January 22, 2021

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

OFFICIAL STREET MAP AMENDMENT EXHIBIT 'A'



RESOLUTION

[CONDITIONAL USE PERMIT – 2000 RIVER VIEW AVENUE – CONSTRUCT AN OPEN AIR SHELTER AND PARKING LOT]

BE IT RESOLVED by the Common Council of the City of Stevens Point, Portage County, Wisconsin, that based upon the application and after reviewing the Plan Commission record and hearing the testimony of interested parties, the Common Council determines that all conditions required have been met, the property located at **2000 River View Avenue (Parcel ID 281230805410003)**, and described as E 2/3 NESE S5T23R8 LYG ELY RR ROW EX E16RD RES N 3 RDS FOR JT RDWY;EX PRT SOLD-219/399&299/291;EX 704/18 FOR HWY;SUBJ ROW- 235/106;ESMT-736575 869259, City of Stevens Point, Portage County, Wisconsin, is hereby granted a Conditional Use Permit to construct an open air shelter and parking lot with the following conditions:

1. The two parking lot entrances shall be separated by a distance not less than 150 feet.
2. Trees proposed to be planted at the southern end of the parking lot shall be spaced a minimum of 50 feet and a maximum of 75 feet.
3. The applicant shall obtain a building permit for the proposed freestanding sign prior to construction, subject to the review and approval of Community Development staff meeting applicable Sign Code regulations.
4. Proposed trails and boardwalks shall be wide enough to support any fire/EMS rescue operations.
5. The applicant shall meet applicable parking stall requirements, subject to the review and approval of Community Development staff meeting applicable Zoning Code standards.
6. Staff shall have the authority to approve minor changes to the site plan.
7. All applicable building permits shall be applied for and obtained prior to commencement of construction.

Approved:

Mike Wiza, Mayor

Attest:

Kari Yenter, City Clerk

Dated: January 4, 2021
Adopted: January 18, 2021

Drafted by: Adam Kuhn
Return to: City Clerk



MEMORANDUM

To: Plan Commission

From: Ryan Kernosky, Director of Community Development 

Date: January 4, 2021

RE: **Housing Affordability Report**

As required by Wis. Stats. 66.10013, enclosed the Plan Commission will find the "Housing Affordability Report" for permit year 2019, approval year 2021. This is the second year that the State has required the City to complete this report and Commissioners may recall that MSA Consulting worked on our report last year. This year, City staff opted to write the report in house.

Sections of this plan detail projected financial impact on subdivision development based on the City's fee schedule. **Please note that this Report is intended to outline the financial impact on subdivision development based on the Developer's viewpoint of 'greenfield' development, wherein the property being developed has not had a previous human-centric land use.** The statute does not outline the costs the City takes on as part of a subdivision development (long-term financial obligations of maintaining road and utility infrastructure, for example). While as accurate as possible, individual elements of each subdivision may change applicable fee amounts. General subdivision fee estimates should be used for purposes of estimate only, and do not necessarily represent full fee amounts for any future development proposal or project type.

Wis. Stats. 66.10013 requires that the City also identify ways to reduce the time and cost necessary to approve and develop a new residential subdivision in the City by 20 percent. Overall, City staff would recommend that developers who seek to develop more affordable housing go through the Planned Development District Zoning. We could consider reducing the time required to rezone a property to Planned Development District if the property included fewer units or homes. We do not believe that there is any 'wiggle room' in our fee schedule to reduce the overall cost to develop a greenfield subdivision, as it is already minimal compared to other municipalities.

www.stevenspoint.com

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

Housing Affordability Report



REPORT YEAR 2021, PERMIT YEAR 2019

Department of Community Development
Authored by: Ryan Kernosky, Director



Department of
Community Development

Introduction

In 2017, Wis. Act 243 was passed into law. This Act created a new housing affordability reporting requirement for communities with a population exceeding 10,000 residents. This new report, the “Housing Affordability Report” is intended to provide City of Stevens Point specific information on the following:

- (a) The number of subdivision plats, certified survey maps, condominium plats, and building permit applications approved in the prior year.
- (b) The total number of new residential dwelling units proposed in all subdivision plats, certified survey maps, condominium plats, and building permit applications that were approved by the municipality in the prior year.
- (c) A list and map of undeveloped parcels in the municipality that are zoned for residential development.
- (d) A list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant sites and sites that have potential for redevelopment, and a description of the zoning requirements and availability of public facilities and services for each property.
- (e) An analysis of the municipality's residential development regulations, such as land use controls, site improvement requirements, fees and land dedication requirements, and permit procedures. The analysis shall calculate the financial impact that each regulation has on the cost of each new subdivision. The analysis shall identify ways in which the municipality can modify its construction and development regulations, lot sizes, approval processes, and related fees to do each of the following:
 - 1. Meet existing and forecasted housing demand.
 - 2. Reduce the time and cost necessary to approve and develop a new residential subdivision in the municipality by 20 percent.

Additionally, this Housing Affordability Report will analyze the progress toward goals contained in the Housing Element Chapter of the City’s 2005 Comprehensive Plan. This 2021 Housing Affordability Report is written to analyze the 2019 permit year, and complies with all requirements contained within §66.10013 of Wis. Stats.



Housing Demand & Affordability

Population

Over the last ten years (2010-2020), Portage County has had a 2.36% increase in population. The same time period, the City of Stevens Point and the Village of Whiting saw a slight decrease in population (-1.68% and -2.67%, respectively), while the Village of Plover saw a significant increase in population (11.24%). The urban area of Portage County (widely considered the City of Stevens Point and the Villages of Plover and Whiting), make up 57.81% of the total County population. This percentage has stayed stagnant over the last decade.

As the County seat, Stevens Point has a traditional development pattern, mixed with some suburban residential development. The City's existing housing stock similar in nature to other older communities that have experience population growth. The City has roughly 5,638 homes, of which 45% were constructed before 1950, 6% were constructed prior to 1900, and 11% were constructed after 2000. Home construction has been cyclical in Stevens Point. Single-family home construction reached its peak in the 1960s during which 13% of the City's current stock was built. In the 1980's, only 3% of the City's current housing stock was constructed (note: Town of Hull and Village of Plover saw significant single-family housing development during this time). In the 1990's, the City's housing development increased as correlated to the development of the more suburban parts of the City. As of now, single-family construction from 2010- 2015 in Stevens Point accounts for 2% of its total housing stock, meaning a moment of waning in single-family housing development within the City. 54% of the City's housing stock are detached single-unit structures, wherein one residential unit is on

one tax parcel. 95% of all homeowners in the City live in single-unit structures. Due to the significant University of Wisconsin-Stevens Point and Mid-State Technical College student populations, the City does have a disproportionate percentage of City households occupied by renters (49%). For the last several years, this number has remained nearly the same, but there has been a slight decline, from 51% to 49%.

There are several factors that play into the outward growth, or lack thereof, of the City's population. Environmental constraints on the City's municipal boundaries (high ground water and bedrock, for example) have limited the City's ability to grow 'outward' in a traditional suburban development pattern. Additionally, local public policy has shifted from outward growth to core redevelopment, which replaces existing, older homes, with newer homes. This means a one-for-one replacement of existing housing stock, and typically takes a longer time to achieve neighborhood turnover. Other factors also indicate that the last several years, surrounding municipalities have been developing tax-forfeiture (County-owned) subdivisions in the former Tree Acres Golf Course in the Southeast corner of the Village of Plover. This land was being sold undeveloped between \$9,500 and \$10,000 per acre, as opposed to similar properties in or around the City of Stevens Point selling for \$30,000 to \$35,000 per acre. This has drawn significant new residential development and subsequent population to surrounding municipalities as opposed to the City.

In 2013 the Wisconsin Department of Administration (DOA) provided population estimates for the year 2040 based on the 2010 Census and other data provided to the State. The DOA estimates indicated a population of 30,150 persons by 2040. These estimates translate to 12,369 households with an average household size of 2.13 persons per household. There are some concerns over the accuracy of this population projection as the 2019 DOA estimate for the City is 1,671 individuals behind the original 2020 projection.

Growth Trends & Focus Areas of the Community

For the last several years a significant refocus has occurred at the local policy-making level. Local elected and appointed officials have opted to spend time, energy, and money on redeveloping and reinvestment the City's existing neighborhoods, while discouraging suburban greenfield development. This means that fewer new utilities and roadways are installed, and therefore fewer (if any) impact fees are assessed to developers seeking to construct new residential subdivisions. The implementation of this shift in policy is new, however, the City's 2005 Comprehensive Plan identified upkeep, maintaining, and offering incentives to homeowners to improve the existing housing stock. Major non-single-family developments either have occurred (Fourth Avenue Townhomes) or are under construction (Northside Yard, Berkshire Senior Housing). These developments are on existing lots within the City's core neighborhoods, and are not considered greenfield development. While infill development does require building permits and some impact fees, it is not as impactful to the developer if a greenfield development were to occur. Additionally, given the focus on infill

redevelopment and reinvestment, you will see that the City’s building permits on alterations is higher than other municipalities that are hyper-focused on suburban development and subdivisions.

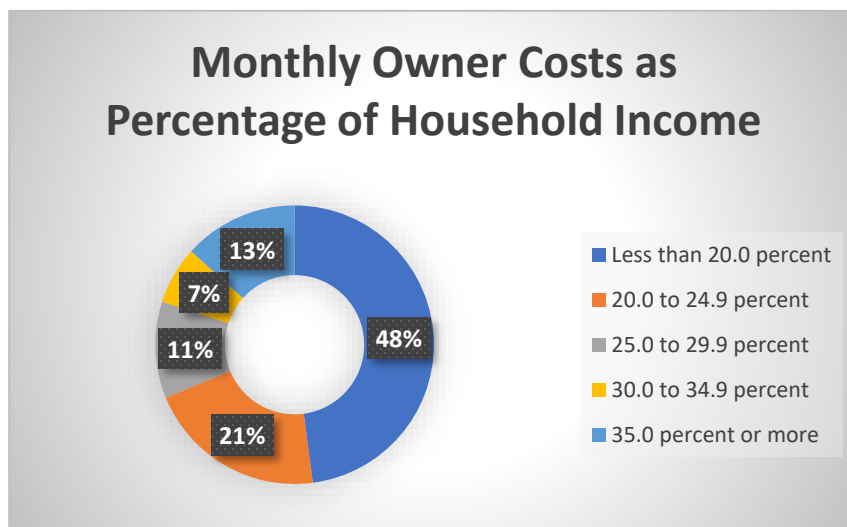
Housing Affordability

Utilizing data from the U.S. Census 2018 American Community Survey, we can provide generalizations on how affordable housing (whether rental or owner-occupied) is within the City of Stevens Point. Housing affordability has been defined by the amount of monthly income that is dedicated to paying a mortgage or rent. According to the US Department of Housing and Urban Development, families that pay more than 30% of their monthly income for housing are considered housing cost-burdened. This means that those families are financially limited on other non-discretionary costs of living within the community (transportation, groceries, student loans & debt service, childcare, etc.). In the City of Stevens Point, the median gross household income is \$45,040.

Owner-Occupied Housing

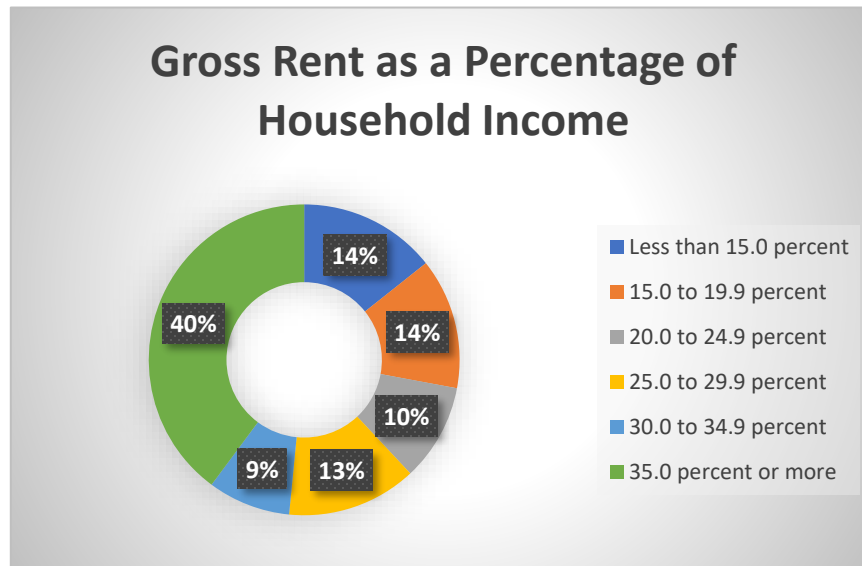
In order for us to dive further into the housing affordability component of this, we need to better understand the data in which we are pulling this information from. When identifying “Monthly Owner Costs” it should be known that this includes the sum of payments for mortgages, deeds of trust, contracts to purchase, or other similar debts on the property. It also includes real estate taxes, proper insurances, and utilities.

According to the U.S. Census 2018 American Community Survey, there are 10,337 occupied housing units within the City. Of those, 5,194 (50.25%) are owner-occupied. Additionally, of the 5,194 owner-occupied units, 3,417 (65.8%) have a mortgage or mortgage-equivalent. Of those with a mortgage or mortgage-equivalent, roughly 683 households (20%) spend more than 30% of their household income on Monthly Owner Costs. Below is a percentage breakdown of the percentage of household income spent on Monthly Owner Costs.



Non-Owner-Occupied Housing (Renters)

With a high student population and older housing stock, it is no surprise to public officials that the City has a higher percentage of non-owner-occupied housing (“renter-occupied”) than peer communities. Of the 10,337 occupied housing units in the community, 5,067 (49%) are renter-occupied. Based on data gathered from the U.S. Census, 49% of renter-occupied housing units pay over 30% of their household income towards rent.



Although this state-mandated report is well intended and affords municipalities the opportunity to review our internal fee structures and identify ways to reduce the cost of developing housing within the City, thereby reducing the cost shift from the developer to the new home owner. It would be deceiving if the author of this report would fail to point out the irony between §66.10013, §66.10014, and §66.1015. §66.1015 of the Wis. Stats. outlining limitations (read: prohibiting) on a municipality’s ability to enact inclusionary zoning. With a focus on §66.1015(3) specifically reading:

(3) Inclusionary zoning prohibited.

(a) In this subsection:

1. “Inclusionary zoning” means a zoning ordinance, as defined in s. [66.10015 \(1\)\(e\)](#), regulation, or policy that prescribes that a certain number or percentage of new or existing residential dwelling units in a land development be made available for rent or sale to an individual or family with a family income at or below a certain percentage of the median income.

2. “Median income” has the meaning given in s. [234.49 \(1\) \(g\)](#).

(b) No city, village, town, or county may enact, impose, or enforce an inclusionary zoning requirement.

Sadly, the irony between requiring that municipalities to write this report annually and identify ways in which to reduce our impact fees and time of approval of a new subdivision by 20 percent under the guise of ‘Housing Affordability’ while prohibiting local governments’ ability to require that new housing developments have *some* type of affordable housing. Arguably, one of the best ways to address local housing shortages is to allow the local municipality to regulate development of *some* affordable housing when working through a new development, not by solely relying on the market to drive this component.

Although the first round of reporting was required for permit year 2018, municipalities should be able to request some type of state-wide audit of this Housing Affordability Report to identify whether or not the reduction in impact fees and building permit fees actually impacted the final costs passed along to the new home buyers or whether or not the reduction in said fees was not passed along.

Housing Goals in the Comprehensive Plan

The City’s most recently adopted Comprehensive Plan was approved in 2005. An update has been under consideration since at least 2015 with final approval sometime in 2021, if able. The plan currently under development focuses on strengthening our neighborhoods, improving the housing stock, and furthering housing policy that promotes affordability, availability, and accessibility of units. Each of those development goals include specific policy items as outlined below:

Goal 1 - Strengthen Neighborhoods

Policy 5 - Identify properties that have a blighting influence on neighboring properties.

Policy 6 - Create redevelopment programs that support reinvestment in existing properties.

Policy 7 - Create density goals and incentives, via zoning or other means, to promote infill development.

Policy 12 - Examine the different types of housing types that are currently available within the City to determine if they meet the desired housing types of future residents.

Policy 13 - Analyze regulatory barriers that prevent the desired housing types, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote the desired housing types.

Goal 2 - Improve the City's aesthetic image.

Policy 22 - Review and modify existing regulatory documents to ensure high-quality developments.

Policy 23 - Adopt a land development code that incorporates form-based code standards.

Goal 3 - Improve the City as a place to do business.

Policy 33 - Implement Future Land Use map and regulate land use according to the Future Land Use map and the goals, objectives, and policies in the Comprehensive Plan elements.

Policy 34 - Adopt a land development code that incorporates form-based code standards.

Goal 5 - Offer adequate supply of housing in the City.

Policy 42 - Implement the recommendations within the 2017 Housing Study.

Policy 43 - Analyze locations for the development of workforce housing in the city to create a balanced housing stock.

Policy 44 - Improve the dissemination of information electronically relating to workforce housing options.

Policy 45 - Pursue and apply for loans or grants to fund rehabilitation programs.

Policy 46 - Implement the recommendations within the 2017 Housing Study.

Policy 47 - Review and modify existing regulatory documents to remove barriers that prevent a diversity of housing types (i.e. tiny homes, mother in law sweets, transient rentals).

Policy 48 - Create redevelopment programs that support reinvestment in existing properties.

Policy 49 - Promote and incentivize the conversion of rooming houses, traditionally single-family homes, back to owner occupied.

Goal 6 - Strengthen the City's financial stability.

Policy 56 - Eliminate minimum parking requirements.

Policy 57 - Increase density allowances for properties.

Policy 58 - Analyze regulatory barriers to mixed-use and infill development, and amend the municipal code to remove barriers and incorporate regulatory incentives to promote mixed-use and infill development.

Policy 64 - Create reinvestment or grant programs for existing homes.

Policy 65 - Condemn and acquire dilapidated properties and lead in redevelopment efforts to improve neighborhoods where they exist.

Goal 11 - Manage growth.

Policy 101 - Study serviceability of infrastructure for contiguous growth and resilience of future growth areas.

Policy 102 - Adopt ordinances or policy that limits the use of cul-de-sacs, limits blocks length, and requires shared access or interconnections between properties.

Policy 103 - Create targeted area master plans and corridor studies for key areas in the city.

Policy 104 - Analyze, document, and prioritize infill development opportunities.

Goal 13 - Communicate and collaborate with adjacent jurisdictions.

Policy 116 - Create an extraterritorial plan commission that acts on land use requests within the city's extraterritorial boundary area.

Policy 117 - Develop an annexation plan that incorporates infrastructure and service issues and costs, geographic features, environmental and other land use constraints, and market needs.

Policy 120 - Adopt a policy for notifying surrounding municipalities of projects or developments when adjacent.

Policy 121 - Create boundary agreements with adjacent municipalities regarding growth and uses.

Meeting the Housing Goals of the Comprehensive Plan

The most recent City of Stevens Point Comprehensive Plan contains several goals relating to housing affordability and meeting demand for households of all income levels. Notable policies to reduce cost of fees and infrastructure while improving services include encouraging infill development, revising regulation to allow higher-density housing types, and prioritizing redevelopment, mixed-used, and housing rehabilitation within the City.

There are policies within the plan that are aimed at marketing assistance programs to homeowners for rehabilitation, especially lower-income households, as well as directly analyzing locations for likely new workforce housing development. Importantly, the plan recognizes the necessary collaboration with partner and adjacent municipalities. Partnership is necessary to ensure flexibility in the ability to provide a range of housing choices and locations for residents of the region.

As outlined earlier, much of the lack of greenfield development is partly due to development constraints that limit the City's possibilities for expansion, such as growth boundaries, utility expansion, and natural challenges such as prevalence of both wetland and bedrock in locations that would otherwise support development.

Residential Activity & Fees Collected

Consistent with §66.10013(2)(a) and (b) of the Housing Affordability Report requirements, in 2019 the City approved the following plats, permits, and maps for residential development:

Table 1: Residential Activity, 2019

Fees Collected - 2019	Projects	Total Fees	Avg. Fee per Project	Avg. Project Cost
New Single Family Residential	13	\$14,563.60	\$2,865.67	\$351,138.33
New Duplex(s)	0	-	-	-
New Multi-Family	0	-	-	-
Addition	7	\$1,313.72	\$187.67	\$26,071.43
Alteration	316	\$23,500.58	\$74.37	\$5,459.85
Demolition	14	\$1,025	\$73.21	\$5,240.71
New (Deck, Driveway, etc.)	133	\$8,288.60	\$62.32	\$4,404.13
Replacements	572	\$32,937.04	\$57.58	\$4,123.04
Unclassified	0	-	-	-
TOTAL	1,055	\$81,628.54		

Table 2: Residential Units Created, 2019

Type	Residential Units Created
Subdivision Plat	9
Certified Survey Maps	
Condo Plats	0
Single-Family Permits	13
Two-Family Permits	0
Multifamily Permits	0

Table 3: Residential Permits, 2019

Type	Residential Permits
Subdivision Plats	1
Certified Survey Maps	
Condo Plats	0
New Unit Building Permits	11
Alteration Permits	316
Addition Permits	7

Permits issued and units created in 2019 represent all residential activity in the City. Consistent with previous years, there is significantly more activity with alterations and additions as opposed to creation of new units of housing. This also indicates that homeowners within the City of Stevens Point are working to maintain their properties, and could also be considered that property owners within the City are living within their financial means. This provides for a more resilient community during economic uncertainties.

Of note in meeting affordability and upkeep/maintenance goals that improve the condition of existing housing stock, it is worth reiterating that 99% of all permits were issued for additions and alterations. Considering the general homeownership affordability in the City, as well as the number and percentage of improvement-related fees, owners appear to be spending significant amounts of capital in increasing the condition of homes.

For new construction, the average new home project cost for single-family residential in 2019 was nearly \$351,000 per unit. This is up nearly \$90,000 from the 2018 report. This indicates that while there is a small market for new construction, these homes are targeted to higher-income households. This is consistent with the known gap in housing availability, and higher-priced new construction lifts pressure and burden on lower-cost housing options for lower income households - especially under consideration of stagnant or slightly decreasing housing demand in the City.

Financial Impact of Fees on Development

City fees for new development are modeled below to illustrate impact on a hypothetical subdivision. For purposes of this illustration, these fees demonstrate cost for a development of 30 single family units and 16 duplex units, all 3-bedroom units. Size of units is assumed to be 2,500 sqft. for single-family units and 1,500 sqft. for duplex units. On a per-unit basis, the average estimated City fee is \$1,515.96.

Fee	Amount	Unit	QTY	Total
Park Improvement Fees and Fee in Lieu of Land - Single family	\$300.00	dwelling unit	30	\$9,000.00
Park Improvement Fees and Fee in Lieu of Land - Duplex	\$250.00	dwelling unit	16	\$4,000.00
New Residential Building Plan Review (1 and 2 family)	\$0.02	SF (min \$40)	99,000	\$1,980.00
New Residential Electrical Review	\$0.01	SF (min \$40)	99,000	\$990.00

New Residential HVAC Review	\$0.01	SF (min \$40)	99,000	\$990.00
New Residential Plumbing Review	\$0.01	SF (min \$40)	99,000	\$990.00
New Residential Zoning Review	\$0.02	SF (min \$200)	99,000	\$1,980.00
New Residential Building Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Electrical Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential HVAC Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Plumbing Inspection	\$0.10	SF (min \$200)	99,000	\$9,900.00
New Residential Zoning Inspection	\$0.06	SF (min \$200)	99,000	\$5,940.00
Wisconsin Uniform Building Permit Seal	\$43.00	building permit	38	\$1,634.00
Temporary Electric Permit	\$50.00	Each Structure	38	\$1,900.00
Preliminary Plat	\$300.00	Application	1	\$300.00
Preliminary Plat	\$10.00	Lot	37	\$370.00
Final Plat	\$50.00	Application	1	\$50.00
Total				\$1,515.74/unit
				\$69,724.00

Analysis of Development Regulations

Regulation

Residential development within the City of Stevens Point is generally consistent, predictable, and effective across different zoning districts. The City updated fee tables in 2018 to increase transparency of development and addition/alteration, and offer straightforward calculations to estimate impact. The City Plan Commission meets monthly to review and discuss development proposals. In addition, the City Code of Ordinances is complete in zoning and development requirements, creating uniformity in consistency and expectation for developers who are proposing new construction or alteration/rehab within the City.

There are sections and Districts within the current ordinance that are prohibitive to new housing construction, especially of specific unit types for infill and small-lot development. Both the Zoning and Subdivision ordinance are scheduled for revision to include permitted housing types including ADUs, tiny houses, cluster subdivisions, cottage clusters, etc. which are expected to increase diversity of development and redevelopment possibility.

The Subdivision Ordinance creates additional requirements in platting and survey maps, consistent with Chapter 36 of the Wisconsin State Statutes. The ordinance also creates consistency with the City's Comprehensive Plan, requiring public dedication and improvements in order for final subdivision plats and maps to be granted.

Costs of improvements and dedications are funded through unit sales and rent revenue, and are generally passed on to consumers which impacts affordability of development in the City. However, in 2018 the lack of new unit development is reflective of the need for rehabilitation and redevelopment across many districts. Generally, the City's land use regulations are not considered overly burdensome to the development of housing within the community.

Land Costs

Land costs are directly impacted by land use regulations, and are passed onto development through regulatory requirements of individuals districts. Due to the necessary costs associated with fees to promote health, safety, and welfare of residents, the largest potential for reducing time and cost of development is through regulations associated with land cost. However, due to the nature of the housing market affordability of rehabilitation as opposed to new construction, the amount of impact is limited. The City of Stevens Point Community Development Department does not believe that it is the responsibility nor the role of the City to reduce land costs for the development of a greenfield subdivision. Developers take on specific risks when developing greenfield subdivision, and the land regulations regulated through the City's Zoning and Subdivision Code are specifically written for a purpose. As an example, the [2018 Housing Affordability Report](#) written by MSA Consulting encourages the City to consider reducing the minimum square footage requirements for the Residential-Low Density developments. Currently the required size is 2.0 acres. The intention of this district is established to provide for low density residential land usage and accessory uses particularly in fringe areas of the City to reduce the need for and cost of public services such as sewer and water, or to be applied in those areas of the City where natural environmental conditions present physical development problems such as from high ground water, bedrock, clay soils, etc. A further purpose is to help preserve the open space and natural scenic and ecological qualities in special areas such as along shorelines, wetlands, bluffs, community parks or other areas identified by the Plan Commission and otherwise consistent with the City's Comprehensive Plan. If the City were to reduce the size of the minimum square footage required, we would actively be working against our own zoning code.

If a developer wanted to do smaller lots and a lesser footprint than typically allowed, City staff would encourage the developer to pursue a Planned Development District. A Planned Development is a zoning district that allows for deviation from the standards of this zoning ordinance in exchange for higher quality development. This could include higher density wherein higher density may not be allowed or if a developer intended to develop a residential project outside of a typical subdivision (tiny homes, cottage development, etc). This is the most effective way to reduce overall costs to develop a residential project in the City by 20 percent. The City could reduce the time required for review to get a Planned Development District in place by offering a more streamlined process that could eliminate the public hearing component if the development is smaller than a certain number of acres or parcels. Additionally, the City could remove the conceptual review process for Planned Development Districts before going through the approval process.

Undeveloped Parcels Permitted for Residential Use

Per §66.10013(2)(c) and (d) of the Housing Affordability Report, a list and map of (c) undeveloped parcels in the municipality that are zoned for residential development and (d) a list of all undeveloped parcels in the municipality that are suitable for, but not zoned for, residential development, including vacant site and sites that have potential for redevelopment, and description of the zoning requirements and availability of public facilities and services for each property. This section includes a list and map of all parcels identified.

PIN	Land Value	Imp	Tot Value	Address	Future Land Use	Designation	Zoning
281230803340207	700	0	700	0 FELTZ AVE	Residential		R1
281230803340208	300	0	300	0 FELTZ AVE	Residential		R1
281230805400116	1500	0	1500	3332 WHITING AVE	Multiple Family		R4
281230804301421	9500	0	9500	0 CHURCH ST	Area District		B4
281230803310709	27400	0	27400	0 OAK AVE	Residential		R1
281230805420407	13900	0	13900	1616 RIVER VIEW AVE	Residential		R2
281230805420408	13800	0	13800	0 WHITING AVE	Residential		R2
281230804300413	21900	0	21900	0 NEBEL ST	Residential		R2
281230805420402	20600	0	20600	0 COON AVE	Residential		R3
281230804400418	9600	0	9600		Restrictive Development		R2
281230805420621	20700	0	20700	0 COON AVE	Residential		R2
281230804300314	21900	0	21900	0 MARTHA'S LN	Residential		R2
281230804400419	8300	0	8300		Restrictive Development		R2
281230802300125	29400	0	29400	0 CLOVER CT	Residential		R1
281230805420808	7200	0	7200	0 WHITING AVE	Residential		R2
281230804300533	19200	0	19200	0 MARY ST	Residential		R2
281230805420707	13800	0	13800	0 COON AVE	Residential		R2
281230805420811	13800	0	13800	0 WHITING AVE	Residential		R2
281230805420708	13800	0	13800	0 ECHO DELLS AVE	Residential		R3
281230804300720	16900	0	16900	0 DALANEY ST	Residential		R2
281230805420702	13800	0	13800		Residential		R3
281230804400509	22800	0	22800	0 CHANNEL DR	Residential		R2
281230805420109	22200	0	22200	0 HOWARD AVE	Residential		R3
281230803200103	29600	0	29600	0 HEFFRON ST	Residential		R1
281230803130057	33800	0	33800	0 HEFFRON ST	Residential		R1
281230804101214	1000	0	1000	0 DAN'S DR	Vacant		R2
281230803130021	40400	0	40400	3000 PARKWAY DR	Residential		R1

281230804200802	10000	0	10000	0 WILLIAMS ST	Area District	R2
281230803200110	86800	0	86800	0 ISLAND VIEW CT	Residential	R1
281230803200123	7400	0	7400		Restrictive Development	R1
281230806100005	1200	0	1200	0 WEST RIVER DR	Residential	RLD
281230805101419	8400	0	8400	0 HENRIETTA ST	Area District	R5
281230804202211	13400	0	13400	0 MARY ST	Residential	R2
281230804202406	24500	0	24500	2827 MARTHA'S LN	Residential	R2
281230804202108	11400	0	11400	0 MICHIGAN AVE	Residential	R2
281230806100112	48700	0	48700	0 WEST RIVER DR	Residential	R2
281230804201116	13000	0	13000	0 CLEVELAND AVE	Residential	R2
281230804202125	10200	0	10200	0 MARY ST	Residential	R2
281230804202504	12200	0	12200	0 MINNESOTA AVE	Residential	R3
281230804202503	22800	0	22800	0 MINNESOTA AVE	Residential	R3
281230806100403	14000	0	14000	0 WEST MCDONALD DR	Residential	R2
281230806100511	17100	0	17100	0 WEST MCDONALD DR	Residential	R2
281230806100512	5400	0	5400	0 WEST BRENTWOOD DR	Residential	R2
281230806100517	10400	0	10400	0 WEST BIRCHWOOD LN	Residential	R2
281230806100518	10400	0	10400	0 WEST MCDONALD DR	Residential	R2
281230806100519	10400	0	10400	0 WEST MCDONALD DR	Residential	R2
281230806100520	10400	0	10400	0 WEST MCDONALD DR	Residential	R2
281230806100521	10400	0	10400	0 WEST MCDONALD DR	Residential	R2
281230806100303	7400	0	7400	0 WEST BIRCHWOOD LN	Residential	R2
281230806100603	11600	0	11600	0 WEST BRENTWOOD DR	Residential	R2
281230805100212	15400	0	15400	1332 MATILDA ST	Area District	B4
281230805100703	2800	0	2800	0 MASON ST	Residential	R3
281230806100602	14000	0	14000	0 WEST MAPLERIDGE DR	Residential	R2
281230804200106	24300	0	24300	2600 MINNESOTA AVE	Residential	R2
281230806100306	23200	0	23200	0 WEST BIRCHWOOD LN	Residential	R2
281230806100304	20000	0	20000	0 WEST MAPLERIDGE DR	Residential	R2
281230806100101	104000	0	10400 0	0 WEST RIVER DR	Residential	R2
281230804200403	4700	0	4700	0 BLAINE ST	Residential	R2
281230805200004	6300	0	6300	0 BLISS AVE	Institutional	R3
281230805100222	50200	0	50200	2001 PATCH ST	Area District	B4
281240832300907	7200	0	7200	0 TAMARAC ST	Residential	R3
281240833301217	7400	0	7400	2124 PATCH ST	Commercial	B1
281240832300303	2200	0	2200	0 CYPRESS ST	Institutional	R3
281240832300403	11800	0	11800	0 CYPRESS ST	Institutional	R3
281240831401424	12900	0	12900	0 WEST PLEASANT ST	Residential	R2
281240832402313	12400	0	12400	0 WATER ST	Commercial	B4
281240832402307	10800	0	10800	2157 PRAIRIE ST	Residential	R3
281240832403616	1300	0	1300	0 EAST AVE	Residential	R3
281240831401223	2500	0	2500	0 WEST PLEASANT CT	Residential	R2

281240832403521	9300	0	9300	2313 DIVISION ST	Commercial	B3
281240831401506	33000	0	33000	0 WEST PLEASANT ST	Residential	R2
281240831401226	2400	0	2400	0 WEST PLEASANT CT	Residential	R2
281240831401222	2300	0	2300	0 WEST PLEASANT CT	Residential	R2
281240831401221	2200	0	2200	0 WEST PLEASANT CT	Residential	R2
281240831401220	1700	0	1700	0 WEST PLEASANT CT	Residential	R2
281240831401507	7600	0	7600	0 WEST RIVER DR	Industrial	R2
281240831401219	1800	0	1800	0 WEST PLEASANT CT	Residential	R2
281240831300623	1700	0	1700	0 WEST CLARK ST	Restrictive Development	R2
281240831300622	12900	0	12900	0 WEST CLARK ST	Restrictive Development	R2
281240831401212	2600	0	2600	0 WEST PLEASANT CT	Residential	R2
281240831401213	2500	0	2500	0 WEST PLEASANT CT	Residential	R2
281240831401214	2400	0	2400	0 WEST PLEASANT CT	Residential	R2
281240831401218	3000	0	3000	0 WEST PLEASANT CT	Residential	R2
281240831401217	2200	0	2200	0 WEST PLEASANT CT	Residential	R2
281240831401215	2500	0	2500	0 WEST PLEASANT CT	Residential	R2
281240833302102	17500	0	17500	0 DIXON ST	Residential	R2
281240831300504	4700	0	4700	0 WEST CLARK ST	Residential	R2
281240835300044	19200	0	19200	5301 CAROL'S LN	Residential	R3
281240835300045	19200	0	19200	5303 CAROL'S LN	Residential	R3
281240835300046	19200	0	19200	5309 CAROL'S LN	Residential	R3
281240835300047	19200	0	19200	5311 CAROL'S LN	Residential	R3
281240835300048	19200	0	19200	5317 CAROL'S LN	Residential	R3
281240835300049	19200	0	19200	5319 CAROL'S LN	Residential	R3
281240831300508	24500	0	24500	0 WEST CLARK ST	Residential	R2
281240831300209	2700	0	2700	0 WEST GATES DR	Restrictive Development	R2
281240833300907	14900	0	14900	0 McCULLOCH ST	Residential	R3
281240833302417	11800	0	11800	0 DIXON ST	Multiple Family	R2
281240836320102	100	0	100	OLD HIGHWAY 18 RD STEVENS POINT WI 54482	Mixed Use	R1
281240832300218	3800	0	3800	924 WISCONSIN ST	Residential	R4
281240835400511	50400	0	50400	0 ELMWOOD AVE STEVENS POINT WI 54482	Residential	R1
281240832300224	11300	0	11300	1740 WATER ST	Institutional	R4
281240832300226	13500	0	13500	1732 WATER ST	Institutional	R4
281240832300227	13500	0	13500	1724 WATER ST	Institutional	R4
281240832300230	2100	0	2100	0 WATER ST	Mixed Use	R4
281240831400407	13400	0	13400	0 WEST KARNER ST	Residential	R2
281240831400207	9900	0	9900	0 WEST PEARL ST	Residential	R3
281240831400424	6400	0	6400	0 WEST PEARL ST	Residential	R2
281240831400405	13400	0	13400	0 WEST KARNER ST	Residential	R2
281240831400206	9800	0	9800	0 WEST PEARL ST	Residential	R3
281240832300236	11900	0	11900	1552 WATER ST	Mixed Use	R4
281240832300237	11300	0	11300	1544 WATER ST	Mixed Use	R4

281240833300344	15400	0	15400	0 MILLER CT	Residential	R2
281240832400921	12600	0	12600	0 STRONGS AVE	Commercial	R3
281240833400415	14300	0	14300	0 OAK ST	Residential	R2
281240831100505	2400	0	2400	0 COUNTY ROAD HH	Residential	R2
281240833400402	14300	0	14300	0 JEFFERSON ST	Residential	R2
281240833400307	14300	0	14300	0 JEFFERSON ST	Residential	R2
281240836320146	13800	0	13800	0 JEFFERSON ST STEVENS POINT WI 54482	Residential	R3
281240833101949	287600	0	287600	0 JEFFERSON ST	Commercial	B4
281240831100307	8900	0	8900	0 WEST HARDING AVE	Residential	R2
281240831100306	8900	0	8900	549 WEST HARDING AVE	Residential	R2
281240833202226	1200	0	1200	0 MICHIGAN AVE	Residential	R2
281240831100705	6300	0	6300	0 WEST CORNELL AVE	Residential	R2
281240831101212	53700	0	53700	208 WEST CLARK ST	Mixed Use	B4
281240831101005	9800	0	9800	0 WEST PEARL ST	Residential	R2
281240831100817	8700	0	8700	0 WEST CORNELL AVE	Residential	R2
281240833100808	2800	0	2800	0 ELLIS ST	Residential	R2
281240831100910	6400	0	6400	0 WEST HARDING AVE	Residential	R2
281240831100802	8700	0	8700	0 WEST HARDING AVE	Residential	R2
281240833202901	5900	0	5900	0 MINNESOTA AVE	Residential	R2
281240832201705	9900	0	9900	0 CLARK ST	Area District	B3
281240832201819	10700	0	10700	0 THIRD ST	Area District	B3
281240833202512	14800	0	14800	2624 CLARK ST	Commercial	R5
281240832201820	12400	0	12400	0 THIRD ST	Area District	B3
281240832201821	11800	0	11800	0 THIRD ST	Area District	B3
281240832202707	18800	0	18800	1323 STRONGS AVE	Area District	B3
281240835240004	225600	0	225600	0 US HIGHWAY 10 EAST STEVENS POINT WI 54482	Area District	B5
281240836120002	140500	0	140500	BADGER AVE STEVENS POINT WI 54482	Area District	B5
281240829303107	10400	0	10400	0 SECOND ST	Commercial	B1
281240833100305	18200	0	18200	0 LINDBERGH AVE	Residential	R2
281240836220042	133000	0	133000	0 BADGER AVE STEVENS POINT WI 54482	Area District	B5
281240827300918	24300	0	24300	0 SUNSET BLVD	Residential	R2
281240829304407	13200	0	13200	0 FRANKLIN ST	Residential	R3
281240825340115	34600	0	34600	0 SANDPIPER DR STEVENS POINT WI 54482	Residential	R3
281240829400818	11300	0	11300	0 PRENTICE ST	Residential	R3
281240827300805	25700	0	25700	0 SIMONIS ST	Residential	R2
281240829401040	17400	0	17400	0 PRENTICE ST	Residential	R3
281240830400921	2700	0	2700	0 FOURTH AVE	Residential	R3
281240830401915	12200	0	12200	0 FOURTH AVE	Residential	R3
281240830402504	1600	0	1600		Residential	R3
281240827440007	34000	0	34000	0 HOFMEISTER DR	Residential	RLD
281240828301206	4100	0	4100	0 ILLINOIS AVE	Residential	R2

281240829304810	700	0	700	0 FIFTH AVE	Residential	R3
281240829301913	13100	0	13100	0 FIFTH AVE	Residential	R3
281240828402113	21600	0	21600	3416 JORDAN LN	Residential	R2
281240828400607	22800	0	22800	0 LINDBERGH AVE	Residential	R2
281240827300424	26400	0	26400	0 SUNSET BLVD	Residential	R3
281240829303608	6200	0	6200	0 SECOND ST	Residential	R3
281240829400624	17500	0	17500	0 PRENTICE ST	Residential	R3
281240829300132	4700	0	4700	0 UNION ST	Residential	R3
281240827440005	21600	0	21600	0 BARBARA'S LN	Residential	RLD
281240829300220	13100	0	13100	0 SIXTH AVE	Residential	R3
281240829300714	12200	0	12200	0 WEST ST	Residential	R3
281240830401511	1900	0	1900	0 WADLEIGH ST	Residential	R3
281240828402012	29100	0	29100	2928 STANLEY ST	Area District	RLD
281240828401915	2700	0	2700	0 STANLEY ST	Residential	R4
281240830400203	5400	0	5400	0 WALKER ST	Residential	R3
281240829240019	27500	0	27500	932 MARIA DR	Multiple Family	B4
281240830100249	1000	0	1000	0 MARIA DR	Residential	R2
281240830100243	19300	0	19300	0 FOREST N ST	Residential	R3
281240828100105	30700	0	30700	0 INDIANA N AVE	Residential	R2
281240829230024	2700	0	2700	0 SECOND N ST	Residential	R2
281240828100023	20800	0	20800	0 FOURTH AVE	Residential	R2
281240827230102	6200	0	6200	0 EAST MARIA DR	Multiple Family	R4
281240830100220	19700	0	19700	0 GEORGIA ST NORTH	Residential	R2
281240830100135	19100	0	19100	0 GEORGIA ST NORTH	Residential	R2
281240829240028	3900	0	3900	0 SECOND N ST	Residential	R4
281240828100727	27000	0	27000	0 MOSES XING	Residential	PD
281240828100717	24000	0	24000	0 VINE ST	Residential	PD
281240828100716	29700	0	29700	0 VINE ST	Residential	PD
281240828100910	40300	0	40300	0 VINE ST	Residential	PD
281240829130022	286000	0	286000	1616 ACADEMY AVE	Area District	B4
281240830100238	19900	0	19900	0 GEORGIA ST NORTH	Residential	R2
281240828100005	20500	0	20500	0 FOURTH AVE	Residential	R2
281240828100906	46800	0	46800	VINE ST	Residential	PD
281240828100905	47300	0	47300	VINE ST	Residential	PD
281240829140013	133600	0	133600	0 DIVISION N ST	Area District	B4
281240828100702	37100	0	37100	0 INDIANA N AVE	Residential	PD
281240828100115	2900	0	2900	0 STANLEY ST	Residential	R2
281240828100408	19000	0	19000		Residential	R2
281240827240104	60800	0	60800	245 GREEN N AVE	Commercial	B4
281240829220004	146700	0	146700	0 FREDERICK N ST	Residential	R4
281240830100137	19500	0	19500	317 GEORGIA ST NORTH	Multiple Family	R2
281240830100138	19500	0	19500	0 GEORGIA ST NORTH	Multiple Family	R2

281240830100139	19500	0	19500	0 GEORGIA ST NORTH	Multiple Family	R2
281240829120013	244400	0	24440 0	348 DIVISION N ST	Area District	B4
281240829220033	15400	0	15400	0 WEST N ST	Residential	R3
281240829220032	15400	0	15400	424 WEST N ST	Residential	R3
281240830100131	19800	0	19800	0 GEORGIA ST NORTH	Multiple Family	R4
281240830100132	21700	0	21700	0 NORTH POINT DR	Multiple Family	R4
281240829220030	15400	0	15400	0 NORTH POINT DR	Residential	R3
281240827200224	3900	0	3900	0 NORTH POINT DR	Residential	R2
281240820340043	31400	0	31400	0 SECOND N ST	Residential	B1
281240821330002	29300	0	29300	0 MICHIGAN AVE	Right of Way	B4
281240824330010	3400	0	3400	BRILOWSKI N RD STEVENS POINT WI 54482	Residential	RLD
281240822340016	37000	0	37000	0 STATE HIGHWAY 66 STEVENS POINT WI 54482	Commercial	B4
281240819400301	65100	0	65100	0 OLD WAUSAU RD	Restrictive Development	R2
281240820320013	18600	0	18600	0 SECOND N ST	Residential	B4
281240820310008	70100	0	70100	0 SECOND N ST	Restrictive Development	B4
281240821200108	20600	0	20600	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R1
281240821200107	19100	0	19100	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R5
281240821200133	85400	0	85400	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R5
281240821200109	19100	0	19100	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R1
281240821200102	93900	0	93900	EAGLE SUMMIT STEVENS POINT WI 54482	Multiple Family	R5
281240821200316	38100	0	38100	EAGLE SUMMIT STEVENS POINT WI 54482	Residential	R1
281240820140151	33800	0	33800	0 RESERVE ST NORTH STEVENS POINT WI 54482	Multiple Family	B4
281240821200347	46200	0	46200	1109 RESERVE ST NORTH STEVENS POINT WI 54482	Residential	R1
281240820140150	33800	0	33800	0 RESERVE ST NORTH STEVENS POINT WI 54482	Multiple Family	B4
281240821200124	38500	0	38500	0 FALCONS COVE STEVENS POINT WI 54482	Residential	R1
281240821200123	40100	0	40100	0 FALCONS COVE STEVENS POINT WI 54482	Residential	R1
281240821200401	26200	0	26200	2309 OSPREY RETREAT STEVENS POINT WI 54482	Residential	R1
281240821200407	34400	0	34400	2408 OSPREY RETREAT STEVENS POINT WI 54482	Residential	R1
281240821200410	43800	0	43800	2316 OSPREY RETREAT STEVENS POINT WI 54482	Residential	R1
281240821200409	37900	0	37900	2324 OSPREY RETREAT STEVENS POINT WI 54482	Residential	R1
281240814430003	11000	0	11000	0 PLOVER HEIGHTS RD STEVENS POINT WI 54482	Institutional	RLD
281240813330001	25100	0	25100	0 BRILOWSKI RD STEVENS POINT WI 54482	Institutional	Split Zoned
281240814300112	31800	0	31800	0 SUNNY CREST DR STEVENS POINT WI 54482	Residential	RLD
281240814300210	40400	0	40400	0 HAMPTON RD STEVENS POINT WI 54482	Residential	RLD
281240814300212	40500	0	40500	0 SUNNY CREST DR STEVENS POINT WI 54482	Residential	RLD
281240814300106	40300	0	40300	0 SUNNY CREST DR STEVENS POINT WI 54482	Residential	RLD
281230803330120	92000	0	92000	0 BONNIE BAY RD	Residential	R1
281230803330123	1300	0	1300	0 BONNIE BAY RD	Residential	R1
281230805400154	1100	0	1100	0 WHITING AVE	Multiple Family	R4
281230803330105	41600	0	41600	0 BONNIE BAY RD	Residential	R1

281230803330128	10800	0	10800		Restrictive Development	R1
281230805430043	101400	0	10140 0	0 RIVER VIEW AVE	Multiple Family	R4
281230802300704	27100	0	27100	0 CROCUS CT	Residential	R1
281230805420304	32900	0	32900	0 ECHO DELLS AVE	Residential	R3
281230805420523	22400	0	22400	0 COON AVE	Residential	R3
281230805410022	35800	0	35800	0 WHITING AVE	Multiple Family	R4
281230805420522	22400	0	22400	0 COON AVE	Residential	R3
281230804300729	93800	0	93800	3297 CHURCH ST	Area District	B4
281230805420620	26700	0	26700	0 WHITING AVE	Residential	R2
281230803320011	64700	0	64700	0 NEBEL ST	Residential	R2
281230802300604	25300	0	25300	0 HOOVER RD	Residential	R1
281230804300306	21900	0	21900	0 WELSBY AVE	Residential	R2
281230805420622	28700	0	28700	0 COON AVE	Residential	R2
281230803310503	27300	0	27300	0 FELTZ AVE	Residential	R2
281230802300610	6600	0	6600	0 TULIP LN	Residential	R1
281230803310509	33900	0	33900	0 OAK AVE	Residential	R1
281230803320058	195500	0	19550 0	0 NEBEL ST	Restrictive Development	Split Zoned
281230804300704	5900	0	5900	0 CHURCH ST	Area District	B4
281230803400124	45400	0	45400	0 HEFFRON ST	Residential	R1
281230804300701	12400	0	12400	0 HEFFRON ST	Residential	R2
281230802300102	6000	0	6000	0 HOWARD AVE	Restrictive Development	R1
281230805410003	50600	0	50600	0 WATER ST	Multiple Family	R4
281230804100536	22000	0	22000	0 HEFFRON ST	Residential	R2
281230803200126	43100	0	43100	0 FELTZ AVE	Residential	R1
281230804200835	30600	0	30600	0 WATER ST	Area District	R4
281230804200821	30600	0	30600	0 CHURCH ST	Area District	B4
281230803200124	9000	0	9000		Restrictive Development	R1
281230803230009	67300	0	67300	0 HEFFRON ST	Residential	R2
281230803200125	5900	0	5900		Restrictive Development	R1
281230803230008	74000	0	74000	0 HEFFRON ST	Residential	R2
281230803140063	35300	0	35300	0 DUNEGAN DR	Residential	R1
281230803130024	37100	0	37100	0 PLEASANT VIEW DR	Residential	R1
281230803200105	41400	0	41400	0 OAK AVE	Residential	R1
281230805101316	15800	0	15800	0 HENRIETTA ST	Residential	R2
281230805101317	17900	0	17900	0 HENRIETTA ST	Residential	R2
281230803140066	38400	0	38400	0 DUNEGAN DR	Residential	R1
281230804202004	10900	0	10900	0 RICE ST	Residential	R2
281230804100921	15900	0	15900	0 FRONTENAC AVE	Residential	R4
281230804202321	9400	0	9400	0 RICE ST	Residential	R4
281230805101612	12500	0	12500	2878 CHURCH ST	Area District	B4
281230804101643	100	0	100		Vacant	R1

281230805101216	6600	0	6600	0 WATER ST	Residential	R2
281230803220072	25800	0	25800	0 SUNSET BLVD	Residential	R2
281230805101811	14600	0	14600	2725 WATER ST	Industrial	R5
281230805101602	5900	0	5900	0 MATILDA ST	Area District	R2
281230804100803	31600	0	31600	0 SOO MARIE AVE	Residential	R3
281230805100714	2100	0	2100	0 PRAIRIE ST	Residential	R3
281230805101701	21800	0	21800	1333 MATILDA ST	Area District	R2
281230804200330	1500	0	1500	0 BUSH ST	Residential	R2
281230805100213	20300	0	20300	2530 WARNER ST	Area District	B4
281230805200022	6900	0	6900	0 MASON ST	Residential	R3
281230805200005	1200	0	1200	0 BLISS AVE	Institutional	R3
281230805200009	8400	0	8400	517 BLISS AVE	Institutional	R3
281230804100204	12700	0	12700	2501 MINNESOTA AVE	Commercial	R5
281240831401103	71300	0	71300	0 WEST RIVER DR	Residential	R2
281240835401317	33300	0	33300	0 GLENWOOD AVE STEVENS POINT WI 54482	Residential	R1
281240831401240	200	0	200	0 WEST ZINDA DR	Residential	R2
281240831401232	17500	0	17500	0 WEST ZINDA DR	Residential	R2
281240831401427	3000	0	3000	0 WEST PLEASANT ST	Residential	R2
281240832403523	7400	0	7400	2324 CHURCH ST	Multiple Family	B3
281240831401225	4000	0	4000	0 WEST PLEASANT CT	Residential	R2
281240831300613	5400	0	5400	0 WEST SESAME ST	Residential	R2
281240832402508	17000	0	17000	2157 ELK ST	Residential	R3
281240831401211	4000	0	4000	0 WEST PLEASANT CT	Residential	R2
281240831300624	13400	0	13400	0 WEST CLARK ST	Restrictive Development	Split Zoned
281240831401241	64400	0	64400	WEST ZINDA DR	Residential	R2
281240831401216	1800	0	1800	0 WEST PLEASANT CT	Residential	R2
281240833302323	3000	0	3000	0 WELSBY AVE	Residential	R2
281240832300219	6900	0	6900	0 WATER ST	Residential	R4
281240831300218	3100	0	3100	0 WEST CLARK ST	Restrictive Development	R2
281240832300229	10800	0	10800	1708 WATER ST	Mixed Use	R4
281240833401138	17400	0	17400	0 CENTER ST	Residential	R2
281240836320105	102900	0	102900	0 SCHILLER DR STEVENS POINT WI 54482	Residential	R3
281240832300234	16000	0	16000	1560 WATER ST	Mixed Use	R4
281240833300103	14100	0	14100	0 JEFFERSON ST	Residential	R2
281240831100409	10500	0	10500	0 WEST WILSON AVE	Residential	R2
281240833101721	18200	0	18200	JEFFERSON ST	Residential	R2
281240831100724	11600	0	11600	0 WEST WILSON AVE	Residential	R2
281240831101326	357100	0	357100	133 WEST CLARK ST	Mixed Use	B2
281240833101924	2600	0	2600	0 ALGOMA ST	Residential	R2
281240832202051	58800	0	58800	0 WATER ST	Area District	B3
281240833101904	40400	0	40400	3213 MAIN ST	Commercial	B4

281240833203011	2300	0	2300	2724 CLARK ST	Residential	R2
281240832201822	11300	0	11300	0 THIRD ST	Area District	B3
281240832202708	45000	0	45000	1329 STRONGS AVE	Area District	B3
281240836240002	599800	0	599800	5707 US HIGHWAY 10 EAST STEVENS POINT WI 54482	Area District	B5
281240832202963	8100	0	8100	0 THIRD CT	Area District	B3
281240832101609	24200	0	24200	0 CENTERPOINT DR	Area District	R5
281240834200305	32300	0	32300	0 GREEN AVE	Residential	R2
281240835120147	31300	0	31300	5416 WINDY DR STEVENS POINT WI 54482	Residential	R3
281240832200910	190900	0	190900	1111 CROSBY AVE	Area District	B3
281240836220025	244800	0	244800	0 WOODLAND ST STEVENS POINT WI 54482	Area District	B5
281240836220045	100	0	100	0 BADGER AVE STEVENS POINT WI 54482	Area District	B5
281240829304413	17600	0	17600	917 UNION ST	Residential	R3
281240829401306	16400	0	16400	0 DIVISION ST	Campus District	R3
281240829303203	15400	0	15400	0 WASHINGTON AVE	Commercial	R3
281240827301912	5400	0	5400	0 RIDGE RD	Restrictive Development	R2
281240828301316	16600	0	16600	0 FOURTH AVE	Residential	R2
281240830400714	400	0	400	0 FIFTH AVE	Residential	R3
281240829304809	700	0	700	0 MEADOW ST	Residential	R3
281240829400627	30600	0	30600	0 PULASKI PL	Residential	R3
281240829304818	12200	0	12200	0 UNION ST	Residential	R3
281240827300423	25500	0	25500	332 SUNSET BLVD	Residential	R3
281240828400426	100	0	100	0 JORDAN LN	Residential	R2
281240828400713	19200	0	19200	0 MINNESOTA AVE	Area District	R2
281240829303711	13100	0	13100	0 MEADOW ST	Residential	R3
281240828402102	24900	0	24900	409 SAINT PAUL ST	Residential	R2
281240829303614	1600	0	1600	0 THIRD ST	Residential	R3
281240827300420	30600	0	30600	400 GREEN AVE	Residential	R3
281240827300507	113500	0	113500	0 WEIR BLVD	Residential	R2
281240829302214	16600	0	16600	0 FIRST ST	Residential	R3
281240829300340	23600	0	23600	0 SECOND ST	Residential	R3
281240830400207	4400	0	4400	0 WALKER ST	Residential	R3
281240827302104	200	0	200	0 EAST MARIA DR	Residential	R2
281240829240021	3600	0	3600	0 MARIA DR	Multiple Family	R4
281240830100309	11000	0	11000	0 FOREST N ST	Residential	R2
281240828100731	29800	0	29800	0 MOSES XING	Residential	PD
281240828100726	31800	0	31800	0 MOSES XING	Residential	PD
281240827230109	52500	0	52500	0 DOOLITTLE DR	Multiple Family	R4
281240827230110	52600	0	52600	0 DOOLITTLE DR	Multiple Family	R4
281240827230111	52700	0	52700	0 DOOLITTLE DR	Multiple Family	R4
281240830100234	5600	0	5600	0 GEORGIA ST NORTH	Residential	R2
281240828100734	29800	0	29800	0 VINE ST	Residential	PD

281240828100732	29200	0	29200	0 VINE ST	Residential	PD
281240828100730	30500	0	30500	0 VINE ST	Residential	PD
281240828100909	41600	0	41600	VINE ST	Residential	PD
281240828100908	45700	0	45700	0 VINE ST	Residential	PD
281240830100237	19300	0	19300	0 FOREST N ST	Residential	R2
281240827230028	69400	0	69400	0 DOOLITTLE DR	Multiple Family	R4
281240827230027	69600	0	69600	0 DOOLITTLE DR	Multiple Family	R4
281240830100406	20600	0	20600	0 OLD WAUSAU RD	Residential	R3
281240829130024	378800	0	37880 0	1617 SCHOLFIELD AVE	Area District	B4
281240828100409	19800	0	19800	0 INDIANA N AVE	Residential	R2
281240829240033	237600	0	23760 0	0 MARIA DR	Mixed Use	R2
281240828100312	22500	0	22500	0 FOURTH AVE	Residential	R2
281240830100316	10200	0	10200	0 FOREST N ST	Residential	R2
281240830100202	49300	0	49300	0 GEORGIA ST NORTH	Residential	R2
281240830100142	19800	0	19800	0 GEORGIA ST NORTH	Multiple Family	R4
281240830100140	12400	0	12400	0 GEORGIA ST NORTH	Multiple Family	R4
281240829220047	12700	0	12700	0 NORTH POINT DR	Residential	R3
281240827200223	28400	0	28400	0 NORTH POINT DR	Residential	R2
281240820330013	15100	0	15100	0 SECOND N ST	Residential	B4
281240820330014	14800	0	14800	0 SECOND N ST	Residential	B4
281240820330007	8900	0	8900	0 NORTH POINT DR	Residential	R2
281240824330012	4400	0	4400	0 BRILOWSKI RD STEVENS POINT WI 54482	Residential	RLD
281240824330013	11400	0	11400	0 BRILOWSKI RD STEVENS POINT WI 54482	Residential	RLD
281240820340053	44600	0	44600	0 SECOND N ST	Residential	Split Zoned
281240822340015	144100	0	14410 0	0 STATE HIGHWAY 66 STEVENS POINT WI 54482	Commercial	B4
281240819400401	61000	0	61000	0 FREDERICK N ST	Restrictive Development	R2
281240820330023	34500	0	34500	0 SECOND N ST	Residential	R2
281240820340001	86800	0	86800	0 SECOND N ST	Residential	Split Zoned
281240820430003	341000	0	34100 0	0 DIVISION N ST	Campus District	B4
281240824330007	10200	0	10200	0 BRILOWSKI N RD STEVENS POINT WI 54482	Residential	RLD
281240824330011	8900	0	8900	0 BRILOWSKI RD STEVENS POINT WI 54482	Residential	RLD
281240824330003	5600	0	5600	0 BRILOWSKI N RD STEVENS POINT WI 54482	Residential	RLD
281240820320008	54600	0	54600	0 SECOND N ST	Residential	R2
281240820420001	27800	0	27800	0 DIVISION ST	Restrictive Development	B4
281240820320001	98200	0	98200	0 SECOND N ST	Residential	R2
281240824320001	3300	0	3300	0 BRILOWSKI N RD STEVENS POINT WI 54482	Agriculture	RLD
281240820410004	109100	0	10910 0	0 RESERVE ST NORTH	Multiple Family	B4
281240820110001	144900	0	14490 0	0 DUBAY AVE	Multiple Family	PD
281240821220006	87700	0	87700	0 RESERVE ST STEVENS POINT WI 54482	Residential	RLD
281240814300114	31700	0	31700	0 AIRPORT RD STEVENS POINT WI 54482	Residential	RLD

281240813320016	45800	0	45800	0 OXBOW RD STEVENS POINT WI 54482	Residential	RLD
281240814300211	40500	0	40500	0 SUNNY CREST DR STEVENS POINT WI 54482	Residential	RLD
281240814300204	40300	0	40300	0 TORUN RD STEVENS POINT WI 54482	Residential	RLD
281230805400146	7800	0	7800	0 WHITING AVE	Multiple Family	R4
281230805400147	7800	0	7800	0 WHITING AVE	Multiple Family	R4
281240820330040	21500	0	21500	640 SECOND N ST	Multiple Family	B4
281240820140137	15900	0	15900	1917 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140138	15900	0	15900	1919 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140139	15900	0	15900	1925 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140140	15900	0	15900	1927 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140141	15900	0	15900	1933 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240820140142	15900	0	15900	1935 BLUEBELL LN STEVENS POINT WI 54482	Multiple Family	PD
281240828100519	29100	0	29100	0 VINE ST	Residential	R2
281230802301119	31800	0	31800	0 COUNTY ROAD HH	Mixed Use	R1
281230801300001	414060 0	0	41406 00	5640 CARRIE FROST DR STEVENS POINT WI 54482	Commercial	B4
281230803200121	153100	0	15310 0	0 ISLAND VIEW CT	Residential	R1
281240836220053	622300	0	62230 0	0 SONGBIRD LN STEVENS POINT WI 54482	Area District	B5
281230805440023	24900	0	24900		Multiple Family	R4
281240830402428	6100	0	6100		Residential	PD
281240830402427	6100	0	6100		Residential	PD
281240830402426	6100	0	6100		Residential	PD
281240830402425	6100	0	6100		Residential	PD
281240830402424	6100	0	6100		Residential	PD
281240830402423	6100	0	6100		Residential	PD
281240830402422	6100	0	6100		Residential	PD
281240830402421	5200	0	5200		Residential	PD
281240830402420	5200	0	5200		Residential	PD
281240830402417	6400	0	6400		Residential	PD
281240830402416	6300	0	6300		Residential	PD
281240830402413	6300	0	6300		Residential	PD
281240830402412	6300	0	6300		Residential	PD
281240830402411	6100	0	6100		Residential	PD
281240830402410	6100	0	6100		Residential	PD
281230804200605	51600	0	51600	0 RICE ST	Area District	B4
281240830100265	18500	0	18500		Residential	R2
281240830402429	6100	0	6100		Residential	PD
281240827300508	600	0	600	0 WILSHIRE BLVD	Residential	R3

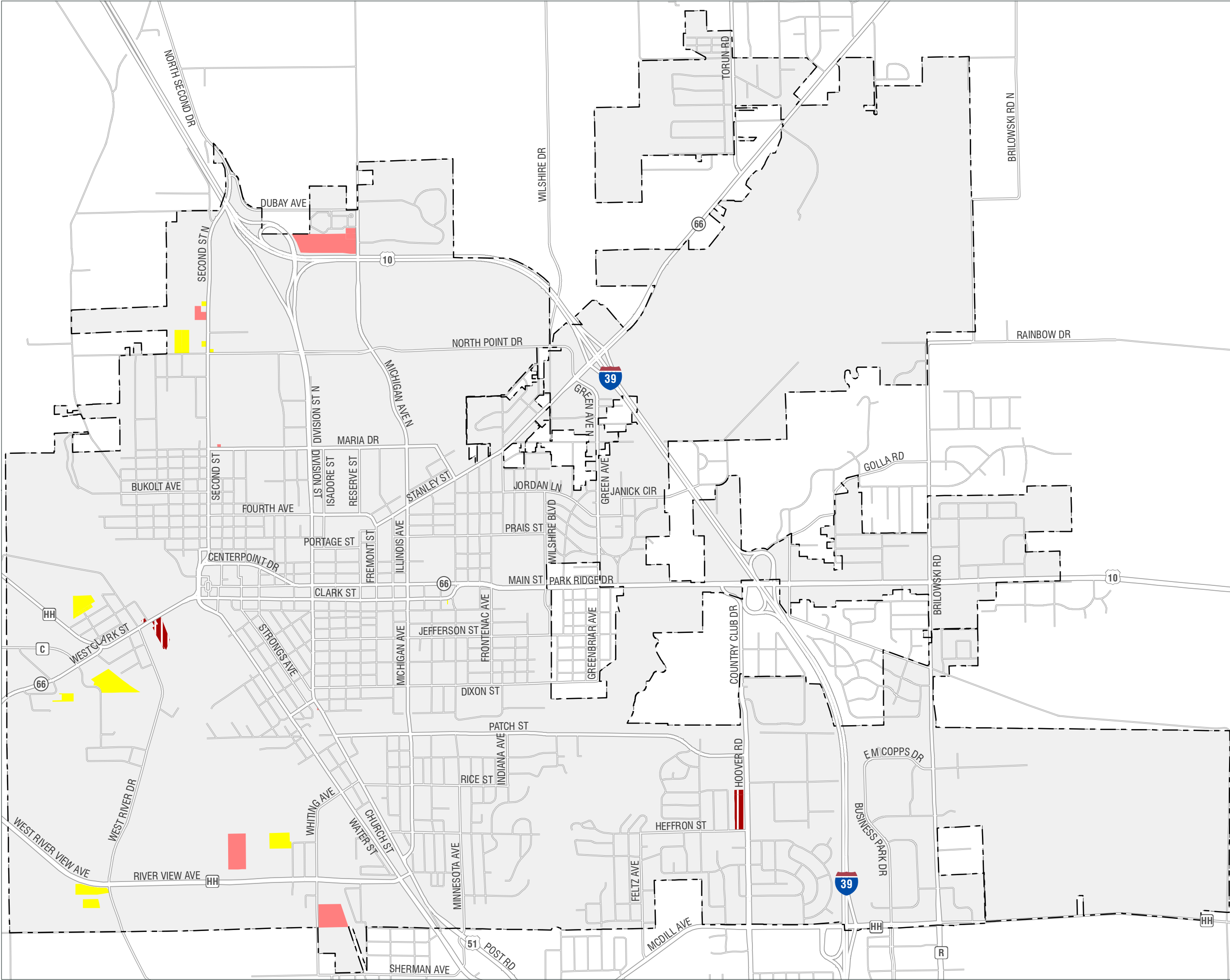
Areas of Interest for Residential Housing Development

Stevens Point
Portage County, WI

 City of Stevens Point

Future Land Use

-  Mixed Use (4)
-  Multiple Family (8)
-  Residential (22)



Data Sources:
Parcels: Portage County (2019)
Zoning: Stevens Point (Jan 8th, 2019)

Zoned Res Undev Parcels only shown if zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5 and the improved parcel value is zero.

Suitable for Development Parcels only shown if NOT zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5, the improved value is zero and the future land use is classified as MixedUse, MobileHomePark, Multiple Family, or Residential



Areas of Interest for Residential Housing Development

Stevens Point
Portage County, WI

 City of Stevens Point

Zoning

-  RLD (21)
-  R1 (42)
-  R2 (157)
-  R3 (73)
-  R4 (35)
-  R5 (8)
-  B1 (3)
-  B2 (1)
-  B3 (12)
-  B4 (33)
-  B5 (7)
-  PD (37)
-  Split Zoned (5)

Data Sources:
Parcels: Portage County (2019)
Zoning: Stevens Point (Jan 8th, 2019)

Zoned Res Undev Parcels only shown if zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5 and the improved parcel value is zero.

Suitable for Development Parcels only shown if NOT zoned RLD, R1, R2, R3, R4, R5, PD, B1, B2, B3, B4, or B5, the improved value is zero and the future land use is classified as MisedUse, MobileHomePark, Multiple Family, or Residential



Zoning regulations for development within the City of Stevens Point are regulated within [Chapter 23](#) of the Revised Municipal Code.

Subdivision regulation for development within the City of Stevens Point are regulated within [Chapter 20](#) of the Revised Municipal Code.

Plan Review and Building Permit Fees for development within the City of Stevens Point are outlined in the [Fee Schedule](#) of the Community Development Department.

Developers and Builders are strongly advised to reach out to [Community Development Staff](#) before making offers to purchase on any land for residential development.

This regulatory document was reviewed by the City Plan Commission on January 4, 2021 and reviewed by the Common Council of the City of Stevens Point on January 18, 2021. It was published on the City's website prior to the January 31, 2021 deadline.

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

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

SECTION I: That subsection 13 Section 9.05(c) of the Revised Municipal Code, **One Hour Parking** are hereby **repealed**:

SECTION II: That subsections 4, 7, 8, 9, 10, 11, 12, 18, 19, 21, 22, and 24 of Section 9.05(b) of the Revised Municipal Code, **No Parking 7:00 A.M. to 6:00 P.M.** are hereby **repealed**:

SECTION III: That subsection 20 of Section 9.05(b) of the Revised Municipal Code, **No Parking 7:00 A.M. to 6:00 P.M.** is hereby **amended** to read as follows:

9.05(b) 20 On the west side of Prentice Street from Franklin Street to College Avenue.

SECTION IV: That subsection 27 of Section 9.05(b) of the Revised Municipal Code, **No Parking 7:00 A.M. to 6:00 P.M.** is hereby **created** to read as follows:

9.05(b) 27 On the north side of High Street from Reserve Street to Fremont Street, except Saturdays, Sundays, and Holidays.

SECTION V: That subsection 1 of Section 9.05(f) of the Revised Municipal Code, **15 Minute Parking** is hereby **repealed**:

SECTION VI: That subsection 5 of Section 9.05(e) of the Revised Municipal Code, **30 Minute Parking** is hereby **repealed**:

SECTION VII: That Section 9.05(b) of the Revised Municipal Code, **No Parking 7:00 A.M. to 6:00 P.M.** is hereby **amended** to read as follows:

9.05(b) No Parking 7:00 A.M. to 5:00 P.M.

SECTION VIII: That Section 9.05(af) of the Revised Municipal Code, **No Parking 7:00 A.M. to 5:00 P.M.** is hereby **repealed**:

SECTION IX: That Section 9.05(ae) of the Revised Municipal Code is hereby **amended** to read as follows:

9.05(ae) Four Hour Parking

SECTION X: That subsection 1 of Section 9.05(ae) of the Revised Municipal Code, **Four Hour Parking** is hereby **created** to read as follows:

9.05(ae) 1 On the north and south sides of Main Street from Smith Street to a point 50 feet west of Rogers Street, except Saturdays, Sundays, and Holidays.

SECTION XI: That subsection 28 of Section 9.05(e) of the Revised Municipal Code, **30 Minute Parking** is hereby **repealed**:

SECTION XII: That subsection 76 of Section 9.05(d) of the Revised Municipal Code, **Two Hour Parking** is hereby **created** to read as follows:

9.05(d) 76 On the north side of Clark Street from a point 80 feet east of Second Street to a point 60 feet west of Third Street.

SECTION XIII: These ordinance changes shall take effect upon passage and publication:

Approved: _____
Mike Wiza, Mayor

Attest: _____
Kari Yenter, City Clerk

Dated: January 5, 2021
Approved: January 18, 2021
Published: January 22, 2021



January 14, 2021

To: Common Council

Subject: Edgewater Relocation Assistance Program

An outline of the Edgewater Relocation Assistance Program is attached for your approval. This document incorporates the various details of the program that we have discussed over the last few months, and is intended to be a concise policy document and informational guide for the residents.

Also, an additional issue has arisen that we would like to address. The Berkshire has informed us that several residents who have applied will not be able to meet their income to rent requirements even with our relocation assistance payments. Their requirement is that no more than 40% of a resident's income can go toward rent. These residents are in the "Extremely Low Income" category, with incomes of less than \$16,500/year.

These residents are already paying more than 40% of their incomes in rent at Edgewater, which really underscores the point that we have residents who have not been connected to the right resources. This level of income not only qualifies them for Section 8 Housing Vouchers, it also gives them a priority designation for purposes of the waiting list to receive a voucher.

The needed monthly payment amounts range from \$167-\$279 (the current maximum under our program is \$140). On a long-term basis, these higher amounts could be a significant draw on the program. However, if these are only needed for a few years until a resident can get a housing voucher, then the overall expense is much more reasonable.

Therefore, I recommend that in these cases we increase the Relocation Assistance Rental Payment amount so that the resident is only paying 39% of annual income in rent, for a period not to exceed 5 years, and with the requirement that the resident apply for other forms of housing assistance. I would also recommend that if we identify someone in this group who is unlikely to qualify for a voucher at The Berkshire, that we simply work with the individual to find other options.

Edgewater Relocation Assistance Program

The following relocation assistance will be provided from the Edgewater Fund:

Moving Assistance

Relocation assistance will be provided to move furniture and other possessions to a new location, subject to the following conditions:

- Available to all current Edgewater Manor residents regardless of income.
- Available to both residents who receive Section 8 Housing Vouchers as well as residents who do not.
- The City may opt to contract directly for this service, or to require the use of a specific moving company.
- The maximum expense that the City will incur for an individual resident is \$2000. Any amount above \$2000 will be the responsibility of the resident.

Relocation Assistance Rental Payments

The City will provide relocation assistance rental payments for individuals who meet all of the following criteria:

- Current Resident of Edgewater Manor
- Do not receive other government housing assistance, such as Section 8 Housing Vouchers. Residents who receive Section 8 Housing Vouchers are not eligible for any relocation assistance rental payments.
- Have no more than \$24,000 in annual income.

The amounts will be based on annual income ranges, as follows:

Minimum	Maximum	Monthly Amount*
0	20,500	\$140.00
20,501	22,000	\$100.00
22,001	24,000	\$60.00
24,001	99,999	\$0

*The monthly amount cannot exceed the difference in rent between Edgewater and the new housing option. In this case, the monthly amount will be reduced to match the amount of the increase in rent.

Time Period of Program

- Residents who stay in Portage County: 20 Years
- Residents who leave Portage County: 5 Years

Other Details

- The City intends to pay the housing providers directly.
- The residents may be required to apply for, or participate in, other housing assistance programs.
- The City reserves the right to establish other terms and conditions as it deems necessary.
- For residents with annual incomes below \$16,500 the City may consider additional options to assist in qualifying for housing.

RENTAL SUBSIDY AGREEMENT

THIS RENTAL SUBSIDY AGREEMENT is dated as of _____, 2021 between the CITY OF STEVENS POINT (the "City") and GenCap Stevens Point 88, LLC ("GenCap").

RECITALS

The City and GenCap acknowledge the following:

- A. GenCap is the owner of a housing project located at 1443 Water Street, Stevens Point, Wisconsin (the "Project").
- B. The City is the owner of a housing project located at 1450 Water Street, Stevens Point, Wisconsin, known as the "Edgewater Manor".
- C. The City is closing the Edgewater Manor and desires to provide a rental subsidy (the "Rental Subsidy") to its qualifying residents who relocate to the Project (each a "Qualifying Tenant" and collectively, the "Qualifying Tenants"), and GenCap desires to accept such Rental Subsidy, in accordance with the terms set forth herein.

AGREEMENTS

In consideration of the Recitals and mutual agreements which follow, the City and GenCap agree as follows:

- 1. The City shall provide a Rental Subsidy to GenCap for the Project in accordance with the terms set forth herein. The Rental Subsidy payment shall be made by the City to GenCap monthly with respect to each Qualifying Tenant.
- 2. As used herein, a Qualifying Tenant means: a) a person who was a resident of Edgewater Manor at the time the City decided to close the same or a resident at the time of such closure; b) a person who does not receive any other government housing assistance (by way of example, Section 8 Housing Vouchers); and c) a person whose annual income is no greater than \$24,000.00. In order to be deemed a Qualifying Tenant, all of the foregoing criteria must be met.
- 3. The City shall provide GenCap a list of the tenants who would meet the criteria set forth in Section 2(a) and 2(b) above. GenCap shall determine whether a prospective tenant meets the criteria set forth in Section 2(c) above. GenCap shall

also, on an annual basis, obtain such information as it requires from a tenant to confirm whether the tenant continues to meet the criteria set forth in Section 2(c) above. The City shall be responsible for confirming that the tenant meets the criteria set forth in Section 2(b) above. The City shall pay to GenCap for each Qualified Tenant an amount equal to the Rental Subsidy in the amounts set forth below. The "Monthly Rent" for a unit shall be determined by GenCap on an annual basis. GenCap shall notify the City in the event a Qualified Tenant vacates the Project.

4. The Rental Subsidy amount shall be determined as follows, on a per Qualified Tenant basis:

Annual Income	Monthly Rental Subsidy Amount*
\$0.00 - \$20,500.00	\$140.00
\$20,501.00 - \$22,000.00	\$100.00
\$22,001.00 - \$24,000.00	\$60.00
\$24,001.00 and up	\$0

*Provided, however, the Monthly Rental Subsidy amount, as determined for each Qualified Tenant individually, may not exceed the difference in rent between Edgewater Manor and the rent for the unit in the Project being rented by the Qualified Tenant. In such event, the monthly Rental Subsidy amount for such specific Qualified Tenant will be reduced to match the amount of the increase in rent.

5. The City shall pay the Rental Subsidy to GenCap on a monthly basis. GenCap shall deliver to the City, no later than fifteen (15) days after the end of each month, a written statement setting forth the amount of Rental Subsidy due and owing for each Qualified Tenant for such month. GenCap shall include with each written statement delivered to the City such evidence as the City may reasonably require to verify the amount paid by each Qualified Tenant to GenCap for a unit at the Project for each month. The City shall pay GenCap all Rental Subsidy due and owing for each month no later than fifteen (15) days after the City's receipt of the written statement from GenCap of the amount due and owing for such month.

6. The term of this Agreement shall commence on the date hereof and shall remain in full force and effect for each Qualified Tenant for a period of twenty (20) years as to each Qualified Tenant, commencing on the date such Qualified Tenant begins renting a unit at the Project.

7. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument. Signatures sent via facsimile or e-mail transmission shall be deemed original signatures for purposes of creating a binding Agreement.

8. This Agreement shall be governed by the laws of the State of Wisconsin.
9. This Agreement may be amended only by a writing signed by all of the parties hereto and shall be binding upon and inure to the benefit of the parties hereto and their successors and assigns.

[Signatures on next page]

CITY OF STEVENS POINT

BY _____
Its _____

BY _____
Its _____

GENCAP STEVENS POINT 88, LLC, a
Wisconsin limited liability company

BY GenCap Stevens Point 88 MM, LLC,
a Wisconsin limited liability company, its
Managing Member

BY General Capital Management, Inc., a
Wisconsin corporation, its Manager

BY _____
David J. Weiss, CEO