

AGENDA
CITY PLAN COMMISSION

July 6, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

(A Quorum of the City Council May Attend This Meeting)

1. Roll call.

Discussion and possible action on the following:

2. Report of the June 1, 2015 Plan Commission meeting.
3. Request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03). *The public hearing for this item took place at the May 2015 Plan Commission meeting.*
4. Request from Don Keck, representing the Stevens Point Area School District Life Skills Center, for a sign variance to construct a freestanding sign exceeding the quantity, size, and height requirements at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21).
5. Presentation and discussion on a conceptual project review for an expansion to Ministry Saint Michael's Hospital at 824 and 900 Illinois Avenue (**Parcel ID's 2408-33-2003-15 & 2408-28-3010-25**). *This item is for discussion purposes only; no formal action will be taken.*
6. **Public Hearing** - Amending the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.
7. Action on the above.
8. Vacating Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.
9. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 5 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).
10. **Public Hearing** regarding the proposed amendment of project plan for Tax Incremental District No. 7 (See the Public Hearing Notice which was published on June 19, 2015 & June 26, 2015).
11. Consideration of "Resolution Approving a Project Plan Amendment for Tax Incremental District No. 5, City of Stevens Point, Wisconsin".

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

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

12. Consideration of “Resolution Approving a Project Plan Amendment for Tax Incremental District No. 7, City of Stevens Point, Wisconsin”.

13. Adjourn.

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

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PUBLISH: June 19, 2015 and June 26, 2015

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Plan Commission of the City of Stevens Point, Portage County, Wisconsin, will hold a Public Hearing on Monday, July 6, 2015 at 6:00 PM in the multi-purpose room of the Lincoln Center, 1519 Water Street, Stevens Point, Wisconsin, to hear the following:

1. Amending the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.

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

All interested parties are invited to attend.

BY ORDER OF THE COMMON COUNCIL
OF THE CITY OF STEVENS POINT, WISCONSIN

John Moe, City Clerk

PUBLISH: June 26, 2015, July 3, 2015, and July 10, 2015

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Common Council of the City of Stevens Point, Portage County, Wisconsin, will hold a Public Hearing on Monday, July 20, 2015 at 7:00 p.m. in the Council Chambers of the County-City Building, 1516 Church Street, Stevens Point, Wisconsin, to hear the following:

- 1) That a portion of Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue, described below, is to be vacated and discontinued:

A PARCEL OF LAND CONTAINING 26,649 SQUARE FEET (0.612 ACRES) LOCATED IN THE SW 1/4 OF THE SW 1/4, OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28;

THENCE N 89°31'32" E, 484.26' ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE EAST RIGHT OF WAY OF FREMONT STREET;

THENCE N 00°06'18" E, ALONG SAID EAST RIGHT OF WAY, 125.42', TO THE SOUTH RIGHT OF WAY OF PRAIS STREET, AND THE POINT OF BEGINNING;

THENCE N 89°23'56" E, ALONG SAID SOUTH RIGHT OF WAY, 410.02' TO THE WEST RIGHT OF WAY OF ILLINOIS AVENUE;

THENCE N 00°05'16" E, ALONG THE SAID WEST RIGHT OF WAY, 65.00', TO THE NORTH RIGHT OF WAY OF PRAIS STREET;

THENCE S 89°23'56" W, ALONG SAID NORTH RIGHT OF WAY, 410.00' TO THE EAST RIGHT OF WAY OF FREMONT STREET;

THENCE S 00°06'18" W, ALONG THE SAID EAST RIGHT OF WAY, 65.00' TO THE POINT OF BEGINNING, THERE TERMINATING.

BEARINGS REFERENCED TO THE PORTAGE COUNTY COORDINATE SYSTEM.

All interested parties are invited to attend.

BY ORDER OF THE COMMON COUNCIL
OF THE CITY OF STEVENS POINT, WISCONSIN

John Moe, City Clerk

**NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENTS
OF THE PROJECT PLANS
TO TAX INCREMENTAL DISTRICTS NO. 5 & 7
IN THE CITY OF STEVENS POINT, WISCONSIN**

Notice is Hereby Given that the City of Stevens Point will hold an organizational Joint Review Board meeting on July 6, 2015 at 5:30 p.m. at The Lincoln Center, located at 1519 Water Street, Stevens Point. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed amendments of the Project Plans for Tax Incremental Districts No. 5 & 7 (the "Districts").

Notice is Hereby Given that the Plan Commission will hold a public hearing on July 6, 2015 at 6:00 p.m. at The Lincoln Center, located at 1519 Water Street, Stevens Point, for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendments of the Districts.

The proposed amendments are to allow for the Districts to share surplus increments with Tax Incremental District No. 6 under the provisions of Section 66.1105(6)(f) of the Wisconsin Statutes.

All interested parties will be given a reasonable opportunity to express their views on the proposed Project Plan Amendments. A copy of the proposed Project Plan Amendment documents will be available for viewing in the offices of the City Clerk at the Stevens Point City Hall, located at 1515 Strongs Avenue, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the City of Stevens Point, Wisconsin

*Published
June 19, 2015
and June 26, 2015*

REPORT OF CITY PLAN COMMISSION
June 1, 2015 – 6:00 PM
Lincoln Center – 1519 Water Street

PRESENT: Alderperson Kneebone, Commissioner Bob Brush, Commissioner Anna Haines, and Commissioner Dave Cooper.

Excused: Mayor Wiza, Commissioner Hoppe, and Commissioner Curless.

ALSO PRESENT: Community Development Director Michael Ostrowski, Economic Development Specialist Kyle Kearns, Comptroller/Treasure Corey Ladick, Public Works Director Schatschneider, Parks Director Schrader, Alderperson Heidi Oberstadt, Alderperson Shawn Morrow, Alderperson Mike Phillips, Alderperson Denise Mrozek, Alderperson Doxtator, Alderperson Patton, Alderperson Slowinski, Alderperson Garrett Ryan, Alderperson Bryan Van Stippen, Alderperson Mary McComb, Nate Enwald, Brandi Makuski, Sheldon Ferkey, Judy Ferkey, Dennis Rosenbrook, Bruce Cambell, Florence Campbell, Sari Lesk, Paul Peterson, Bob Woehr, and Tom Macak.

INDEX:

1. Roll Call.
Discussion and possible action on the following:
2. Report of the May 4, 2015 Plan Commission meeting.
3. **Public Hearing** - Conditional use permit renewal for Amber Grill to operate a tavern at 1001 Amber Avenue (Parcel ID 2408-36-2200-47).
4. Action on the above.
5. **Public Hearing** - Conditional use permit renewal for Arbuckle's to operate a tavern at 1320 Strongs Avenue (Parcel ID 2408-32-2026-45).
6. Action on the above.
7. **Public Hearing** - Conditional use permit renewal for Pete's Sports Bar to operate a tavern at 200 Division Street (Parcel ID 2408-29-4003-09).
8. Action on the above.
9. **Public Hearing** - Conditional use permit renewal for Papa Joe's Bar to operate a tavern at 233 Division Street (Parcel ID 2408-29-4002-04).
10. Action on the above.
11. **Public Hearing** - Conditional use permit renewal for Middletown Grill to operate a tavern at 2301 Church Street (Parcel ID 2408-32-4035-20).
12. Action on the above.
13. **Public Hearing** - Conditional use permit renewal for Tech Lounge to operate an electronic amusement business at 1028-36 Main Street (Parcel ID 2408-32-2029-22).
14. Acton on the above.
15. **Public Hearing** - Conditional use permit renewal for Express Recycling LLC to operate a recycling center at 2608 Water Street (Parcel ID 2308-05-1012-22).
16. Action on the above.

17. **Public Hearing** - Request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03).
 18. Action on the above.
 19. **Public Hearing** - Request from Paul Peterson, representing Stevens Point Properties, LLC to rezone the property located at 405 Prentice Street (Parcel ID 2408-29-4010-36) from "R-3" Single and Two Family Residence District to "R-5" Multiple Family II Residence District.
 20. Action on the above.
 21. Request from the City of Stevens Point to purchase 225 West Cornell Avenue.
 22. Calling a public hearing for the amendment of Tax Incremental District 5 and Tax Incremental District 7 project plans.
 23. Adjourn.
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1. Roll Call.

Present: Kneebone, Brush, Haines, Cooper

Discussion and possible action on the following:

2. Report of the May 4, 2015 Plan Commission meeting.

Motion by Commissioner Haines to approve the report of the May 4, 2015 Plan Commissioner meeting; seconded by Commissioner Brush. Motion carried 4-0.

3. **Public Hearing** - Conditional use permit renewal for Amber Grill to operate a tavern at 1001 Amber Avenue (Parcel ID 2408-36-2200-47).

Director Ostrowski explained that all of the following businesses operate currently as a conditional use and have met all the conditions placed on them. In the past, staff has included a two year expiration for permits which brings these renewals before the commission. Staff would recommend renewal of all of the conditional use permits with the added condition to allow staff to approve the renewals if there are no major issues with the businesses.

Commissioner Cooper declared the public hearing open.

No one wished to speak.

Commissioner Cooper declared the public hearing closed.

4. Action on the above.

Motion by Commissioner Brush to approve the conditional use permit renewal for Amber Grill to operate a tavern at 1001 Amber Avenue (Parcel ID 2408-36-2200-47) with the following conditions:

- **No food service, drinking, or music be allowed on the exterior seating area after 11:00pm.**
- **The conditional use permit shall expire Jun 30, 2017, upon which staff shall have the authority to extend the permit for consecutive two years as long as all conditions are met.**

seconded by Commissioner Haines. Motion carried 4-0

5. **Public Hearing** - Conditional use permit renewal for Arbuckle's to operate a tavern at 1320 Strongs Avenue (Parcel ID 2408-32-2026-45).

Commissioner Cooper declared the public hearing open.

No one wished to speak.

Commissioner Cooper declared the public hearing closed.

6. Action on the above.

Motion by Commissioner Haines to approve the conditional use permit renewal for Arbuckle's to operate a tavern at 1320 Strongs Avenue (Parcel ID 2408-32-2026-45) with the following conditions:

- **The site plan is developed as shown on the attached plan and be approved by the Historic Preservation/Design Review Commission.**
- **Concrete pavers are used for the patio.**
- **Metal fencing encloses the area with the spacing of the fence to be of a size to prevent passing of cups.**
- **Seating area is separated from the sidewalk by at least 5 feet.**
- **The area along the sidewalk be landscaped.**
- **No stones larger than ½ inch in diameter be used as mulch within 2 feet of the fence/sidewalk.**
- **No drinking or music be allowed on the deck after 10:00pm.**
- **This conditional use permit shall expire June 30, 2017, upon which staff shall have the authority to extend the permit for consecutive two year periods as long as all conditions are met.**

seconded by Alderperson Kneebone. Motion carried 4-0.

7. **Public Hearing** - Conditional use permit renewal for Pete's Sports Bar to operate a tavern at 200 Division Street (Parcel ID 2408-29-4003-09).

Commissioner Cooper declared the public hearing open.

No one wished to speak.

Commissioner Cooper declared the public hearing closed.

8. Action on the above.

Motion by Alderperson Kneebone to approve the conditional use permit renewal for Pete's Sports Bar to operate a tavern at 200 Division Street (Parcel ID 2408-29-4003-09) with the following conditions:

- **No food service, drinking, or music be allowed on the exterior seating area after 11:00pm.**
- **This conditional use permit shall expire June 30, 2017, upon which staff shall have the authority to extend the permit for consecutive two year periods as long as all conditions are met.**

seconded by Commissioner Haines. Motion carried 4-0.

9. **Public Hearing** - Conditional use permit renewal for Papa Joe's Bar to operate a tavern at 233 Division Street (Parcel ID 2408-29-4002-04).

Commissioner Cooper declared the public hearing open.

No one wished to speak.

Commissioner Cooper declared the public hearing closed.

10. Action on the above.

Motion by Commissioner Haines to approve the conditional use permit renewal for Papa Joe's Bar to operate a tavern at 233 Division Street (Parcel ID 2408-29-4002-04) with the following conditions:

- Refuse containers shall be relocated behind the building or an enclosure shall be constructed to keep them hidden from view from Division Street and the surrounding properties.
- No food service, drinking, or music is allowed on the exterior seating area after 11:00pm.
- Public Protection Committee shall review the plans.
- A landscaping buffer, which does not impede visibility, is encouraged around the exterior seating area and the parking lot and sidewalk.
- Seating area is separated from the sidewalk by at least 5 feet.
- Due to safety concerns, no parking shall be allowed in front of the bar, or immediately adjacent to the exterior seating area. A physical barrier is encouraged around the exterior seating area for the protection of patrons.
- The patio should not create any visibility obstructions.
- The number of parking spaces should not be reduced below the amount required for the property.
- This conditional use permit shall expire June 30, 2017, upon which staff shall have the authority to extend the permit for consecutive two year periods as long as all conditions are met.

seconded by Commissioner Brush. Motion carried 4-0.

11. **Public Hearing** - Conditional use permit renewal for Middletown Grill to operate a tavern at 2301 Church Street (Parcel ID 2408-32-4035-20).

Commissioner Cooper declared the public hearing open.

No one wished to speak.

Commissioner Cooper declared the public hearing closed.

12. Action on the above.

Motion by Commissioner Haines to approve the conditional use permit renewal for Middletown Grill (Rhody's) to operate a tavern at 2301 Church Street (Parcel ID 2408-32-4035-20) with the following conditions:

- The expanded serving area to be a patio on grade with the entrance to be from the interior of the bar.
- A 6' railing be installed around the patio.
- No food service, drinking, or music be allowed on the patio after 10:00pm.
- This conditional use permit shall expire June 30, 2017, upon which staff shall have the authority to extend the permit for consecutive two year periods as long as all conditions are met.

seconded by Alderperson Kneebone. Motion carried 4-0

13. **Public Hearing** - Conditional use permit renewal for Tech Lounge to operate an electronic amusement business at 1028-36 Main Street (Parcel ID 2408-32-2029-22).

Commissioner Cooper declared the public hearing open.

No one wished to speak.

Commissioner Cooper declared the public hearing closed.

14. Act on the above.

Motion by Commissioner Haines to approve the conditional use permit renewal for Tech Lounge to operate an electronic amusement business at 1028-36 Main Street (Parcel ID 2408-32-2029-22) with the following conditions:

- **Loitering and other nuisance activities be controlled inside and in front of or near the entrance to 1036 Main Street.**
- **This conditional use permit shall expire June 30, 2017, upon which staff shall have the authority to extend the permit for consecutive two year periods as long as all conditions are met.**

seconded by Commissioner Brush. Motion carried 4-0.

15. **Public Hearing** - Conditional use permit renewal for Express Recycling LLC to operate a recycling center at 2608 Water Street (Parcel ID 2308-05-1012-22).

Commissioner Cooper declared the public hearing open.

No one wished to speak.

Commissioner Cooper declared the public hearing closed.

16. Action on the above.

Motion by Commissioner Brush to approve the conditional use permit renewal for Express Recycling LLC to operate a recycling center at 2608 Water Street (Parcel ID 2308-05-1012-22) with the following conditions:

- **Screening of all storage on the exterior of the building.**
- **The roll-off container for scrap metal not be visible from Water Street.**
- **Existing screening for exterior storage and refuse containers shall remain.**
- **Hours of operation would be from 10:00am to 4:00pm Monday – Friday and 9:00am to 1:00pm on Saturdays.**
- **This conditional use permit shall expire June 30, 2017, upon which staff shall have the authority to extend the permit for consecutive two year periods as long as all conditions are met.**

seconded by Alderperson Kneebone. Motion carried 4-0.

17. **Public Hearing** - Request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03).

Director Ostrowski explained the request is for a conditional use to extend the carwash operation to an adjacent property. The applicant is requesting to extend drive lanes and create vacuum service and adjacent parking spots which are accessory uses to the carwash. Currently the property is zoned B-4 and has frontage on Church Street with Water Street. Director Ostrowski continued to review the proposed site plan, and identified that several ordinance requirements were not met, including perimeter landscaping for the parking lot, aisle dimensions, traffic flow, and driveways. Concerns discussed match

those identified in the staff report. Staff would recommend not taking any action on this request until a new site plan is proposed meeting the ordinance requirements.

Commissioner Brush pointed out that the vacation of driveways should consequently change the angle of the stalls on the south side of the island. Director Ostrowski answered that the stalls could still exit with the vacation of the driveways as suggested. He then asked if the entrances were vacated, why the space would exist between the building and the property line. Director Ostrowski explained there is a plan for an expansion in the future, and a difference in grade exists between both lots as well.

Aldersperson Kneebone asked if there was grading, would that cause standing water and or drainage onto another site, to which Director Ostrowski answered it would be required to go directly into the storm sewer off-site, or be kept on the property.

Commissioner Cooper declared the public hearing open.

Sheldon Ferkey, 3340 Church Street, handed out a revised site plan to the commission. He explained that recently they purchased and completely renovated the carwash at 3340 Church Street and purchased the adjacent property at 3324 Church Street to expand their business. He pointed out that if he is required to install the screening on the north side of the lot, there would be an issue with the neighboring LeBlanc building when receiving deliveries at their loading dock. Furthermore, Mr. Ferkey stated, when Water Street was widened the right-of-way was moved closer to the driveway, and if the access to the carwash bays is moved over it will not give an ample turning radius for vehicles into the carwash. Mr. Ferkey then explained his updated site plan, provided to the commission, addresses the concerns listed in the staff report. Greenspace presented is larger than the requirement. He continued by adding, in the near future an expansion is planned to the carwash on the north side, for which the staff recommendation for driveway vacation along Church Street would be detrimental.

18. Action on the above.

Commissioner Brush stated he still does not see why screening cannot be installed on the north edge of the property. Commissioner Haines agreed.

Sheldon Ferkey, 3340 Church Street, explained that the distance from the LaBlanc building is approximately 12 feet, which makes it difficult for use of the building's overhead doors for deliveries if landscaping is installed, creating a hardship. Commissioner Brush explained that the position of the commission is to represent the best interested of the public as a whole, and he does not see that to be a reason not to follow the ordinance. Mr. Ferkey said he is very interested in working with the property owner next door to ensure business operations can continue and bring traffic to the area.

Commissioner Haines asked for clarification regarding any large trucks coming in and out of the LaBlanc building for deliveries. Mr. Ferkey explained he would be working with the neighboring owners to have the deliveries scheduled so no negative impacts would occur for cars stacking in the carwash lanes. Commissioner Haines then asked the applicant to clarify his opposition to vacate driveways. Mr. Ferkey explained the east driveway vacation along Church Street should be allowed to remain because of the future expansion proposed.

Aldersperson Kneebone asked if the expansion is going to be a carwash bay. Mr. Ferkey explained it will be a finishing bay for detailing. Aldersperson Kneebone then asked if cars are exiting out of the carwash, who would be exiting out onto Church Street. Mr. Ferkey answered that the express carwash would exit directly out on to Church Street, and the detailing cars would turn left in the expansion area to enter the finishing bays.

Commissioner Brush asked if all the existing driveways are being used, to which Mr. Ferkey stated yes because of the expansion scheduled. He then asked about the extra driveway on Water Street, to which Director Ostrowski stated staff is recommending curb installed to make the driveway exit only. Mr. Ferkey added that the curb already exists.

Commissioner Haines asked if the northwest driveway was a shared access for both of his lots. Commissioner Brush added the triangle area at the northwest corner could be used for landscape screening, to which Mr. Ferkey explained the property line goes right to the edge of the driveway, so there is no area for screening there.

Director Ostrowski explained that the screening is needed to shield the lot from the road, but also to the adjacent properties. If adjacent properties would be sold in the future and/or redeveloped, the use may warrant screening, however the opportunity for having the screening is lost if it is not a requirement now. A way to get around the neighboring truck delivery issue is to construct a 22 wide cross access point as indicated in the zoning ordinance. This would allow for traffic to flow between each site without having to go out onto an arterial street.

Commissioner Cooper stated he is not ready to vote on this as it is presented tonight and feels a more concrete plan is needed to proceed.

Motion by Commissioner Haines to table the request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated carwash activities at 3324 Church Street (Parcel ID 2308-04-3012-03) until an updated site and landscape plan, meeting the ordinance requirements, specifically landscaping and driveway vacations, be submitted; seconded by Commissioner Brush. Motion carried 4-0.

19. **Public Hearing** - Request from Paul Peterson, representing Stevens Point Properties, LLC to rezone the property located at 405 Prentice Street (Parcel ID 2408-29-4010-36) from "R-3" Single and Two Family Residence District to "R-5" Multiple Family II Residence District.

Director Ostrowski explained the request is to rezone the property at 405 Prentice Street from R-3 to R-5. Furthermore, this is the last remaining house in this area of the block. The request is to rezone the property to the same zoning as the adjacent Klasinski Clinic property, to expand the clinic parking lot. Our comprehensive plan indicates that this area should be commercial, and this request is consistent with that element. Director Ostrowski finished by noting that this request is just to rezone the property, as expansion of the clinic parking lot is a permitted use in the R-5 zoning district. Staff recommends approval.

Aldersperson Kneebone asked if the larger trees would be saved and would there be screening for the parking lot. Director Ostrowski answered stating yes the lot would have to provide additional screening, but the City cannot make them keep the trees.

Commissioner Brush clarified the request to be solely the rezoning, to which Director Ostrowski confirmed.

Commissioner Haines pointed out that now the Klasinski clinic would be completely surrounded by a parking lot.

Commissioner Cooper declared the public hearing open.

Cathy Dugan, 615 Sommers Street, was not in favor of more parking, asked the commission to have the trees saved. She furthermore stated that she hoped that the house on the lot could be moved and not razed.

Paul Peterson, Stevens Point Properties LLC, pointed out currently staff is parking on the street; the properties to the south and west are Stevens Point Properties and Klasinski Clinic the others are owned by someone else.

Dennis Rosenbrook, 408 Prentice Street, stated the clinic has been a good neighbor and has no concerns with the expansion.

Alderson Doxtator stated he has not heard any concerns from any constituents and supports this rezoning.

Commissioner Cooper declared the public hearing closed.

20. Action on the above.

Motion by Commissioner Brush to approve the request from Paul Peterson, representing Stevens Point Properties, LLC to rezone the property located at 405 Prentice Street (Parcel ID 2408-29-4010-36) from "R-3" Single and Two Family Residence District to "R-5" Multiple Family II Residence District; seconded by Alderson Kneebone. Motion carried 3-1, with Haines voting in the negative.

21. Request from the City of Stevens Point to purchase 225 West Cornell Avenue.

Director Ostrowski explained that the property at 225 West Cornell Avenue is currently owned by Habitat for Humanity. The city is asking for approval to purchase the property to allow for additional area in this location for better circulation of vehicles and pedestrians, as well as, potential modification to street parking. Given the potential continued growth in the use of KASH Playground, acquiring this piece of property at this time is a strategic decision. If needed in the future, the cost to acquire the property now, as opposed to when a home is on it, is more financially advantageous. Director Ostrowski stated that Habitat is willing to sell the property, as long as they can get out of it what they put in, and find an alternative lot. The request is to purchase this lot for an amount not to exceed \$28,500 plus closing costs. Staff recommends approval.

Commissioner Brush asked about putting gravel down on the lot. Director Ostrowski stated that gravel may be placed on the shoulder area only and not on the interior of the lot.

Commissioner Cooper asked what the zoning was, to which Director Ostrowski answered R-2 Single Family.

Alderson Kneebone said she did not like the idea of using the lot for parking, but does like the option of having this property for future use. Director Ostrowski added that this purchase would only allow for the potential to modify the street parking. There is no intent to add a parking lot at this time.

Cathy Dugan, 615 Sommers Street, objects and feels it is a degradation of land, a loss of green space, and asks the commission to not approve or recommend the purchase.

Barb Jacob, 1615 Depot Street, agrees there is a lack of parking, but feels that the safety of the community is important. If Habitat is willing to sell, the City needs to look at the big picture of what the purchase can do for the whole area.

Alderson Slowinski asked why there isn't more parking on the existing city owned property, and that gravel should be placed on the corner to create more parking by the ball diamond.

Parks Director Tom Schrader stated the park property was donated to the city and the trees at the corner of the ball diamond are for protection of cars and houses from balls hit out of the park. The city has already removed the basketball court and has plans of installing gazebo and potential bike path along the river.

Motion by Commissioner Cooper to recess to the Common Council, seconded by Alderperson Kneebone. Motion carried 4-0

Recessed 6:58pm

Commissioner Cooper called the Plan Commission back to order at 7:02 pm.

Commissioner Brush stated he has concerns with the playground area and the recreational facility, asking if there was adequate parking planned when KASH Playground was installed. Director Schrader stated the street that runs by the playground is a one way street. When KASH Playground was built, no one thought that it would get this much use. Commissioner Brush stated he was reluctant to give up the corner lot and felt that a new parking plan for Mead Park should be reviewed.

Alderperson Slowinski reminded the commission that the Park Board had just approved a new parking lot at West Clark and West Whitney.

Alderperson Doxtator remembers the area being swampy and feels that the purchase of this lot would be a great addition to the area and recommends approval.

Motion by Commissioner Haines to approve the request from the City of Stevens Point to purchase 225 West Cornell Avenue; seconded by Alderperson Kneebone. Motion carried 3-1, with Brush voting in the negative.

22. Calling a public hearing for the amendment of Tax Incremental District 5 and Tax Incremental District 7 project plans.

Director Ostrowski explained the amendments to tax increment districts 5 and 7 are to use the excess increment to help pay down the debt in TID 6.

Comptroller Treasurer Corey Ladick explained that the Downtown TID 6 is struggling and not generating funds to service the debt. To make up the difference the taxpayers have to pay for it. Right now TID 5 and 7 are doing very well as 5 is reaching its development agreements cap and TID 7's success is dependent on Travel Guard and the number of employees it has, giving the potential of each to assist in taking the burden off the taxpayers. The proposed amendment will only give the city the option to use the extra funds, not the final say. The Common Council would have to vote on each time funds would be used. This is to just the call for a public hearing, which would be in July, and then will have to go before the joint review board which includes the school district, the county, the and the technical college.

Motion by Commissioner Cooper to call for a public hearing for the amendment of Tax Incremental District 5 and Tax Incremental District 7 project plans; seconded by Commissioner Haines. Motion carried 4-0.

23. Adjourn.

Meeting adjourned at 7:11 PM.

Administrative Staff Report

WaterWorks CarWash

Conditional Use

3324 Church Street

July 6, 2015



Department of Community Development

| | |
|---|--|
| <p>Applicant(s):</p> <ul style="list-style-type: none"> WaterWorks CarWash, Sheldon Ferkey <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2308-04-3012-03 <p>Zone(s):</p> <ul style="list-style-type: none"> "B-4" Commercial District <p>Master Plan:</p> <ul style="list-style-type: none"> Commercial / Office / Multi-Family <p>Council District:</p> <ul style="list-style-type: none"> District 10 – Phillips <p>Lot Information:</p> <ul style="list-style-type: none"> Effective Frontage: 100 feet Effective Depth: 232 feet Square Footage: 23,200 Acreage: 0.53 <p>Current Use:</p> <ul style="list-style-type: none"> Vacant; adjacent lot is utilized for a car wash. <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 23.01(14), 23.01(16), and 23.02(2)(d) | <p>Request</p> <p>Request from Sheldon Ferkey for a conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel ID Sheet Exhibit Map Application Site Plan <p>Findings of Fact</p> <ul style="list-style-type: none"> Current property is zoned B-4 Commercial District. Car washes and accessory uses are a conditional use within the B-4 zoning district. The request is to use a lot adjacent to a carwash for associated carwash uses. <p>Staff Recommendation</p> <p>Staff would recommend approval of the conditional use to operate a carwash with the following conditions:</p> <ol style="list-style-type: none"> Southwest driveway shall be "exit only" and be signed and marked appropriately with the installation of curb or raised median. If storage of refuse is proposed outside, all pertinent requirements including screening shall be met. Screening shall be of comparable materials of the primary building and approved by staff. A formal landscaping plan shall be submitted identifying required screening. The landscape plan shall identify species, sizing, and quantity of landscape elements. Landscape areas further than 100 feet away from a water source will be required to be sprinklered. |
|---|--|

Vicinity Map



Background

Sheldon Ferkey requested a conditional use permit last month to utilize an adjacent lot for uses associated with a carwash, such as parking, vehicle stacking, and vacuuming. The Plan Commission tabled the request, citing more clarity and information was needed prior to making a decision. Furthermore, Common Council chose not to act on the item based on comments from Plan Commission.

Staff has worked with the applicant to address many of the staff concerns, ordinance requirements, and Plan Commission comments to create a new site plan (see attached).

Note that the request to utilize the vacant lot would require a conditional use permit as it involves the expansion of a conditional use (car wash). Below are the conditional use permit review standards based on the newly submitted site plan.

Standards of Review

Conditional Use Request

- 1) The establishment, maintenance, or operation of the use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare.

Analysis: The current parcel is vacant and has been vacant for several years. The request involves the utilization of the parcel for associated activities tied to the adjacent use (carwash). While the parcel will not have a carwash facility, the stacking and parking of vehicles for the adjacent carwash facility is proposed. Furthermore, vacuums are proposed on the parcel. The property is in an area surrounded by commercial uses and bounded by two streets, Water Street and Church Street.

Findings: The expansion of this use should not be detrimental to the public, as the use will be located on a major commercial thoroughfare.

2) The use will not be injurious to the use and for the purpose already permitted;

Analysis: This area is primarily commercial. Furthermore, the property sits between Water Street and Church Street and is one of few vacant parcels in the area.

Findings: The use should not be injurious to the area or surrounding properties as a carwash currently exists.

3) The establishment of the use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Analysis: The request involves expanding a carwash use onto a directly adjacent parcel. The parcel is currently vacant. Parking stalls, drive aisles, and stacking lanes are proposed on the site to serve the adjacent carwash, along with vacuums.

Findings: The proposed expansion will improve the aesthetics of the property and should not impede the development or improvement of surrounding properties.

4) The exterior architectural appeal and functional plan of any proposed structure will not be at variance with either the exterior architectural appeal and functional plan, and scale of the structures already constructed or in the course of construction in the immediate neighborhood or in the character of the applicable district so as to result in a substantial or undue adverse effect on the neighborhood;

Analysis: No structures are proposed on the vacant parcel. Vacuums are proposed to be utilized by patrons to clean vehicle interiors.

Findings: Vacuums are proposed on an insulated rebar slab.

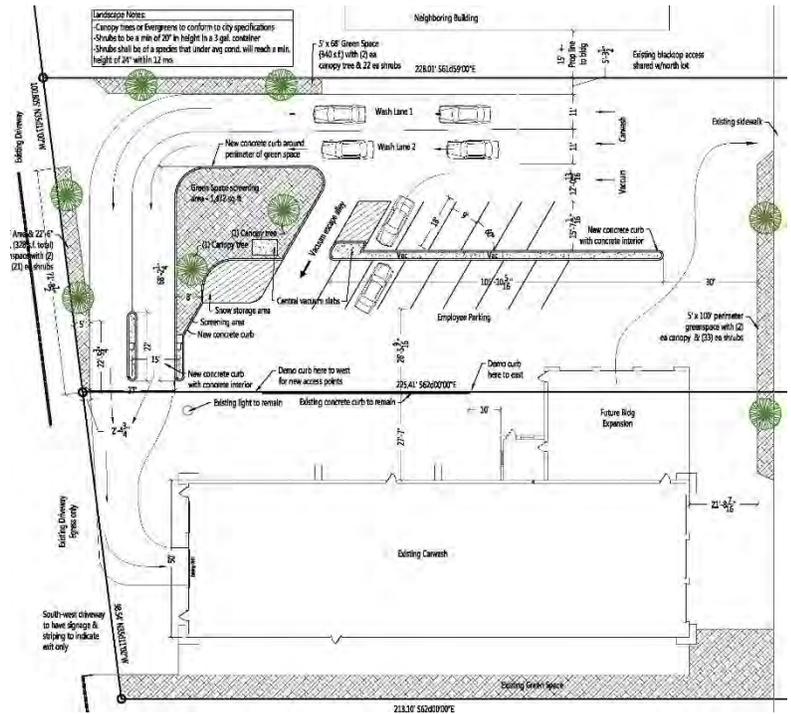
5) Adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;

Analysis: The lot currently exists and formerly had a commercial use. The property is between Water Street and Church Street. Three driveways exist on the vacant property, two on Church Street and one on Water Street. Three driveways also exist on the carwash property (addressed as 3340 Church Street), with two existing on Church Street. The zoning ordinance identifies one driveway per 200 feet of frontage. Furthermore it identifies a driveway separation of 150 feet.

Findings: Upon review of the site plan, each property would still maintain a driveway along each street and a total of four would be available to business patrons.

6) Adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

Analysis: With the staff recommendation above, four ingress/egress points (two for each property) will exist to serve the carwash and associated uses. The applicant's site plan identifies two stacking lanes which offer separate payment kiosks prior to condensing into one lane before entering the carwash bay, as only one bay exists. A portion of the drive lane leading to the carwash encroaches into the right-of-way and existing driveway. The applicant has indicated a difficult turning radius has forced the aisle to encroach into the right-of-way, therefore decreasing the width of the landscaped area along the west side of the property.



Findings: Given the situation above, and to minimize traffic congestion on public streets, staff would recommend the southwestern most driveway (see photo) be designated as an exit only. Furthermore, staff would recommend the installation of appropriate signage and/or ground painting, along with the installation of a raised curb to ensure the driveway can only be utilized by exiting vehicles within the drive-thru aisle.

7) The proposed use is not contrary to the objectives of any duly adopted land use plan for the City of Stevens Point, any of its components, and/or its environs.

Analysis: The proposed use would be within the "B-4" Commercial District. This district is established to provide for retail, commercial, office, service and apartment uses in areas of good accessibility along arterial streets consistent with the City's Comprehensive Plan. This district is primarily intended to accommodate general commercial uses requiring on-site parking and arterial access.

Findings: The proposed use is appropriate for the intent of this district.

8) The use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission.

Analysis: Parking and setback requirements are met, however other landscaping and stacking requirements are not met. Perimeter landscaping is required on the northern property line.

Findings: Perimeter landscaping is not proposed on the entire north side as a neighboring building is positioned with garages facing south that utilize a shared access to the site. Landscaping on the entire north façade would inhibit the adjacent property owner from fully utilizing the garages. The zoning ordinance permits a cross access point between neighboring properties which is presented by the applicant along the north property line.

- 9) **The proposal will not result in an over-concentration of high density living facilities in one area so as to result in a substantial or undue adverse effect on the neighborhood, on the school system, and the social and protective services systems of the community.**

N/A

- 10) **Principal - Applications for exclusive multifamily residential uses: The view from the street should maintain a residential character. The view should be dominated by the building and not by garages, parking, mechanical equipment, garbage containers, or other storage.**

N/A

- 11) **Access to the site shall be safe.**

- a) **All development shall front on a public right-of-way unless recommended by the Public Works Director.**

Analysis: The property fronts on Church Street and Water Street.

Findings: This standard is met.

- b) **The driveway to the site shall be located so as not to be a danger to the street flow of traffic.**

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

- c) **The driveway shall not be too close to neighboring intersections.**

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

- d) **Alignment of the driveway shall be coordinated with adjacent access points to avoid conflict or confusion.**

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

- e) **Only one driveway shall be allowed per site unless recommended by the Public Works Director.**

Analysis: See standard 5 above.

Findings: See standard 5 above.

- f) **The organization of traffic flow on-site and between the site and the street shall be organized in a clear hierarchy of flow patterns. Internal and external areas where traffic flow changes directions or creates intersections shall be organized at clear intersections and those intersections are spaced far enough apart so as to not cause confusion or problems and to provide for adequate spacing for waiting vehicles.**

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

g) Intersections are visible and not visually screened.

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above. In addition, the drive-thru aisles are proposed to be striped.

h) Adequate drainage and snow storage is provided.

Analysis: Each property is less than 1 acre, allowing for drainage to be handled in the right-of-way. Snow storage has been identified on the site plan

Findings: This standard is met.

i) Minimum size requirements are maintained for safe vehicle circulation.

Analysis: Sizing is indicated on the site plan that meets the minimum requirements.

Findings: This standard is met.

j) Parking areas shall be safe. They shall be adequately lit, sized to meet minimum standards, graded so as to not be too steep, and paved with concrete, brick or bituminous surfacing. The light source shall not be visible from adjacent properties. Lighting shall be developed in such a way to minimize light straying onto adjacent properties.

Analysis: A lighting plan has not been submitted. The area is surrounded by commercial development and lies between two lighted streets. No additional lighting devices are indicated on the plan.

Findings: This standard is met.

k) Driveways shall be located to minimize the impact to adjacent properties.

Analysis: See standards 5 and 6 above.

Findings: See standards 5 and 6 above.

12) There shall be adequate utilities to serve the site.

a. The Public Works Director, Police Chief, and Fire Chief shall determine whether there is adequate sanitary sewer, potable water, storm drainage, street capacity, emergency access, public protection services, and other utilities to serve the proposed development. They shall review the plan to ensure safety and access for safety vehicles.

Analysis: Utilities exist along Water Street and Church Street. No stormwater plan is required.

Findings: This standard is met.

13) The privacy of the neighboring development and the proposed development shall be maintained as much as practical. Guidelines:

- a. Mechanical equipment including refuse storage shall be screened from neighboring properties.**

Analysis: A refuse enclosure is not shown on the drawing provided.

Findings: If storage of refuse is proposed outside, all pertinent requirements including screening shall be met. Screening shall be of comparable materials of the primary building and approved by staff.

- b. Lighting shall be located to minimize intrusion onto the neighboring properties.**

Analysis: Lighting is assumed to be minimal as street lighting exists on Church Street and Water Street, and the businesses normal operating hours are during the daytime.

Findings: This standard is met.

- c. Sources of noise shall be located in a manner that minimizes impact to neighboring properties.**

Analysis: Vacuums are proposed on the site. The property is located in a commercial corridor and between two thoroughfares.

Findings: Perimeter screening meeting the ordinance requirements, in the form of vegetation should assist in reducing noise.

- d. New Multifamily sites which abut single or single-and-two family zoned lands shall increase that sideyard and/or rearyard setback requirement(s) that abuts the single or single-and-two-family zoned area by 50% but need not exceed the maximum rear-yard setback requirements of the district.**

N/A

14) Principal - Applications for exclusive multifamily residential uses. Landscaping shall be provided or existing landscape elements shall be preserved to maintain a sense of residential character, define boundaries, and to enhance the sense of enclosure and privacy.

N/A

Upon review of the newly submitted site plan, many of staff's concerns and recommendations from the original request have been met, which include:

1. Vacation of two driveways along Church Street
2. Perimeter screening on the north, east and west side of the property
3. Improved on-site circulation of vehicles

Therefore, staff would recommend approval of the conditional use permit for the purposes of operating associated car wash activities at 3324 Church Street (Parcel ID 2308-04-3012-03) with the few conditions of approval identified on page one.

Photos



| Name and Address | | Parcel # | Alt Parcel # | Land Use |
|--|--|------------------|--------------|------------------------------|
| Rapids Incorporated 2975 Swiggum Ln Wisconsin Rapids, WI 54495 | | 230804301203 | 230804301203 | Vacant Land - Commercial |
| | | Property Address | | Neighborhood |
| | | 3324 Church St | | Division St/Church St (Comm) |
| | | Subdivision | | Zoning |
| Display Note | | Metes And Bounds | | B4-COMMERCIAL |

OWNERSHIP HISTORY

| Owner | Sale Date | Amount | Conveyance | Volume | Page | Sale Type |
|---------------------|------------|----------|---------------|--------|------|-----------|
| Rapids Incorporated | 12/30/2014 | \$67,500 | Warranty Deed | 802598 | | Land |

SITE DATA

PERMITS

| Actual Frontage | 100.0 | Date | Number | Amount | Purpose | Note |
|--------------------|----------|------------|--------|---------|---------------------|--------------------------------------|
| Effective Frontage | 100.0 | 11/23/2011 | 11-850 | \$300 | 020 Electrical | Temp service for X-ma fire damage |
| Effective Depth | 232.0 | 12/22/2004 | 32913 | \$0 | 070 Raze/Demolition | |
| Square Footage | 23,200.0 | 7/8/2002 | 30970 | \$6,500 | 048 Int Renov/Remod | |
| | | 6/17/1999 | 28495 | \$4,760 | 099 Sign | |
| Acreage | 0.533 | 8/19/1998 | 27913 | \$3,000 | 032 Furnace (HVAC) | |
| | | 3/12/1996 | 25793 | \$0 | 020 Electrical | 400 Amp |

2014 ASSESSED VALUE

| Class | Land | Improvements | Total |
|--------------------|-----------------|--------------|-----------------|
| (2) - B-Commercial | \$91,900 | \$0 | \$91,900 |
| Total | \$91,900 | \$0 | \$91,900 |

LEGAL DESCRIPTION

LOT 2 CSM#101-1-101 BNG PRT SESW S4 T23 R8 802598

PROPERTY IMAGE

PROPERTY SKETCH



| Name and Address | | Parcel # | Alt Parcel # | Land Use |
|--|--|------------------|--------------|------------------------------|
| Rapids Incorporated 2975 Swiggum Ln Wisconsin Rapids, WI 54495 | | 230804301203 | 230804301203 | Vacant Land - Commercial |
| | | Property Address | | Neighborhood |
| | | 3324 Church St | | Division St/Church St (Comm) |
| | | Subdivision | | Zoning |
| Display Note | | Metes And Bounds | | B4-COMMERCIAL |

BUILDING SUPERSTRUCTURE DATA

| Bldg | Sec | Occupancy | Year | Area | Framing | Hgt |
|------|-----|-----------|------|------|---------|-----|
| | | | | | | |

| | | |
|------------|--|---|
| Total Area | | 0 |
|------------|--|---|

BASEMENT DATA

COMPONENTS

| Bldg | Sec | Adjustment Description | Area | Bldg | Sec | Component Description | Area |
|------|-----|------------------------|------|------|-----|-----------------------|------|
| | | | | | | | |

DETACHED IMPROVEMENTS

| Structure | Year Built | Square Feet | Grade | Condition |
|-----------|------------|-------------|-------|-----------|
| | | | | |

SITE IMPROVEMENTS

STRUCTURE DATA

| Site Improvement | Units | Age |
|------------------|-------|---------------|
| | | Year Built |
| | | Eff. Year |
| | | One Bedroom |
| | | Two Bedroom |
| | | Three Bedroom |
| | | Total Units |
| | | Stories |
| | | Business Name |

| Name and Address | Parcel # | Alt Parcel # | Land Use |
|--|----------------------|--------------|------------------------------|
| Rapids Incorporated 2975 Swiggum Ln Wisconsin Rapids, WI 54495 | 230804301204 | 230804301204 | Car Wash-Drive Thru |
| | Property Address | | Neighborhood |
| | 3340 Church St | | Division St/Church St (Comm) |
| | Subdivision | | Zoning |
| Display Note | Certified Survey Map | | B4-COMMERCIAL |

OWNERSHIP HISTORY

| Owner | Sale Date | Amount | Conveyance | Volume | Page | Sale Type |
|-------------------------------|------------|-----------|---------------------------|--------|------|---------------|
| Rapids Incorporated | 1/20/2015 | \$260,000 | Warranty Deed | 803094 | | Land & Build. |
| Central Carwash LLC | 4/26/2000 | \$600,000 | Warranty Deed | 57 | 3244 | Land & Build. |
| White Water Car Wash Of St Pt | 4/25/2000 | \$590,000 | Satisfaction Of Land Cont | 57 | 3243 | Land & Build. |
| White Water Car Wash Of St Pt | 12/29/1998 | \$600,000 | Land Contract | 55 | 2489 | Land & Build. |

SITE DATA

PERMITS

| Actual Frontage | 98.0 | Date | Number | Amount | Purpose | Note |
|--------------------|----------|------------|--------|----------|------------------------|--------------------------------------|
| Effective Frontage | 98.0 | 5/13/2011 | 37739 | \$24,200 | 090 Roof/Strip & re-ro | Change face on existin Remodeling |
| Effective Depth | 219.0 | 8/25/2000 | 29378 | \$2,000 | 099 Sign | |
| Square Footage | 21,462.0 | 11/20/1996 | 26405 | \$3,000 | 099 Sign | |
| | | 11/12/1996 | 26385 | \$30,000 | 042 Interior Renov/Re | |
| Acreage | 0.493 | | | | | |

2014 ASSESSED VALUE

| Class | Land | Improvements | Total |
|--------------------|-----------------|------------------|------------------|
| (2) - B-Commercial | \$66,400 | \$322,300 | \$388,700 |
| Total | \$66,400 | \$322,300 | \$388,700 |

LEGAL DESCRIPTION

LOT 1 CSM 3282-11-240 BNG PRT SW SW S4 T23 R8 803094

PROPERTY IMAGE

PROPERTY SKETCH



| Name and Address | | Parcel # | Alt Parcel # | Land Use |
|--|--|----------------------|--------------|------------------------------|
| Rapids Incorporated 2975 Swiggum Ln Wisconsin Rapids, WI 54495 | | 230804301204 | 230804301204 | Car Wash-Drive Thru |
| | | Property Address | | Neighborhood |
| | | 3340 Church St | | Division St/Church St (Comm) |
| | | Subdivision | | Zoning |
| Display Note | | Certified Survey Map | | B4-COMMERCIAL |

BUILDING SUPERSTRUCTURE DATA

| Bldg | Sec | Occupancy | Year | Area | Framing | Hgt |
|------|-----|-----------------------------|------|-------|---------------|-----|
| 1 | 1 | Car Wash-Drive Thru (C avg) | 1985 | 8,000 | Masonry - Avg | 12 |

| | |
|-------------------|-------|
| Total Area | 8,000 |
|-------------------|-------|

BASEMENT DATA

COMPONENTS

| Bldg | Sec | Adjustment Description | Area | Bldg | Sec | Component Description | Area |
|------|-----|------------------------|------|------|-----|-----------------------|------|
| | | | | | | | |

DETACHED IMPROVEMENTS

| Structure | Year Built | Square Feet | Grade | Condition |
|-----------|------------|-------------|-------|-----------|
| | | | | |

SITE IMPROVEMENTS

STRUCTURE DATA

| Site Improvement | Units | Age | 27 |
|------------------|-------|---------------|------------------|
| | | Year Built | 1985 |
| | | Eff. Year | 1988 |
| | | One Bedroom | |
| | | Two Bedroom | |
| | | Three Bedroom | |
| | | Total Units | |
| | | Stories | 1.00 |
| | | Business Name | Central Car Wash |



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A CONDITIONAL USE PERMIT

(Pre-Application Conference Required)

*R#1-61170
\$250
5/4/15*

ADMINISTRATIVE SUMMARY (Staff Use Only)

| | | | |
|---------------------------------|--------------------------------|------------------------------|--------------------------------|
| Application # | Date Submitted | Fee Required | Fee Paid |
| Associated Applications if Any | Assigned Case Manager | | |
| Pre-Application Conference Date | Conditional Use Permit Request | Use <input type="checkbox"/> | Amend <input type="checkbox"/> |

APPLICANT/CONTACT INFORMATION

| APPLICANT INFORMATION | | CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>) | |
|-----------------------|--|--|----------------------------|
| Applicant Name | Rapids Incorporated d/b/a WaterWorks Carwash | Contact Name | Sheldon S. Ferkey |
| Address | 3340 Church ST | Address | 2975 Swiggum LN |
| City, State, Zip | Stevens Point, WI 54481 | City, State, Zip | Wisconsin Rapids, WI 54495 |
| Telephone | 715-341-3920 | Telephone | 715-213-7008 |
| Fax | 715-341-4128 | Fax | --- |
| Email | | Email | rapidsinc@hotmail.com |

OWNERSHIP INFORMATION

| PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input checked="" type="checkbox"/>) | | PROPERTY OWNER 2 INFORMATION (If Needed) | |
|--|--|--|--|
| Owner's Name | | Owner's Name | |
| Address | | Address | |
| City, State, Zip | | City, State, Zip | |
| Telephone | | Telephone | |
| Fax | | Fax | |
| Email | | Email | |

PROJECT SUMMARY

| | | |
|---|---|-------------------------|
| Subject Property Location [Please Include Address and Assessor's Identification Number(s)] | | |
| Parcel 1 | Parcel 2 | Parcel 3 |
| 3340 Church ST, Stevens Point/2308.04.3012.04 | 3324 Church ST, Stevens Point/2308.04.3012.03 | |
| Legal Description of Subject Property | | |
| | | |
| Designated Future Land Use Category | | Current Use of Property |
| parking | | parking |
| Explain the land use and the development proposed for the subject property. Include the time schedule (if any) for development. (Use additional pages if necessary) | | |
| Parking area with automated cashier stations and free vacuum service. | | |

How will the proposed development reinforce the existing or planned character of the neighborhood? (Use additional pages if necessary)

This development will dramatically improve and update the appearance and operation of this facility, thus helping to modernize the neighborhood.

Outline steps that will be taken to reduce any negative impacts on adjacent property. (Use additional pages if necessary)

There certainly shouldn't be any negative impact on the adjacent properties. This planned improvement is designed to improve the operational and aesthetic nature of the area.

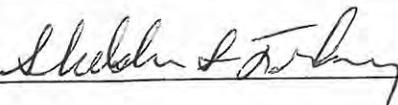
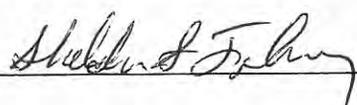
| Current Zoning Surrounding Subject Property | | | |
|---|--|--------|--|
| North: | | South: | |
| East: | | West: | |
| Current Land Use Surrounding Subject Property | | | |
| North: | | South: | |
| East: | | West: | |

EXHIBITS

| | | |
|---|--------------------------|-----------------------------|
| Owner Information Sheet | <input type="checkbox"/> | Additional Exhibits If Any: |
| Letter to District Alderperson | <input type="checkbox"/> | |
| Maps (vicinity, zoning, floodplains, wetlands others as requested by staff) | <input type="checkbox"/> | |
| Site Plan (designating primary, side, and service street frontages) | <input type="checkbox"/> | |
| Building Elevations | <input type="checkbox"/> | |
| Parking Plan (Location, number of spaces, reductions, and design and landscaping) | <input type="checkbox"/> | |
| Street Plan with Cross-sections | <input type="checkbox"/> | |
| Utility Plan | <input type="checkbox"/> | |
| Landscape Plan (including any equivalent alternative landscaping requests) | <input type="checkbox"/> | |
| Stormwater Plan | <input type="checkbox"/> | |
| Outdoor Lighting Plan (location of fixtures, illumination levels) | <input type="checkbox"/> | |

CERTIFICATION AND SIGNATURE

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

| Signature of Applicant | Date | Signature of Property Owner(s) | Date |
|---|-------------|--|-------------|
|  | 04 May 2015 |  | 04 May 2015 |

To: Alderperson, City of Stevens Point

Re: Conditional Use Permits

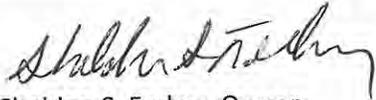
Location: WaterWorks Carwash

3340 Church ST
Stevens Point, WI 54481

Dear Sir/Madam:

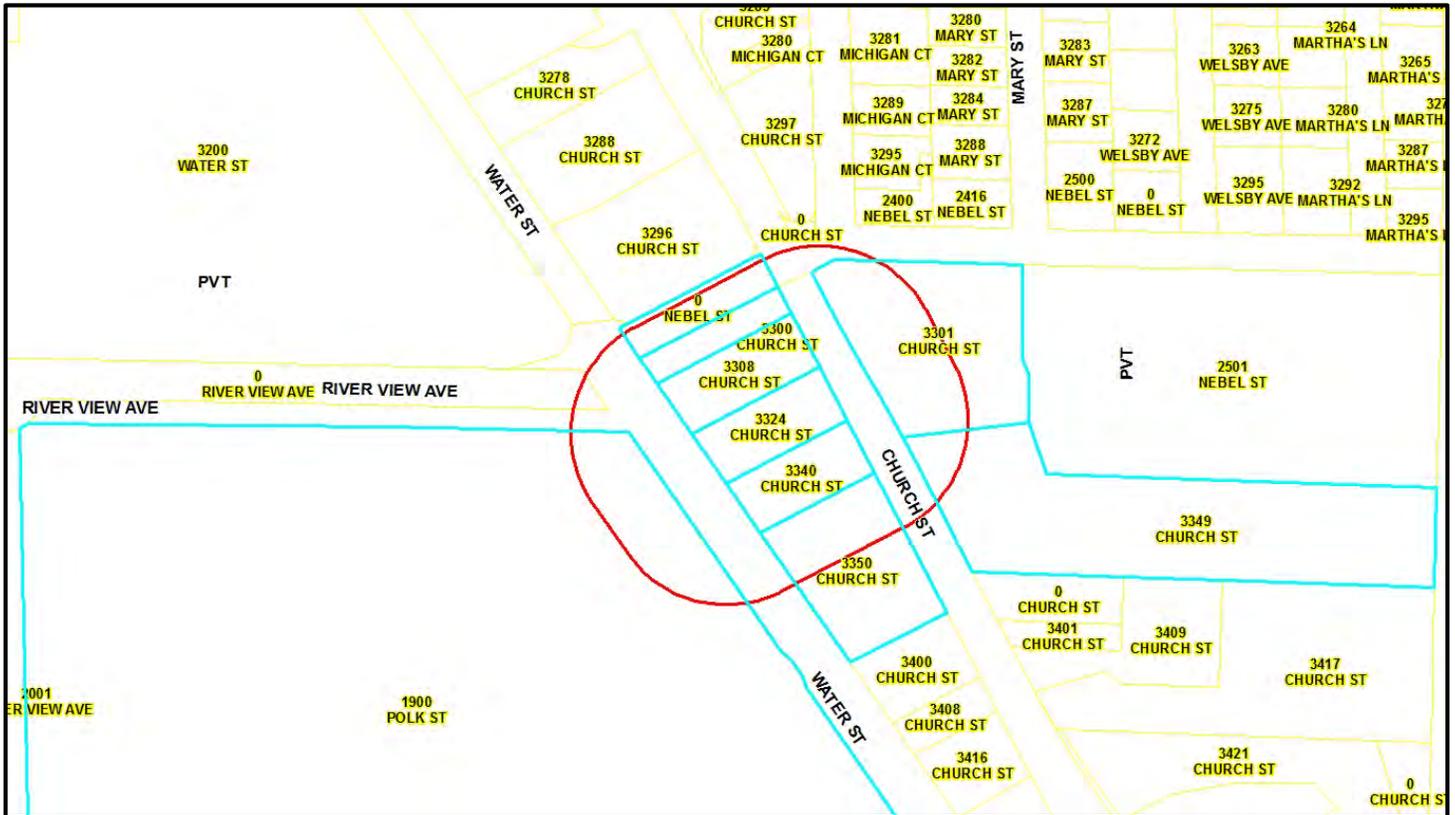
Please consider this letter as a formal request respectfully submitted with regard to my Conditional Use "parking" Permit application. As you may be aware, I have purchased the formally named Central Carwash and have committed a substantial investment in the Stevens Point community. I would like to continue this initiative by installing an improved parking area and free vacuum services for our community as well as updating our site to the "state-of-the-art" standards our other facilities currently enjoy. I certainly appreciate your consideration and am looking forward to a very positive long-term commitment to the greater Stevens Point community. Thank you.

Sincerely,

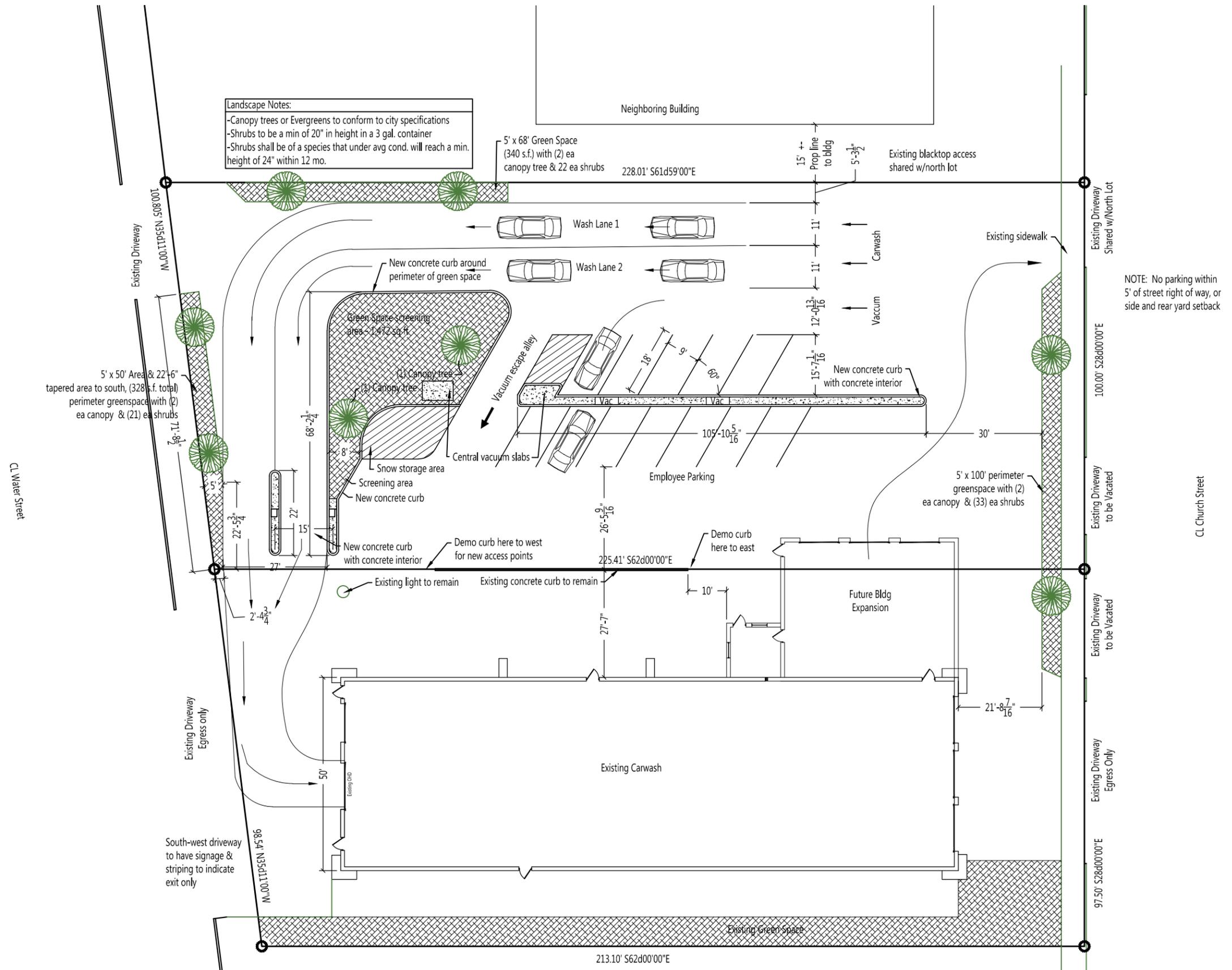


Sheldon S. Ferkey, Owner
WaterWorks Carwash

Conditional Use Permit – Operate Carwash – 3324 Church Street (Parcel ID 2308-04-3012-03) – Exhibit Map (200 Feet Boundary)



| Tax Key | Name | Mailing Address | City, State | Zip | Property Address |
|-----------------|---|------------------------|---------------------|-------|------------------|
| 281230804300810 | City of Stevens Point | 1515 Strongs Ave | Stevens Point WI | 54481 | 0 Nebel St. |
| 281230804301417 | WALTRUST PROP C/O WALGREEN TAX DEPT | PO BOX 1159 | Deerfield IL | 60015 | 3301 Church St. |
| 281230804301201 | PORTAGE COUNTY | 1515 Church St | Stevens Point WI | 54481 | 3300 Church St. |
| 281230804301202 | ROBERT L & SHARON A LABLANC REVLIVTRS | 2411 GOLDEN RD | PLOVER WI | 54467 | 3308 Church St. |
| 281230804301203 | RAPIDS INC | 2975 SWIGGUM LANE | WISCONSIN RAPIDS WI | 54495 | 3324 Church St. |
| 281230804301204 | RAPIDS INC | 2975 SWIGGUM LN | WISCONSIN RAPIDS WI | 54495 | 3340 Church St. |
| 281230804301414 | FONTI REV TRUST | 2917 Business Park Dr | Stevens Point WI | 54482 | 3349 Church St. |
| 281230804301002 | Stevens Point Area Public School District | 1900 Polk St | Stevens Point WI | 54481 | 1900 Polk St. |
| 281230804301205 | AUTOZONE INC | P O Box 2198 Dept 8088 | Memphis TN | 38101 | 3350 Church St. |



NOTE: No parking within 5' of street right of way, or side and rear yard setback

Administrative Staff Report

Stevens Point Area School District

Sign Variance Request

1201 Northpoint Drive

July 6, 2015



Department of Community Development

| | |
|---|--|
| <p>Applicant(s):</p> <ul style="list-style-type: none"> Don Keck, representing Stevens Point Area School District <p>Staff:</p> <ul style="list-style-type: none"> Michael Ostrowski, Director mostrowski@stevenspoint.com Kyle Kearns, Associate Planner kkearns@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none"> 2408-29-2100-21 <p>Zone(s):</p> <ul style="list-style-type: none"> "R-2" Single Family Residence District <p>Master Plan:</p> <ul style="list-style-type: none"> Institutional / Government <p>Council District:</p> <ul style="list-style-type: none"> District 11 - Morrow <p>Lot Information:</p> <ul style="list-style-type: none"> Frontage (feet): 1,720 feet Depth (feet): 1,091 feet Square Footage: 1,398,699 Acreage: 32.1 <p>Current Use:</p> <ul style="list-style-type: none"> Institutional / Government (High School) <p>Applicable Regulations:</p> <ul style="list-style-type: none"> 25.04(5) and 25.14 | <p>Request</p> <p>Request from Don Keck, representing the Stevens Point Area School District Life Skills Center, for a sign variance to construct a freestanding sign exceeding the, quantity, size, and height requirements at 1201 Northpoint Drive (Parcel ID 2408-29-2100-21).</p> <p>Attachment(s)</p> <ul style="list-style-type: none"> Parcel Data Sheet Application Sign Rendering <p>Findings of Fact</p> <ul style="list-style-type: none"> The property is within the "R-2" Single Family Residence District. All signs shall be set back a minimum of five feet from the right-of-way. Freestanding signs shall not exceed 5 feet in height within the R-2 District and shall not exceed two square feet in area. The proposed freestanding sign is 6 feet tall and approximately 14.25 square feet. Sign variances can be granted from certain requirements of the sign ordinance, subject to plan commission review and common council approval. <p>Staff Recommendation</p> <p>Approve the sign variance subject to the following conditions:</p> <ol style="list-style-type: none"> The sign height shall not exceed 5 feet. The sign size shall not exceed 20 square feet in area. A landscape base at least 30 square feet in size shall be installed around the sign. Landscaping shall be approved by community development department staff. The design and materials of the sign shall complement the design and materials on the Life Skills Center building. The sign shall conform to all other applicable requirements within the zoning ordinance, including vision triangle requirements. Applicable building permits shall be obtained. Minor modifications may be approved by staff. |
|---|--|

Vicinity Map



Background

Don Keck, representing the Stevens Point Area High School (SPASH) is requesting a sign variance to install a new freestanding sign exceeding the quantity, size, and height requirements. A new building, the Life Skills Center, was constructed on the SPASH campus, which, while is joined with the institutional use also provides for community uses. The applicant has indicated uses at the facility will involve dropping off and picking up students, as well as, hosting community events, therefore creating a need for separate signage. Below are the proposed sign details.

Freestanding Sign

- Material: Formed aluminum cabinet
- Sides: 2 sides
- Height: 6 feet
- Size: Cabinet – Approx. 14.25 sq. ft.
- Design: "SPASH Life Skills Center"
- Lighting: Non-lit

Chapter 25, Uniform Sign Ordinance states the following relating to freestanding signs within the "R-2" Single Family Residence District:

Section 25.04 (5)(A)

A. TOTAL NUMBER OF FREESTANDING SIGNS ALLOWED

Residential Uses: Either one non-illuminated freestanding or one non-illuminated wall sign may be displayed per parcel in the "R-LD" through "R-3" Residential Zoning Districts.

B. HEIGHT LIMITATIONS

Freestanding signs shall be limited to five feet in height.

C. AREA REQUIREMENTS

- 1. Wall signs shall not exceed two square feet in sign area.*
- 2. Freestanding signs shall not exceed two square feet in sign area, except for construction signs, which shall not exceed 32 square feet.*

E. REQUIREMENTS FOR NON-RESIDENTIAL IDENTIFICATION SIGNS

One freestanding identification sign, not to exceed 20 square feet in area, is allowed for churches, schools, hospitals, sanitariums, clubs, libraries or similar public and institutional uses and one freestanding identification sign not to exceed 60 square feet in area is allowed for national and state armed services and national guard purposes. Such sign shall be for the purpose of displaying the name of the institution and its activities or services. Such sign may be illuminated, but not flashing.

All signs, banners, flags, hangings, canopies and other displays shall not create any vision obstructions onto a public right-of-way, alley, sidewalk, adjacent drive or private drive entering a street or alley.

Standards of Review

In obtaining a permit, the applicant may submit an appeal to the common council for a variance from certain requirements of this ordinance. The plan commission shall provide a recommendation to the common council when a variance is requested. A variance may be granted by the common council where the literal application of the ordinance would create a substantial hardship for the sign user and the following criteria are met:

- 1) A literal application of the ordinance would result in a demonstrated practical difficulty or unnecessary hardship to the property.**

Analysis: As the ordinance indicates above, only one freestanding identification sign, not to exceed 20 square feet in area, at a height of 5 feet, is allowed. Two non-conforming signs currently exist on the property, approximately two hundred feet from the proposed sign, which identify the institutional use SPASH. The existing monument and freestanding sign with electronic message center exceed the size and height requirements.

The property is very large at 32 acres and a massive building and parking area, along with associated recreational fields and equipment exist. Multiple uses exist on the property in separate buildings.

Findings: While multiple non-conforming signs exist on the property, they do not adequately identify the Life Skills Center. If existing signage could be shared, it would still be ineffective given the separation distance of two hundred feet from the sign location to the Life Skills Center. Furthermore, given uniqueness of the uses at the Life Skills Center a separate identification sign may be warranted. The large lot size, multiple uses, and location of driveways and parking also indicate a need for a separate sign to identify the Like Skills Center facility. After review, an unnecessary hardship is not evident on the property, however a practical difficulty is demonstrated

with the construction the Life Skills Center and signage needed to guide users and patrons. Regular patrons of the facility may not need an identification sign, however, patrons attending community events or meetings held at the facility may pursue entrance into the main facility (school) prior to the Life Skills Center.

2) The granting of the requested variance would not be materially detrimental to the property owners in the vicinity.

Analysis: The majority of the surrounding properties are residential in nature. Directly north of the property exists both single and multiple-family uses. The nearby apartment complexes have identification signs similar in size and design. The sign is non-illuminated and is proposed to have a landscaped base. The existing freestanding and monument are separated from the Life Skills Center by approximately 200 feet.

Findings: The granting of the requested variance should not be detrimental to the surrounding property owners, some of whom have similar sized signs. The sign should assist in drawing patrons to the property rather than creating a safety concern in the right-of-way or on-site. To further ensure aesthetics are met, staff would recommend a landscape base at least 30 square feet in size shall to be installed around the sign. Landscaping shall be approved by community development department staff. Furthermore, given the quality design and materials of the building, staff would recommend that the design of the sign complement the materials (stone and/or brick) of the Life Skills Center building. Something similar to the following would be recommended:



3) Hardship caused the sign user under a literal interpretation of the ordinance is due to conditions unique to that property and does not apply generally to the city.

Analysis: Once again, the property's large size, multiple uses and buildings, along with parking and ingress/egress create a unique situation. Furthermore, as schools are primarily in residential areas, zoning is residential, which has more strict sign regulations to ensure the health and wellbeing of the neighborhood. The school is unique in itself as it draws hundreds of students and faculty daily, as well as hundreds more to school events and activities. A church is another closely related use found in residential zoning districts, however most churches do not occupy has much land.

Findings: The unique situation is not seen greatly throughout the city, especially not on such a large property. Regarding the sign size and height, a sign meeting the five foot height requirement and 20 square foot size requirement should adequately identify the facility. Therefore, staff would recommend the sign not exceed five feet in height and 20 square feet in size.

4) The granting of the variance would not be contrary to the general objectives of this ordinance.

Analysis: The purpose of these sign regulations are: to encourage the effective use of signs as a means of communication in the City of Stevens Point (hereinafter referred to as the city); to maintain and enhance the beauty and unique character and enhance the aesthetic environment of the city by eliminating visual blight; to

enhance the city's ability to attract sources of economic development and growth; to protect pedestrians and motorists of the city from damage or injury caused or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly sized or situated signs; to minimize the possible adverse effect of signs on nearby public and private property; to promote the public safety, welfare and convenience, and enjoyment of travel and the free flow of traffic within the city; and to provide a uniform sign ordinance between the City of Stevens Point, Village of Plover and Portage County.

Findings: The proposed freestanding sign itself should not be detrimental to the area or cause safety concerns along Northpoint Drive. The Sign Ordinance does not permit a second identification sign on the property which makes it difficult to market the Life Skills Center which has unique uses (see attachment). Multiple buildings on the school's property need to be identified, thus informing patrons of their location on the school's campus. Based on the findings above and discussed in previous analysis the granting of the variance should not be contrary to the general objectives of the sign ordinance.

In granting a variance, the plan commission may attach additional requirements necessary to carry out the spirit and purpose of this ordinance in the public interest.

When taking into consideration the above findings regarding the sign variance, staff would recommend approving the sign, as practical difficulties do exist due to the unique property and uses occurring and permitted. Furthermore, staff would recommend approval based on the conditions identified on page one.

| Name and Address | Parcel # | Alt Parcel # |
|---|---------------------|--------------|
| Stevens Point Area Public School District 1900 Polk St Stevens Point, WI 54481 | 240829210021 | 240829210021 |
| | Property Address | |
| | 1201 North Point Dr | |
| Display Note | | |

OWNERSHIP HISTORY

| Owner | Sale Date | Amount | Conveyance | Volume | Page | Sale Type |
|-------|-----------|--------|------------|--------|------|-----------|
| | | | | | | |

PERMITS

| Date | Number | Amount | Purpose | Note |
|-----------|---------|-----------|------------------------------|-------------------|
| 5/29/2012 | 12-0334 | \$7,200 | 110 Storage Bldg/Shed/Gazebo | 26 x 32 shed |
| 5/24/2010 | 37037 | \$140,846 | 020 Electrical | new fire alarm |
| 5/18/2010 | 37064 | \$327,744 | 003 Addition | elevator addition |
| 10/2/2009 | 36603 | \$0 | 020 Electrical | |
| 10/2/2009 | 36603 | \$2,500 | 110 Storage Bldg/Shed/Gazebo | 24' x 48' shed |
| 9/21/2009 | 36594 | \$492,805 | 003 Addition | Fitness Center |

2014 ASSESSED VALUE

| Class | Land | Improvements | Total |
|-----------------|------------|--------------|------------|
| X4-Local Exempt | \$0 | \$0 | \$0 |
| Total | \$0 | \$0 | \$0 |

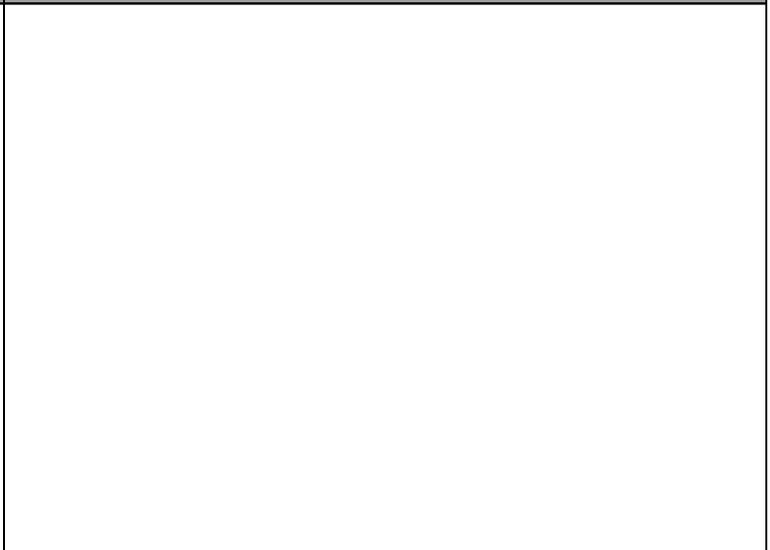
LEGAL DESCRIPTION

PRT NENW S29T24R8 COM SE COR 2ND ST.N&N POINT S171F E264F S669F W94F S126F W170F TO EL 2ND S64F E370F S61F E1121F MOL TO SEC/L N TO N POINT W ALG N POINT TO POB (SPASH) 452/428-89

PROPERTY IMAGE



PROPERTY SKETCH





GRAPHIC HOUSE, INC.

**CORPORATE OFFICE 9204 PACKER DRIVE WAUSAU, WI 54401
TELEPHONE: 715-842-0402 FAX: 715-848-9108**

June 4, 2015

**RECEIVED
JUN 08 2015
COM DEV/INSP**

City of Stevens Point
Attn: Community Development Dept.
1515 Strongs Ave.
Stevens Point, WI 54481

Dear Community Development Dept:

Enclosed you'll find a variance application, site plans, drawings and a \$150 check for the Stevens Point Area Schools - Life Skills Center sign, located 1201 N. Point Dr.

If you have any questions or require any additional information, please feel free to contact me at 715-842-0402 ext 251.

Thank you for your consideration.

Sincerely,

Jamus Baumgardt
Project Coordinator

Enclosures



City of Stevens Point
Community Development Department

1515 Strongs Avenue, Stevens Point, WI 54481
(715) 346-1567
(715) 346-1498
communitydevelopment@stevenspoint.com
<http://stevenspoint.com>

APPLICATION FOR A SIGN VARIANCE

(Pre-Application Conference Required)

ADMINISTRATIVE SUMMARY (Staff Use Only)

| | | | | | | | |
|---------------------------------|---|--------------------------------------|--|--|-----------------------------------|--------------------------------|----------|
| Application # | — | Date Submitted | 6/8/15 | Fee Required | \$150.00 | Fee Paid | 1/150.00 |
| Associated Applications if Any | — | Assigned Case Manager | Kyle Keams | | | | |
| Pre-Application Conference Date | — | Sign Variance (check all that apply) | Height <input checked="" type="checkbox"/> | Size <input checked="" type="checkbox"/> | Quantity <input type="checkbox"/> | Other <input type="checkbox"/> | |

APPLICANT/CONTACT INFORMATION

| APPLICANT INFORMATION | | CONTACT INFORMATION (Same as Applicant? <input type="checkbox"/>) | |
|-----------------------|------------------------------------|--|----------------------------|
| Applicant Name | Stevens Point Area Schools - Spash | Contact Name | Graphic House Inc. |
| Address | 1201 N. Point Dr. | Address | 9204 Packer Dr. |
| City, State, Zip | Stevens Point, WI 54481 | City, State, Zip | Wausau, WI 54401 |
| Telephone | | Telephone | 715-842-0402 Ext. |
| Fax | | Fax | |
| Email | | Email | JamusB@GraphicHouseInc.com |

OWNERSHIP INFORMATION

| PROPERTY OWNER 1 INFORMATION (Same as Applicant? <input type="checkbox"/>) | | PROPERTY OWNER 2 INFORMATION (If Needed) | |
|---|---|--|--|
| Owner's Name | Stevens Point Area Public School District | Owner's Name | |
| Address | 1900 Polk Street | Address | |
| City, State, Zip | Stevens Point, WI 54481 | City, State, Zip | |
| Telephone | | Telephone | |
| Fax | | Fax | |
| Email | | Email | |

PROJECT SUMMARY

| | | |
|---|----------------------------|----------|
| Subject Property Location [Please Include Address and Assessor's Identification Number(s)] | | |
| Parcel 1 | Parcel 2 | Parcel 3 |
| 240829210021 | | |
| Legal Description of Subject Property | | |
| PRT NENW S29T24R8 COM SE COR 2ND ST.N&N POINT S171F E246F S669F W94F S126F W170F TO EL 2ND S64F E370F S61F E1121F MOL TO SEC/L N TO N POINT W ALG N POINT TO POB (SPASH) 452/428-89 | | |
| Current Use of Property | Current Zoning of Property | |
| School | R-2 | |
| Will adhering to the Sign Ordinance create a demonstrated practical difficulty or unnecessary hardship to the property? Please provide a detailed description of your request and reasoning with your answer. (Use additional pages if necessary) | | |
| Yes, adhering to the sign code would create an unnecessary hardship. The new building on the property is called the Life Skills Center. It will be used to help children (many with developmental difficulties) develop the necessary skills for independent living. Many will be picked up or dropped off at the center. There will also be public meetings for the center and it's use. Not having a sign, or having one of inadequate size would make the functional purpose of the building hard to maintain. | | |

Would the granting of the variance be materially detrimental to the property owners in the vicinity? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

I do not believe this will create any detrimental conditions to the neighbors. The sign is rather small in comparison to other similar facilities. It's much smaller and less conspicuous than the existing electronic message center on the SPASH property. The new sign is also non-lit.

Does the property have unique property characteristics that cause a hardship to the sign user under a literal interpretation of the Sign Ordinance? If yes, please describe the unique property characteristics. (Use additional pages if necessary)

Yes, a literal interpretation of the zoning district is that it is residential. The high school is placed (as most schools are) in a residential district. This is unique to the typical properties in this zoning district. Thereby lending itself to unique conditions.

Would the granting of this variance be contrary to the general objectives of the Sign Ordinance? Please provide a detailed narrative and reasoning with your answer. (Use additional pages if necessary)

Granting of the variance will not be contrary to the objectives of the sign code. The sign codes are created to allow a reasonable opportunity for businesses and institutions to advertise and mark their locations. Being that the school is located in a residential zone is of course an anomaly to a typical property in this zoning. However, there is still the need to mark, locate, and inform the public of the institutional purpose of this building.

Current Zoning Surrounding Subject Property

| | | | |
|--------|-----|--------|-----|
| North: | R-4 | South: | R-2 |
| East: | B-4 | West: | B-4 |

Current Land Use Surrounding Subject Property

| | | | |
|--------|--|--------|--|
| North: | | South: | |
| East: | | West: | |

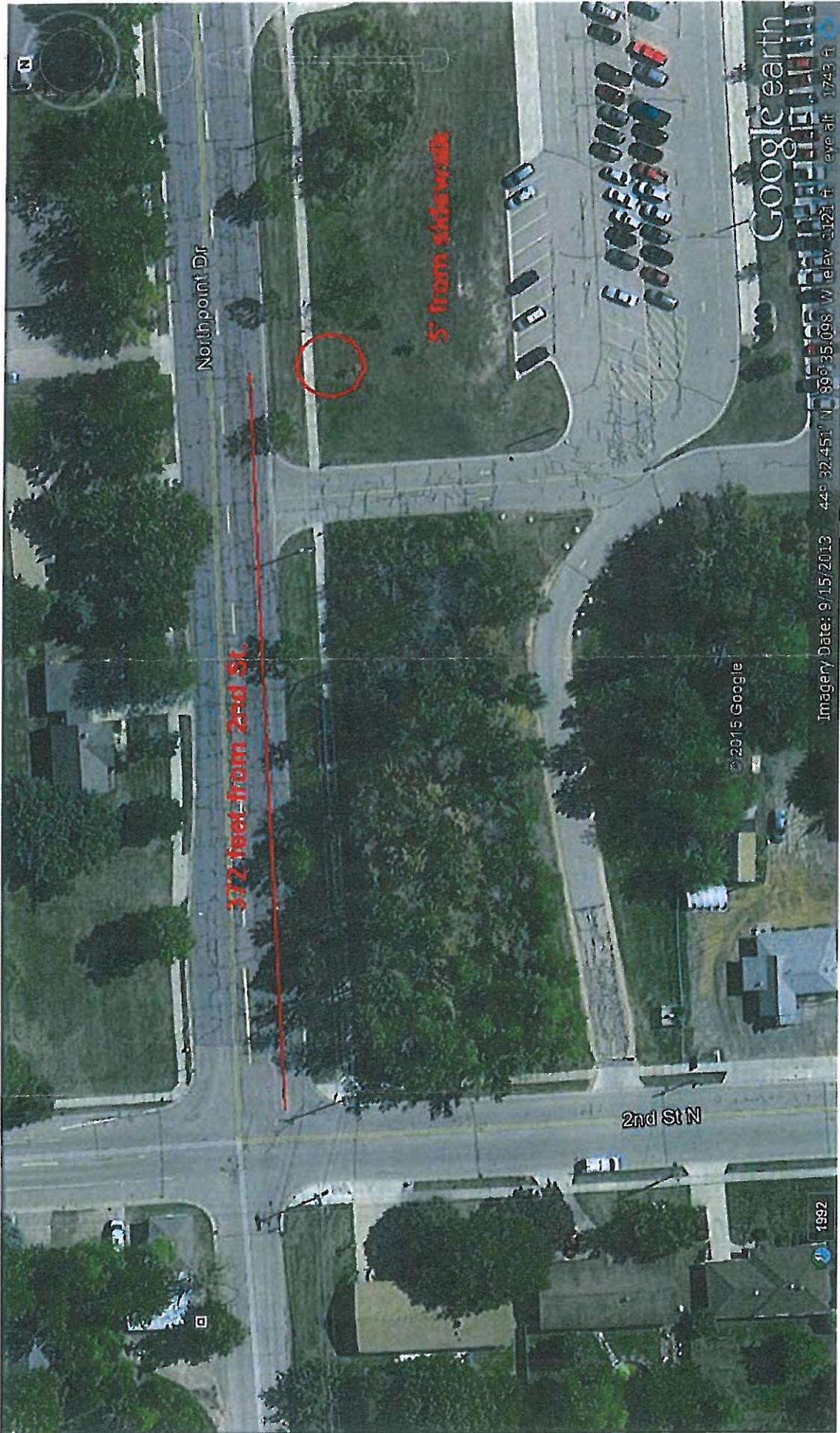
EXHIBITS

| | | |
|---|-------------------------------------|-----------------------------|
| Letter to District Alderperson | <input type="checkbox"/> | Additional Exhibits If Any: |
| Map / Site Plan (designating location of the sign(s)) | <input checked="" type="checkbox"/> | |
| Sign Rendering(s) (Includes sign dimensions, size & graphics) | <input checked="" type="checkbox"/> | |

CERTIFICATION AND SIGNATURE

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

| Signature of Applicant | Date | Signature of Property Owner(s) | Date |
|------------------------|--------|--------------------------------|--------|
| <i>Chris Fish</i> | 6/2/15 | <i>Donald F. Keck</i> | 6-3-15 |



GRAPHIC HOUSE
 9204 Packer Drive - Wausau, WI 54403 715-842-0402
 www.graphic-house.com

CLIENT: SPASH STEVENS POINT, WI

SALES REP: CHRIS FISH

DATE: 4-6-2015

QUOTE NUMBER: CP-84657

JOB NUMBER: 333

REVISION: 4-23-2015-A

SIGN SPECIFICATIONS

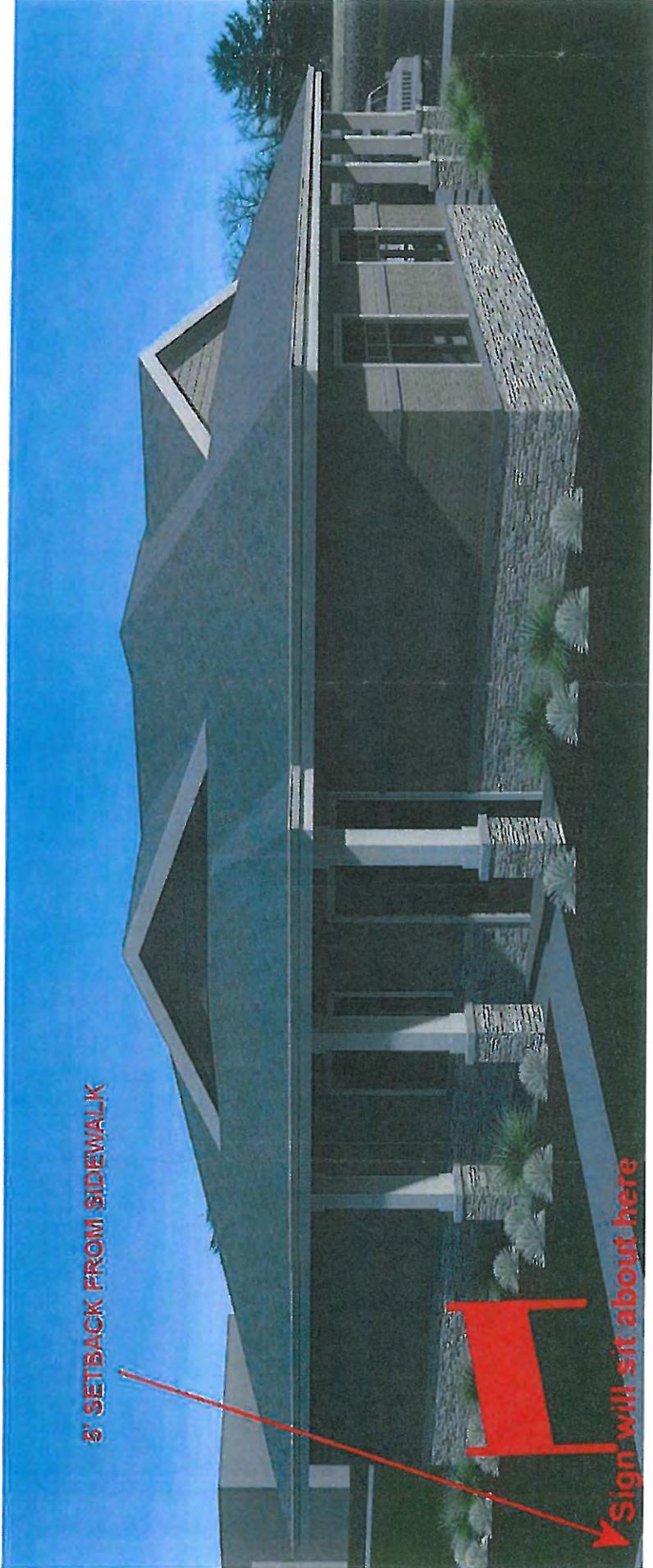
- (1) 1/4" HIGH-LIT ALUMINUM SIGN
- FINISHED ALUM. CHANNEL PRINTED TWO COLORS TO MATCH BUILDING (RD).
- SPASH TO BE #51-359 TANTO RED VINYL w/ #775-72 BLACK VINYL OUTLINE. LIFE SKILLS CENTER TO BE #775-10 WHITE VINYL.
- CHANNEL IS MOUNTED TO (2) 1/2" ALUM. TUBES w/ FINISHED ALUM. CAPS. PRINTED TO MATCH BUILDING (RD).



CLIENT AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURES TO SUPPORT THE SIGNAGE.

DISCLAIMER: THE COLORS SHOWN IN THIS DOCUMENTARY CONCEPTUAL CONSTRUCTION CASES & GRAPHICS REPRESENTS ONLY THE COLORS AND MATERIALS AS SPECIFIED. THE ACTUAL APPEARANCE OF THE FINAL PRODUCT WILL BE DETERMINED BY THE ACTUAL MATERIALS USED IN THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

ALL RIGHTS RESERVED



3' SETBACK FROM SIDEWALK

Sign will sit about here

The Life Skills Center Program

An Understanding

The Life Skills Center is an apartment-based simulation program that focuses on the development of independent living skills for students with disabilities in an effort to better prepare them for life after high school. The program promotes transitioning from high school to post-high school learning in a real-life, hands-on setting. It has served more than 330 students with emotional, learning and cognitive disabilities. The students have utilized a leased apartment located across the street from the Stevens Point Area Senior High (SPASH).

The Life Skills Center also serves as our *Community Partner* program that focuses on 1:1 peer mentorship between special education students and regular education students, as well as volunteers in the community. Its purpose is to promote community involvement and foster friendships for the developmentally disabled, including those with cognitive disabilities, cerebral palsy, epilepsy, and autism. Each school year a group of special education students are matched with student mentors in the high school or community. The group meets regularly for lunch, special projects, field trips, and to work at The *Community Partner* Coffee Shop. The *Community Partner* Coffee Shop sells coffee, hot chocolate, and treats prepared by the special education students. It serves as a valuable learning environment helping students improve social, money, and vocational skills.

The Life Skills Center plays a vital role for students by providing significant growth opportunities in the social/emotional/behavioral arena. Because the Center is a non-traditional classroom/environment it has helped students, such as those with Autism, make adjustments not possible in other settings. The Life Skills Center is an environment where all students can feel comfortable initiating and maintaining conversations with peers and other adults. One challenge staff members face when teaching students with disabilities is having students transfer and apply knowledge to other environments. The Life Skills Center helps this challenge become less daunting. Students learn valuable communication skills, in a less intrusive environment, that promotes generalization to other environments post graduation. While the traditional classroom environment does offer social opportunities, some students need more functional communication opportunities applied to real-life situations, which the Life Skills Center provides.

The Details:

Construct a multi-purpose building that will afford students, staff and community with an environment in which many groups and interests can be served. An optimal location is on the SPASH campus but separate from the school building. Technology education (construction trades) students at SPASH could be afforded the opportunity to assist and observe as appropriate.

Part of the building would be used in an apartment simulation to continue teaching Life Skills, while another part of the building would be constructed as a “store front” with an instructional kitchen and serving area. The store front would offer such services as our *Threads of Kindness* program, *Blue Light Café* and the aforementioned *Community Partner* program.

The apartment portion of the building, or *Life Skills Center*, would ideally be an open concept dwelling with a kitchen, living room, full bathroom and bedroom. An electric lift system, such as the Guldman Ceiling Lift System, would run from the living area into the bathroom. Pocket

doors would be ideal for wheelchair entrance/navigation as well as ADA accessibility considerations such as threshold ramps, 36" door widths, kick plates, lever handles, and automated entrance doors. A loop induction system is necessary for our students with hearing impairments and would be laid under the tile, cement or hard wood floors. Elimination of exposed wires, such as those for television/DVD/stereo equipment would necessitate several built-in cabinets or features to minimize or eliminate opportunity for tripping or tampering.

Threads of Kindness is a confidential program whose mission is to provide clothing, shoes, and other necessary household items to children in the District who may be homeless and/or less fortunate. A group of 80 volunteers are ready to donate the items when a need is identified. New or gently used clothing is accepted and quickly redistributed. The building requirements for this program would include lots of closet space, built-in shelving (clothes, shoes, books etc.), hide-away storage areas, food pantry and a large open area for parenting classes.

Also as previously mentioned, the store front would house an instructional kitchen for our students to receive, develop and showcase their vocational skills such as the *Blue Light Café*. The *Blue Light Café* is an opportunity for students identified with cognitive disabilities to partner with regular education students from *Community Partners* to plan, prepare, and serve a plated meal for staff and community members. Throughout the year, students with cognitive disabilities are enrolled in courses that emphasize vocational and independent living skills which involve cooking, cleaning, budgeting, and socialization. The *Blue Light Café* is a way for students to utilize and generalize the skills they have learned in their classes. The *Blue Light Café* provides a unique opportunity for students with cognitive disabilities to work alongside their peers while practicing and improving life skills they are learning in the classroom.

The area of the building where the *Blue Light Café* would be located would include a seating area (inside, outside or both) possibly the same open area used for the aforementioned parenting classes, and the instructional kitchen. Included in the kitchen would be locking pull down cabinets, wheelchair accessible refrigerator, two-tone counter tops for visually impaired students, two-level island with outlets underneath, pull out counters, switch operated sink (raises and lowers to wheelchair level), pull out microwave, oven with side door and pull out pantry shelves.

Although the 3,000 square foot building will have 3 or more separate functions/capacities, it would be ideal to have some sense of flow. The optimal design of the building would allow for multiple use areas and natural transitions.

Plan Staff

Community Development

City of Stevens Point

1515 Strongs Avenue

Stevens Point, WI 54481

Ph: (715) 346-1567 • Fax: (715) 346-1498

mostrowski@stevenspoint.com



Memo

To: Plan Commission
From: Plan Staff
CC:
Date: 6/30/2015
Subject: Presentation and discussion on a conceptual project review for an expansion to Ministry Saint Michael's Hospital at 824 and 900 Illinois Avenue (**Parcel ID's 2408-33-2003-15 & 2408-28-3010-25**). *This item is for discussion purposes only; no formal action will be taken.*

Ministry Saint Michael's Hospital is requesting a conceptual project review (CPR) for their proposed Oncology and Cancer Center addition on the north side of the campus.

A CPR is an initial review of a proposed project. The plans that are submitted for the CPR are fairly general, outlining the proposed project. The goal of a CPR is to get input from the public, the Plan Commission, and the Common Council on a development before it proceeds to the next step, in this case, a conditional use amendment and site plan review. As mentioned above, plans are general in nature and will be more detailed once comments are received regarding the proposed development. No official action will be taken at this meeting for this item, as it is for discussion purposes only.

Ministry has prepared a presentation that they will present at the Plan Commission meeting.

Below is a summary of the project:

Ministry Cancer Center Addition Details

- Single Story
- Finishing Materials: Masonry & metal panel matching existing campus buildings
- Permanent loss of 77 parking stalls
- Abundant landscaping and construction of healing garden/courtyard
- Pedestrian walkway north of the Cancer Center, connecting Illinois Avenue to the facility.

Saint Michael's Design Narrative

The Ministry Saint Michael's Hospital campus in Stevens Point, Wisconsin is in the midst of a revitalization effort. Initial phases of the Master Plan currently underway will bring about improvements to the physical environment of Saint Michael's that will enhance the patient experience and benefit the community. The revitalization effort has been centered on improvement of the patient experience and maintaining health care services close to home. The multiple phases have created a new appearance for the Saint Michael's campus that brings cohesiveness to the years of additions of the community's campus.

The proposed Medical Oncology Addition at Saint Michael's is being designed based on feedback from the voice of our patients and their family members. A new drop-off area will provide patients with direct access to services, a landscaped garden will provide visual relief for infusion patients, and a revised pedestrian path will maintain access from Illinois Avenue to Fremont Street.

Campus Arrival

The Cancer Center entry will provide a highly visible presence from the north campus entry by locating the canopy toward the north end of the east facade of the proposed design. Near or part of the main entry, the space will be conveniently located to provide a welcoming feeling for patients and visitors. An exterior canopy complementary to the newly proposed ED and existing main entry will help mark the Cancer Center entry into the building and provide shelter from the elements. Canopy should provide cover for two vehicles.

Building Skin

The building cladding will be consistent with previous campus structures. The project exterior will incorporate 20-30% curtain wall/store front, 40-50% masonry and 10-20% metal panel. Louvers will be provided at necessary mechanical locations. Shading devices similar to other phases will be applied appropriately.

Landscape

The landscape is perhaps the most unifying of all design elements on the Saint Michael's campus. Effort should be made to continue the landscape language that has been established in previous phases. This will include generous native planting areas adjacent to interior circulation routes, filled with similar plant varieties and trees where appropriate. As a visible statement of Saint Michael's dedication to the community, entry points would be marked with lush native plantings.

The healing garden/courtyard should be lushly planted and beautifully paved where appropriate. The courtyard should have dense plantings of trees and other vegetation. Seat walls will define a border between active walkways and quiet areas. The pedestrian experience will wrap along the northern edge of the Cancer Center to ensure a continued pathway from Illinois Avenue to Fremont Street. Pergolas will define areas where interior spaces open onto the courtyard.

Whether driving or walking around campus, the patient/visitor experience should be both safe and calming. Providing paths through parking areas and providing shade via trees in planting strips will create a friendly and convenient parking area. Plantings and occasional seating areas will be incorporated.

Parking

Ministry Saint Michael's Hospital has eight parking lots offering a total count of 1034 spaces. Parking usage data was analyzed when the community sought the highest level of services (January, February and March). It was determined that the average number of available spaces AT PEAK TIME of day (10 – 11 a.m.) totals 264 spaces. When taking into consideration the loss of 119 spaces during construction, parking spaces will still be adequate for patients, visitors and associates. The permanent loss of parking spaces at completion of the project will be 77.



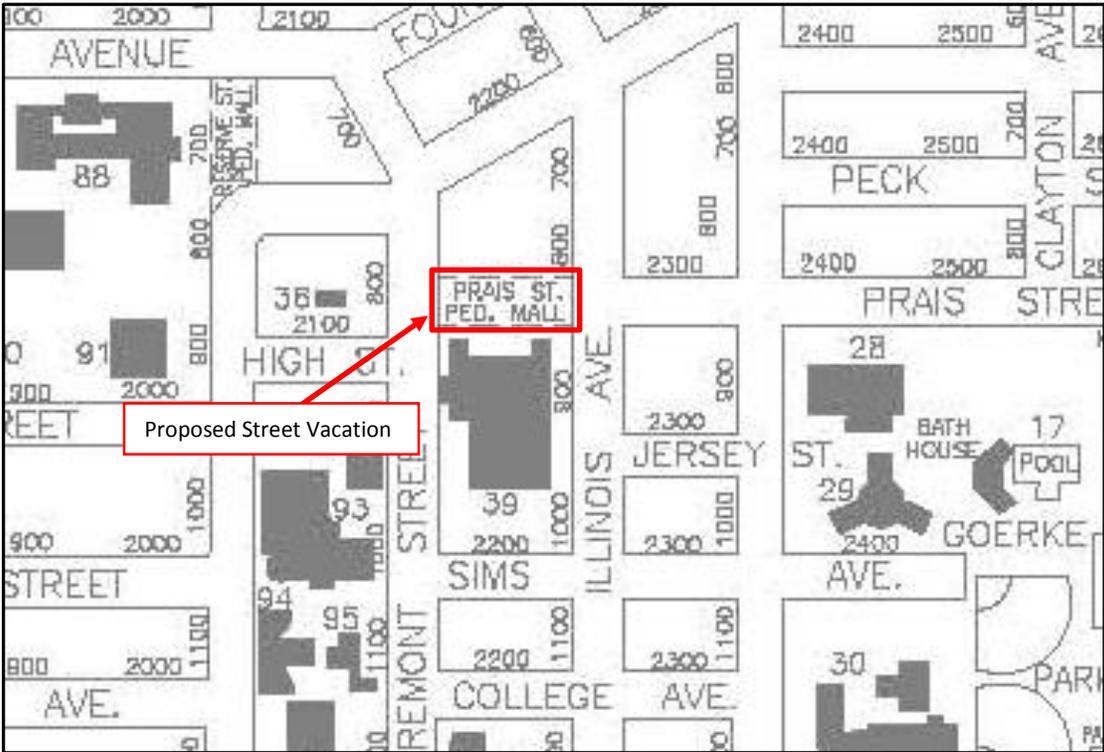


To: Plan Commission
 From: Plan Staff
 CC:
 Date: 6/30/2015
 Subject: **Public Hearing** - Amending the Official Street Map of the City of Stevens Point by removing Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.

Vacating Prais Street (known as the Prais Street Pedestrian Mall) between Fremont Street and Illinois Avenue.

With the proposed construction of the addition to Ministry Saint Michael’s hospital, a request has been made to vacate Prais Street between Illinois Avenue and Fremont Avenue. The Prais Street conversion to a pedestrian mall provided access to pedestrians and bicyclists only between Illinois Avenue and Fremont Street. In addition, a patient drop-off area was available for hospital patrons. With the proposed addition, the pedestrian mall would need to be vacated, and removed from out official street map.

Official Street Map



The likelihood of developing Prais Street as a maintained right-of-way is slim, due to the investment and modifications made on the site by Ministry Saint Michael's Hospital. However, one of the main reasons that the pedestrian mall was created was to preserve the view of the church, as well as make an easier pedestrian route from east to west. While the view of the church (see image to the left) provides a nice visual effect for the area, it can provide challenges for larger style campus developments like a hospital, university, etc., as the ability to continue to grow and infill become more pressing over time. Allowing Ministry to grow in in currently location may reduce future sprawl and growth on the city's fringes, as limited land, of this size exists in the city's core.

The ultimate design of the building addition and layout will be regulated under a separate conditional use amendment at a later date. Therefore, the city can help preserve aesthetics in the area and make sure pedestrian traffic is accommodated appropriately.

Staff would recommend approving the street vacation and official street map amendment, as design and pedestrian movement can still be accommodated through the conditional use amendment process.

Furthermore, Chapter 16.09, Streets Alleys and Sidewalks, needs to be amended if the Pedestrian Mall shall cease.

See the attached resolutions and maps regarding the Prais Street vacation.

RESOLUTION VACATING A PUBLIC STREET

WHEREAS, this resolution was introduced before the Common Council of the City of Stevens Point on April 20, 2015, pursuant to Section 66.1003(4) of the Wis. Stats. and,

WHEREAS, the Notice provisions of Section 66.1003 (8) have been complied with and,

WHEREAS, a Lis Pendens was filed pursuant to Section 840.11 of the Wis. Stats. in the Office of the Register of Deeds for Portage County and,

WHEREAS, a copy of this resolution was delivered to the Secretary of Transportation and,

WHEREAS, a public hearing was held on July 20, 2015 at which time all persons of interest were heard and,

WHEREAS, the Common Council finds that it is in the public interest to vacate such street or alley or a portion thereof and,

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Stevens Point that the following street or a portion thereof hereinafter described in and marked Exhibit 'A' and a scale map marked Exhibit 'B' is attached hereto and made a part of this document is hereby vacated and discontinued:

**PRAIS STREET PEDESTRIAN MALL
BETWEEN FREMONT STREET AND ILLINOIS AVENUE
EXHIBIT 'A'**

SURVEYOR'S CERTIFICATE

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

A PARCEL OF LAND CONTAINING 26,649 SQUARE FEET (0.612 ACRES) LOCATED IN THE SW 1/4 OF THE SW 1/4, OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.

THE EXTERIOR BOUNDARY OF SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 28;

THENCE N 89°31'32" E, 484.26' ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE EAST RIGHT OF WAY OF FREMONT STREET;

THENCE N 00°06'18" E, ALONG SAID EAST RIGHT OF WAY, 125.42', TO THE SOUTH RIGHT OF WAY OF PRAIS STREET, AND THE POINT OF BEGINNING;

THENCE N 89°23'56" E, ALONG SAID SOUTH RIGHT OF WAY, 410.02' TO THE WEST RIGHT OF WAY OF ILLINOIS AVENUE;

THENCE N 00°05'16" E, ALONG THE SAID WEST RIGHT OF WAY, 65.00', TO THE NORTH RIGHT OF WAY OF PRAIS STREET;

THENCE S 89°23'56" W, ALONG SAID NORTH RIGHT OF WAY, 410.00' TO THE EAST RIGHT OF WAY OF FREMONT STREET;

THENCE S 00°06'18" W, ALONG THE SAID EAST RIGHT OF WAY, 65.00' TO THE POINT OF BEGINNING, THERE TERMINATING.

BEARINGS REFERENCED TO THE PORTAGE COUNTY COORDINATE SYSTEM.

CERTIFIED THIS 25TH DAY OF MARCH, 2015.

SIGNED: 
AARON PARKS PLS 2861



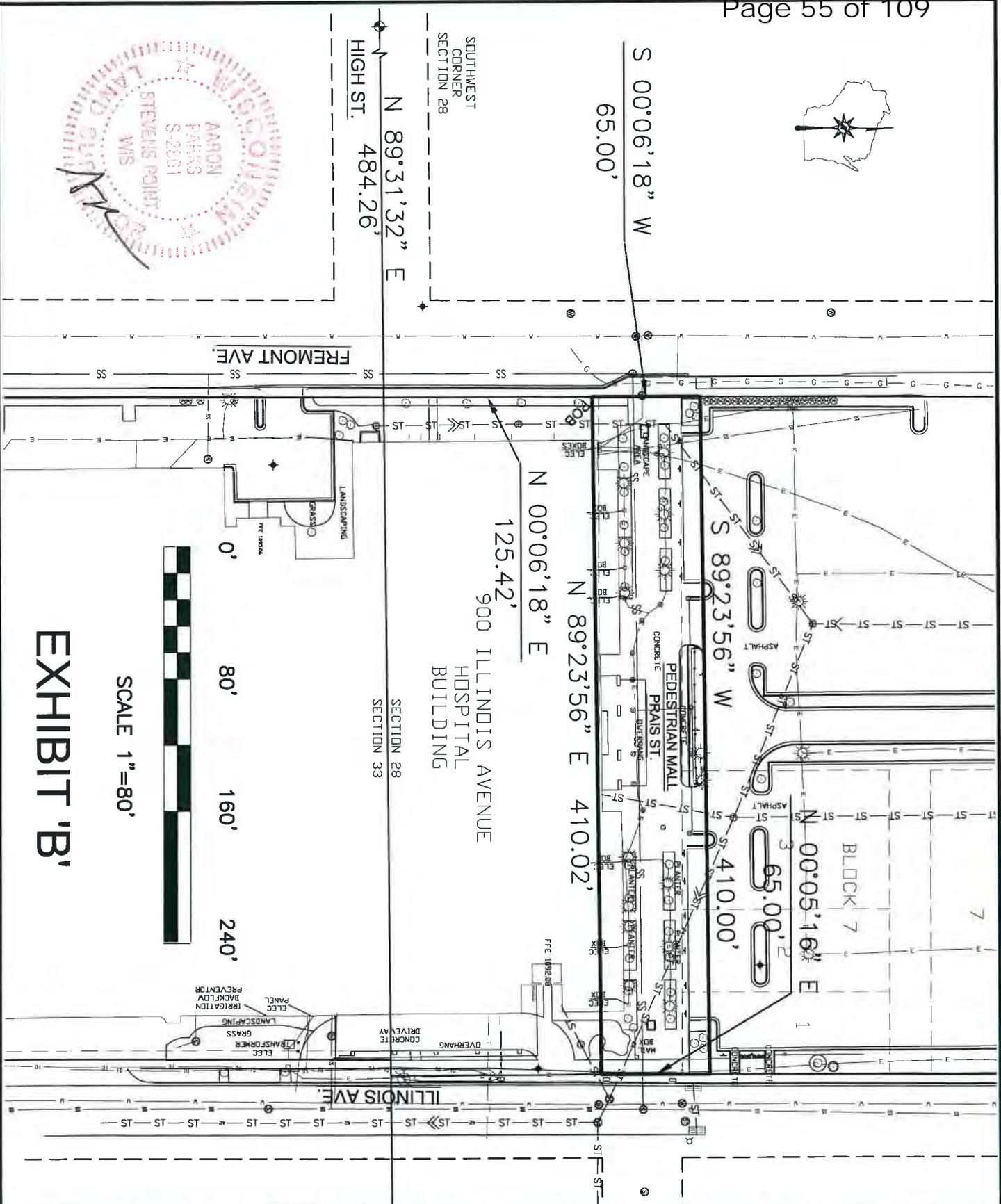


EXHIBIT 'B'

SCALE 1"=80'



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

**PRAIS STREET VACATION
 CITY OF STEVENS POINT
 PORTAGE COUNTY, WI**

| | |
|----------------------|--------------|
| Project No.: | PRAIS STREET |
| Addendum or Bulletin | #1 |
| Date: | 3-25-15 |
| Scale: | 1"=80' |
| Revised Sheet: | L-1 |

EXHIBIT 'B'

City of Stevens Point – Department of Community Development

To: Plan Commission
From: Michael Ostrowski and Kyle Kearns
CC:
Date: 7/6/2015
Subject: **Public Hearing** - regarding the proposed project plan amendment of Tax Incremental District 5.

Public Hearing - regarding the proposed project plan amendment of Tax Incremental District 7.

Consideration of “Resolution Approving a Project Plan for Tax Incremental District No. 5, City of Stevens Point, Wisconsin”.

Consideration of “Resolution Approving a Project Plan for Tax Incremental District No. 7, City of Stevens Point, Wisconsin”.

The Common Council recently approved the hiring of Ehlers to start the amendment process to the project plans for Tax Incremental District 5 and Tax Incremental District 7. At last month’s plan commission meeting, the commission called for the public hearing, which is now before you. The intent is to amend the project plans to allow increment from districts 5 and 7 to be transferred to Tax Incremental District 6 (downtown), which should help reduce the financial burden that that district is currently placing on the general fund of the City. Attached is information provided by Comptroller/Treasurer Ladick, as well as the resolutions.

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594



Page 57 of 109
Corey D. Ladick
Comptroller-Treasurer

Phone: 715-346-1574
Fax: 715-346-1683

May 26, 2015

To: Plan Commission, City of Stevens Point

Re: Amendment of TIF District Project Plans

Background

TIF District 6 (Downtown) continues to struggle, which has resulted in City taxpayers picking up the burden for paying most of the debt associated with that TIF district. This debt is secured by "an irrevocable tax levy", which means that we can't just decide to not pay it.

However, there is some good news because several other TIF Districts are doing well. (See attached chart for current financial highlights) We have the option of letting the stronger TIF Districts share increment (revenue) with TIF District 6, which will help that district significantly, put it in a position to take advantage of future development opportunities, and relieve some of the burden on City taxpayers. In order to do this, we will need to amend the project plans for the donor TIF Districts, which are TID 5 (Northside) and TID 7 (AIG-Travelguard). The City Council approved hiring Ehlers Inc. (a financial advisory firm that has done a significant amount of work related to the City's TIF districts) back in April to start this process.

Next Steps

A tentative timeline for completing this process is also attached. Per statute, a public hearing needs to be held by the Plan Commission. This public hearing is planned for July. A joint review board will also need to be convened, which consists of representatives from all of the overlying taxing jurisdictions.

City of Stevens Point TIF District Financial Summary

Financial Information (Year End 2014)

| District | Accumulated Surplus/ -Deficit | 2014 Increment Received | Other Revenues | Expenditures | FY 2014 Surplus/ -Deficit |
|---------------------|--------------------------------------|-------------------------|----------------|--------------|----------------------------------|
| 5 (North) | 91,368 | 279,862 | 9,094 | 189,699 | 99,257 |
| 6 (Downtown) | -3,294,801 | 0-was below | 805,723* | 2,253,986* | -1,448,263* |
| 7 (AIG Travelguard) | 309,928 | 582,177 | 44,605 | 576,355 | 50,427 |
| 8 (Spectra Print) | -380,297 | 0-still below | 14,572 | 1,414 | 13,158 |
| 9 (East Park C.C.) | 864,286** | New-N/A | 1,000,428** | 112,366 | 888,062** |

*TID 6-Other Revenues: Several Large Developer Reimbursements unusually increased revenues. Expenditures and FY 2014 Deficit: Unusually large due to capital expenditures

**TID 9-Accumulated Surplus: A significant portion of TID 9 surplus will need to be used for intersection improvements and debt service. Other Revenues and FY 2014 Surplus: Unusually high due to Skyward payment

Valuation/Assessment Information (Current)

| District | Base Value | Current Value | Value Increment | 2015 Increment |
|---------------------|------------|---------------|-------------------|----------------|
| 5 (North) | 37,940,700 | 54,927,500 | 16,986,800 | 387,984 |
| 6 (Downtown) | 46,305,600 | 48,405,600 | 2,100,000 | 47,965 |
| 7 (AIG Travelguard) | 10,913,900 | 35,596,500 | 24,682,600 | 563,758 |
| 8 (Spectra Print) | 19,785,300 | 18,259,200 | -1,526,100 | 0-below base |
| 9 (East Park C.C.) | 446,800 | 6,738,300 | 6,291,500 | 143,700 |

Key Terms

Accumulated Surplus/-Deficit: Fund Balance (savings), the excess funds belonging to the district, or in the case of a deficit, the amount of money that is owed to the general fund.

2014 Increment Received: The amount of money received in 2014 from property tax increment. This does not include expenses, so it is only showing what is coming in.

Base Value: The value of the district when it was originally established, may change with territory amendments.

Current Value: The 2014 Equalized Value of the district.

Value Increment: The difference between the original base value and the current value of the district. A positive number shows a growth in real estate values in the district, and results in revenue (increment) for the district. A negative number means the district has actually decreased in value since it was created, and as a result there is no increment.

TAX INCREMENTAL DISTRICTS NO. 5 & 7 PROJECT PLAN AMENDMENTS
 IN ORDER TO SHARE INCREMENT WITH
 TAX INCREMENTAL DISTRICT NO. 6
 WITHIN THE
 CITY OF STEVENS POINT, WISCONSIN
Proposed Timetable - 5/13/15

| <u>ACTION DATE</u> | <u>STEP</u> |
|--------------------|--|
| | City provided Ehlers with the existing obligations, any committed costs within the TID districts, most recent audit including TIF fund balances, most recent tax increment calculation worksheet, etc. |
| | Ehlers prepared & provided the City with a feasibility analysis report for each district, |
| May 11 | Ehlers presented revenue sharing analysis to the Finance Committee |
| June 1 | Staff will discuss revenue sharing concept with Plan Commission |
| June 15 | Ehlers presents the revenue sharing analysis to the City Council, Council consider recommendation to proceed with sharing amendments |
| June 16 | Ehlers will e-mail a Notice to Official City Newspaper of organizational JRB meeting & public hearing. (cc: City) |
| | Ehlers will mail notification letters, along with required enclosures, to overlapping taxing jurisdictions of JRB organizational meeting & public hearing, as well as the agenda - to be posted by the City. (cc: City & attorney) <i>(Letters must be postmarked prior to first publication).</i> |
| June | Ehlers will provide City, overlapping taxing entities, and/or City Attorney with [revised] draft Project Plan document, if not yet provided and/or necessary, as well as agenda language (City to post) & resolution (City to distribute) for first meetings, and will also request legal opinion of the plan. |
| June 19 | First Publication of Public Hearing & JRB Meeting Notice <i>((Week prior to second notice & at least 5 days prior to JRB meeting))</i> |
| June 26 | Second Publication of Public Hearing & JRB Meeting Notice. <i>(At least 7 days prior to public hearing)</i> |
| July 6 | Joint Review Board meets to review plan, appoint chairperson and public member and set next meeting date. <i>(Prior to public hearing)</i> |
| | Plan Commission Public Hearing on Project Plan of District amendment. <i>(Within 14 days of second publication)</i> |
| | Plan Commission reviews Project Plan & approval of District Project Plan amendment. |
| July 13 | Ehlers will provide City & City Attorney with revised draft Project Plan, if necessary, as well as agenda language (City to post) & resolution (City to distribute) for Common Council meeting. |
| July 20 | Common Council reviews Plan & adopts resolution approving District Project Plan amendment. |
| July 21 | Ehlers' will e-mail a Class 1 Notice to Official City Newspaper of JRB meeting. (cc: City) |
| | Ehlers will mail notices & required attachments to JRB of the final meeting, along with the Agenda (City to post). (cc: City & Attorney) <i>(Letters must be postmarked prior to publication).</i> |
| July 24 | Publication of JRB Meeting Notice <i>(At least 5 days prior to meeting)</i> |
| July 29 – Aug. 19 | Joint Review Board considers approval of District Project Plan amendment. <i>(Within 30 days of notification of meeting / receipt of Plan Commission & Common Council resolutions)</i> |
| Aug. – Sept. | Ehlers will submit documents to the State, within 60 days of JRB approval. |

Portage County Gazette
 via e-mail @ pcgazette@g2a.net & classified@pcgazette.com
 publishes on Fr. & deadline is Tu.
 Plan Commission meets on the first Monday @ 6:00 p.m.
 City Council meets on the third Monday @ 7:00 p.m.

RESOLUTION NO. _____

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 5
CITY OF STEVENS POINT, WISCONSIN**

WHEREAS, the City of Stevens Point (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 5 (the “District”) was created by the City on May 16, 2005 as a blighted area district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Portage County, the Stevens Point Area School District, and the Mid State Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 6, 2015 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Stevens Point that:

1. The boundaries of Tax Incremental District No. 5 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2015.

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 5
CITY OF STEVENS POINT**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. _____

**RESOLUTION APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 7
CITY OF STEVENS POINT, WISCONSIN**

WHEREAS, the City of Stevens Point (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 7 (the “District”) was created by the City on May 1, 2008 as a mixed-use district; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 6 under the provisions of Wisconsin Statutes Section 66.1105(6)(f); and,

WHEREAS, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Portage County, the Stevens Point Area School District, and the Mid State Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on July 6, 2015 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Stevens Point that:

1. The boundaries of Tax Incremental District No. 7 remain unchanged as specified in Exhibit A of this Resolution
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2015.

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 7
CITY OF STEVENS POINT**

THIS CAN BE FOUND IN THE PROJECT PLAN

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

June 30, 2015

Project Plan for the Project Plan Amendment of Tax Incremental District No. 5 In Order to Share Increment With Tax Incremental District No. 6



| | |
|---|-----------------------------|
| Organizational Joint Review Board Meeting Held: | Scheduled for: July 6 2015 |
| Public Hearing Held: | Scheduled for: July 6 2015 |
| Adoption by Plan Commission: | Scheduled for: July 6 2015 |
| Consideration for Adoption by Common Council: | Scheduled for: July 20 2015 |
| Approval by the Joint Review Board: | Scheduled for: TBD |



Tax Incremental District No. 5 Project Plan Amendment

City of Stevens Point Officials

Common Council

| | |
|-------------------|----------------|
| Mike Wiza | Mayor |
| George Doxtator | Council Member |
| Denise Mrozek | Council Member |
| Garrett Ryan | Council Member |
| Heidi Oberstadt | Council Member |
| Bryan Van Stippen | Council Member |
| Jeremy Slowinski | Council Member |
| Mary McComb | Council Member |
| Tony Patton | Council Member |
| Mike Phillips | Council Member |
| Shaun Morrow | Council Member |

City Staff

| | |
|------------------|---------------------------------|
| John Moe | City Clerk |
| Michael Ostroski | Community Development Director |
| Kyle Kearns | Economic Development Specialist |
| Corey Ladick | Comptroller/Treasurer |
| Andrew Beveridge | City Attorney |

Plan Commission

| | |
|---------------------|---------------|
| Chairman Mayor Wiza | Daniel Hoppe |
| Ald. Mary Kneebone | Garry Curless |
| Bob Brush | David Cooper |
| Anna Haines | |

Joint Review Board

| |
|--------------------------------------|
| City Representative |
| Portage County |
| Mid State Technical College District |
| Stevens Point Area School District |
| Public Member |

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 5 (The “TID” or “Donor District” or “District”) is an existing blighted area district, created by a resolution of the City of Stevens Point (“City”) Common Council adopted on May 16, 2005 (the “Creation Resolution”).

Type of District, Size and Location

Tax Incremental District (“TID”) No. 6 (The “Recipient District”) is an existing rehabilitation - conservation district, created by a resolution of the Common Council adopted on May 15, 2006.

Amendments

The Donor District has not had any previous amendments.

Purpose of this Amendment

Allow for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f).

Estimated Total Project Expenditures.

The current Project Plan provides for estimated total project cost expenditures of \$4.25 Million. As of December 31, 2014, project costs have totaled approximately \$2 Million. The expenditure period of this Existing District terminates on May 16, 2027.

The additional project costs to be incurred under this amendment are limited to the sharing of surplus increment with the Recipient District. Based upon current estimates of Districts obligations, it is expected that the Donor District will generate approximately \$6,765,000 in increment that can be shared with the Recipient District during the eligible sharing period.

Economic Development

Authorizing the Donor District to share increments with the Recipient District will provide additional resources needed to assist the Recipient District to support the project costs that have been undertaken in an effort to accomplish the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

Expected Termination of District

The Donor District has a maximum statutory life of 27 years, and must close not later than May 16, 2032, resulting in a final collection of increment in budget year 2033. Considering only existing increment value and assuming no additional projects are undertaken the anticipated total cumulative revenues will exceed current total liabilities by the end of 2015, enabling the District to close earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District to allow sharing of its remaining increment collections would shift the projected closure year to its statutory life.

Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the Donor District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- Current and projected tax increment collections for the Recipient District will be insufficient to pay for project costs already incurred and if necessary, any additional projects that may need to be completed in that District to achieve the objectives of its Project Plan.
- In order to cover the increased expenses, in Recipient District, and to meet its goals, it is likely that revenue sharing from the Donor District will be necessary. Therefore, the City expects that “but for” this revenue sharing, the planned development in the Recipient District will not be fully realized.
- **That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor District and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient District is not likely to recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*

2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the current obligations and additional project costs, if determined necessary. On this basis alone, the finding is supported.
- Approval of the ability to share increment with the Recipient District is necessary to enable that District to fully realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.

- **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** Tax increment collections in the Donor District are already sufficient to pay for the cost of all improvements made in the District, thus allowing for this District to become a donor. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.b.*
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
 4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District, as amended, is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1. At the time of adoption of the Creation Resolution for this District, and any subsequent resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1.
 5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a blighted area district based on the identification and classification of the property included within the District.
 6. The project costs will not change as a result of this amendment.
 7. There are no additional improvements as a result of this amendment.
 8. The amount of retail business will not change as a result of this amendment.
 9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on May 16, 2005 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2005.

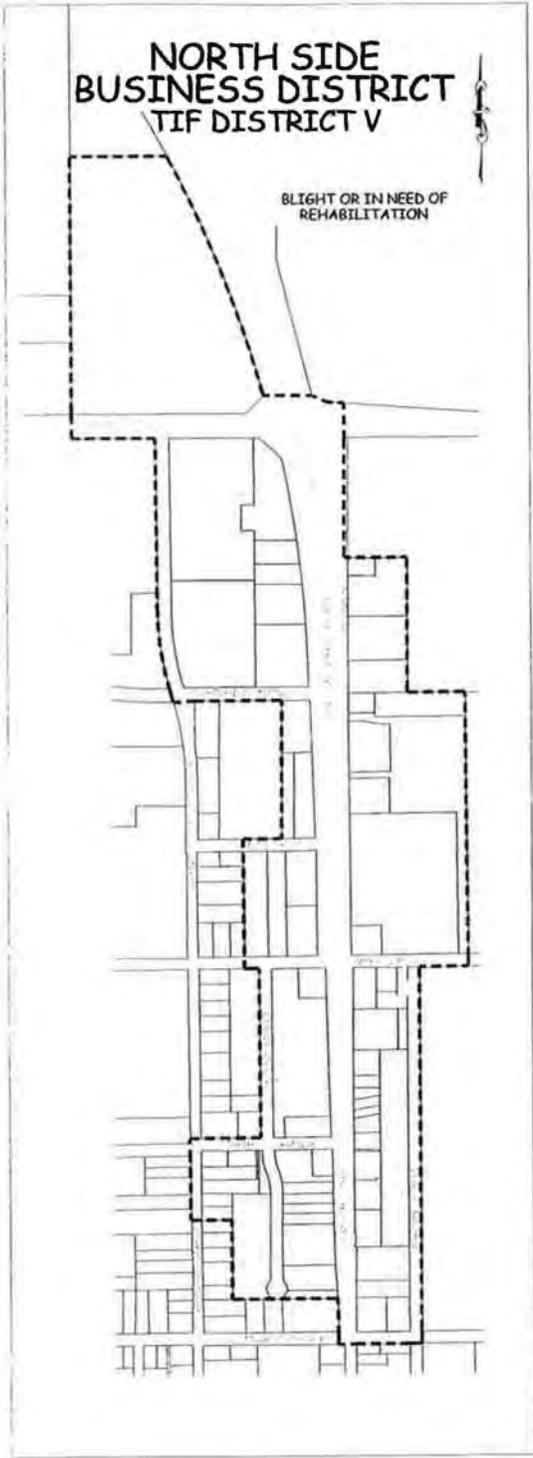
The District is a "Blighted Area District," created on a finding that at least 50%, by area, of the real property within the District was blighted, as defined in Wisconsin Statutes Section 66.1105(2)(ae)1. At the time of adoption of the Creation Resolution for this District, and any subsequent resolutions amending its boundaries, any property standing vacant for seven years immediately preceding adoption of the resolution(s) did not comprise more than 25% of the total area in the District as required by Wisconsin Statutes Section 66.1105(4)(gm)1. Since this amendment does not add any territory to the District, the District remains in compliance with these provisions.

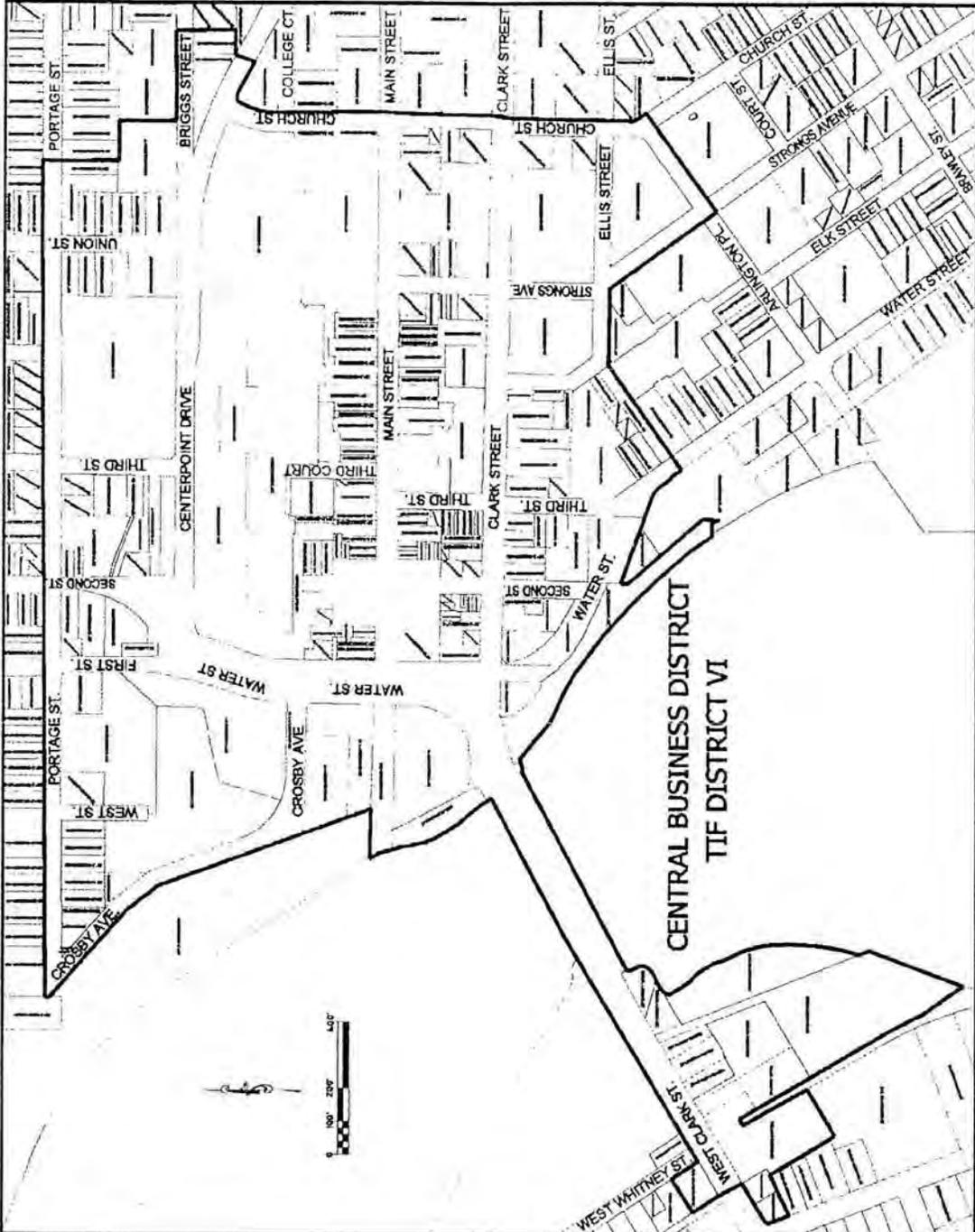
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District have not previously been amended. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains a blighted area district based on the identification and classification of the property included within the District.

SECTION 3:
Maps of Current Districts Boundary





SECTION 4: Map Showing Existing Uses and Conditions

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

SECTION 5: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan Document remains in effect.

SECTION 7: Map Showing Proposed Improvements and Uses

There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan document.

SECTION 8: Detailed List of Existing Project Costs

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan document remains in effect.

SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The Donor District is able to demonstrate, based on the positive tax increments that are currently generated, that it has sufficient revenues to pay for all project costs that have been incurred under the Project Plan for that District and sufficient surplus revenues to pay for some of the eligible costs of the Recipient District.
- The Recipient District was created upon a finding that not less than 50 percent, by area, of the real property within the District is blighted or in need of rehabilitation, or the project costs in the District are used to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination.

The Donor District and Recipient District have the same overlapping taxing jurisdictions, and the Recipient District was created on a finding that not less than 50 percent, by area, of the real property within the District was in need or rehabilitation - conservation.

The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its project costs, and that surplus increments remain that can be allocated to pay some of the project costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

Development Assumptions

| City of Stevens Point, Wisconsin Tax Increment District # 5 Changes in Property Value | | | | | |
|---|------|-------------|--------------|-------------------|----|
| Construction Year | | Actual | Annual Total | Construction Year | |
| 1 | 2005 | 1,360,800 | 1,360,800 | 2005 | 1 |
| 2 | 2006 | 5,539,600 | 5,539,600 | 2006 | 2 |
| 3 | 2007 | 6,200,200 | 6,200,200 | 2007 | 3 |
| 4 | 2008 | (50,900) | (50,900) | 2008 | 4 |
| 5 | 2009 | 2,880,500 | 2,880,500 | 2009 | 5 |
| 6 | 2010 | (1,965,900) | (1,965,900) | 2010 | 6 |
| 7 | 2011 | (5,454,900) | (5,454,900) | 2011 | 7 |
| 8 | 2012 | 2,489,300 | 2,489,300 | 2012 | 8 |
| 9 | 2013 | 5,988,100 | 5,988,100 | 2013 | 9 |
| 10 | 2014 | | 0 | 2014 | 10 |
| 11 | 2015 | | 0 | 2015 | 11 |
| 12 | 2016 | | 0 | 2016 | 12 |
| 13 | 2017 | | 0 | 2017 | 13 |
| 14 | 2018 | | 0 | 2018 | 14 |
| 15 | 2019 | | 0 | 2019 | 15 |
| 16 | 2020 | | 0 | 2020 | 16 |
| 17 | 2021 | | 0 | 2021 | 17 |
| 18 | 2022 | | 0 | 2022 | 18 |
| 19 | 2023 | | 0 | 2023 | 19 |
| 20 | 2024 | | 0 | 2024 | 20 |
| 21 | 2025 | | 0 | 2025 | 21 |
| 22 | 2026 | | 0 | 2026 | 22 |
| 23 | 2027 | | 0 | 2027 | 23 |
| 24 | 2028 | | 0 | 2028 | 24 |
| 25 | 2029 | | 0 | 2029 | 25 |
| 26 | 2030 | | 0 | 2030 | 26 |
| 27 | 2031 | | 0 | 2031 | 27 |
| Totals | | 16,986,800 | 16,986,800 | | |

Notes:

Increment Revenue Projections

| City of Stevens Point, Wisconsin Tax Increment District # 5 Tax Increment Projection Worksheet | | | | | | | |
|--|---------------|-----------|--|--------------------------|------------|--|--|
| Type of District | Blighted Area | | | Base Value | 37,940,700 | | |
| Creation Date | May 16, 2005 | | | Appreciation Factor | 0.00% | | |
| Valuation Date | Jan 1, | 2005 | | Base Tax Rate | \$22.84 | | |
| Max Life (Years) | 27 | | | Rate Adjustment Factor | 0.00% | | |
| Expenditure Periods/Termination | 22 | 5/16/2027 | | Tax Exempt Discount Rate | | | |
| Revenue Periods/Final Year | 27 | 2033 | | Taxable Discount Rate | 1.50% | | |
| Extension Eligibility/Years | Yes | 3 | | | | | |
| Recipient District | Yes | | | | | | |

| Construction Year | Valuation Value Added | Valuation Year | Inflation Increment | Total Increment | Revenue Year | Tax Rate | Tax Increment | |
|-------------------|-----------------------|-------------------|---------------------|-----------------|--------------|----------------------------------|------------------|---------|
| 1 | 2005 | 1,360,800 | 2006 | 0 | 1,360,800 | 2007 | \$22.64 | 30,803 |
| 2 | 2006 | 5,539,600 | 2007 | 0 | 6,900,400 | 2008 | \$22.75 | 156,996 |
| 3 | 2007 | 6,200,200 | 2008 | 0 | 13,100,600 | 2009 | \$22.71 | 297,505 |
| 4 | 2008 | (50,900) | 2009 | 0 | 13,049,700 | 2010 | \$24.11 | 314,648 |
| 5 | 2009 | 2,880,500 | 2010 | 0 | 15,930,200 | 2011 | \$23.45 | 373,619 |
| 6 | 2010 | (1,965,900) | 2011 | 0 | 13,964,300 | 2012 | \$24.19 | 337,857 |
| 7 | 2011 | (5,454,900) | 2012 | 0 | 8,509,400 | 2013 | \$25.13 | 213,853 |
| 8 | 2012 | 2,489,300 | 2013 | 0 | 10,998,700 | 2014 | \$25.45 | 279,862 |
| 9 | 2013 | 5,988,100 | 2014 | 0 | 16,986,800 | 2015 | \$22.84 | 387,984 |
| 10 | 2014 | 0 | 2015 | 0 | 16,986,800 | 2016 | \$22.84 | 387,984 |
| 11 | 2015 | 0 | 2016 | 0 | 16,986,800 | 2017 | \$22.84 | 387,984 |
| 12 | 2016 | 0 | 2017 | 0 | 16,986,800 | 2018 | \$22.84 | 387,984 |
| 13 | 2017 | 0 | 2018 | 0 | 16,986,800 | 2019 | \$22.84 | 387,984 |
| 14 | 2018 | 0 | 2019 | 0 | 16,986,800 | 2020 | \$22.84 | 387,984 |
| 15 | 2019 | 0 | 2020 | 0 | 16,986,800 | 2021 | \$22.84 | 387,984 |
| 16 | 2020 | 0 | 2021 | 0 | 16,986,800 | 2022 | \$22.84 | 387,984 |
| 17 | 2021 | 0 | 2022 | 0 | 16,986,800 | 2023 | \$22.84 | 387,984 |
| 18 | 2022 | 0 | 2023 | 0 | 16,986,800 | 2024 | \$22.84 | 387,984 |
| 19 | 2023 | 0 | 2024 | 0 | 16,986,800 | 2025 | \$22.84 | 387,984 |
| 20 | 2024 | 0 | 2025 | 0 | 16,986,800 | 2026 | \$22.84 | 387,984 |
| 21 | 2025 | 0 | 2026 | 0 | 16,986,800 | 2027 | \$22.84 | 387,984 |
| 22 | 2026 | 0 | 2027 | 0 | 16,986,800 | 2028 | \$22.84 | 387,984 |
| 23 | 2027 | 0 | 2028 | 0 | 16,986,800 | 2029 | \$22.84 | 387,984 |
| 24 | 2028 | 0 | 2029 | 0 | 16,986,800 | 2030 | \$22.84 | 387,984 |
| 25 | 2029 | 0 | 2030 | 0 | 16,986,800 | 2031 | \$22.84 | 387,984 |
| 26 | 2030 | 0 | 2031 | 0 | 16,986,800 | 2032 | \$22.84 | 387,984 |
| 27 | 2031 | 0 | 2032 | 0 | 16,986,800 | 2033 | \$22.84 | 387,984 |
| Totals | | 16,986,800 | | 0 | | Future Value of Increment | 9,376,839 | |

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

| City of Stevens Point, Wisconsin | | | | | | | | | | | | | | | | | |
|--|--------------------|---------------------------|--------------|-----------------------------|----------------|-----------------------------|---------------------|--------------|-----------------|------------------|--------------------|--------|--------------------|-----------|------------|-----------|-----------------------|
| Tax Increment District # 5 | | | | | | | | | | | | | | | | | |
| Cash Flow Projection (Without Transfers to TID #6) | | | | | | | | | | | | | | | | | |
| Year | Projected Revenues | | | | | Expenditures | | | | | | | Balances | | | Year | |
| | Tax Increments | Interest Earnings/ (Cost) | Computer Aid | Reconcile Increment Revenue | Total Revenues | Other Capital Project Costs | Scorpio/ Northpoint | Gerrard Corp | Country Springs | Klasinski Clinic | Transfer to TID #6 | Admin. | Total Expenditures | Annual | Cumulative | | Principal Outstanding |
| 2005 | | | | | 0 | | | | | | | 10,000 | 10,000 | (10,000) | (10,000) | 1,977,462 | 2005 |
| 2006 | | | | | 0 | | | | | | | 2,324 | 2,324 | (2,324) | (12,324) | 1,977,462 | 2006 |
| 2007 | 30,803 | | 4,634 | | 35,437 | | | | | | | 1,005 | 1,005 | 34,432 | 22,108 | 1,977,462 | 2007 |
| 2008 | 156,996 | | 8,905 | 1,599 | 167,500 | | 67,989 | | 16,756 | 98,651 | | 9,662 | 193,058 | (25,558) | (3,449) | 1,794,066 | 2008 |
| 2009 | 297,505 | | 9,869 | | 307,374 | 40,090 | 50,161 | | 52,707 | 95,371 | | 4,887 | 243,216 | 64,158 | 60,708 | 1,595,826 | 2009 |
| 2010 | 314,648 | | 15,535 | | 330,183 | 17,832 | 57,843 | | 81,587 | 108,869 | | 9,530 | 275,660 | 54,522 | 115,231 | 1,347,528 | 2010 |
| 2011 | 373,619 | | 12,171 | | 385,790 | | 56,350 | 37,344 | 78,600 | 109,934 | | 1,150 | 283,378 | 102,412 | 217,643 | 1,065,300 | 2011 |
| 2012 | 337,857 | | 10,950 | (1,600) | 347,207 | 354,688 | 55,066 | 34,515 | 65,283 | 101,703 | | 1,425 | 612,679 | (265,473) | (47,830) | 808,734 | 2012 |
| 2013 | 213,853 | 4 | 9,585 | | 223,442 | | 50,100 | 33,539 | | 98,516 | | 1,350 | 183,504 | 39,938 | (7,892) | 626,580 | 2013 |
| 2014 | 279,862 | | 9,094 | | 288,956 | | 51,745 | 34,356 | | 102,246 | | 1,353 | 189,699 | 99,257 | 91,365 | 438,234 | 2014 |
| 2015 | 387,984 | | | | 387,984 | | 45,014 | 33,822 | | 84,712 | | 1,380 | 164,929 | 223,055 | 314,420 | 274,685 | 2015 |
| 2016 | 387,984 | | | | 387,984 | | 45,014 | 33,822 | | | | 1,408 | 80,244 | 307,740 | 622,161 | 195,849 | 2016 |
| 2017 | 387,984 | | | | 387,984 | | 45,014 | 33,822 | | | | 1,436 | 80,272 | 307,712 | 929,873 | 117,013 | 2017 |
| 2018 | 387,984 | | | | 387,984 | | 31,766 | 33,822 | | | | 1,465 | 67,052 | 320,932 | 1,250,805 | 51,425 | 2018 |
| 2019 | 387,984 | | | | 387,984 | | | 33,822 | | | | 1,494 | 35,316 | 352,668 | 1,603,473 | 17,604 | 2019 |
| 2020 | 387,984 | | | | 387,984 | | | 17,604 | | | | 1,524 | 19,127 | 368,857 | 1,972,330 | (0) | 2020 |
| 2021 | 387,984 | | | | 387,984 | | | | | | | 1,554 | 1,554 | 386,430 | 2,358,760 | | 2021 |
| 2022 | 387,984 | | | | 387,984 | | | | | | | 1,585 | 1,585 | 386,399 | 2,745,158 | | 2022 |
| 2023 | 387,984 | | | | 387,984 | | | | | | | 1,617 | 1,617 | 386,367 | 3,131,525 | | 2023 |
| 2024 | 387,984 | | | | 387,984 | | | | | | | 1,649 | 1,649 | 386,335 | 3,517,860 | | 2024 |
| 2025 | 387,984 | | | | 387,984 | | | | | | | 1,682 | 1,682 | 386,302 | 3,904,162 | | 2025 |
| 2026 | 387,984 | | | | 387,984 | | | | | | | 1,716 | 1,716 | 386,268 | 4,290,430 | | 2026 |
| 2027 | 387,984 | | | | 387,984 | | | | | | | 1,750 | 1,750 | 386,234 | 4,676,664 | | 2027 |
| 2028 | 387,984 | | | | 387,984 | | | | | | | 1,785 | 1,785 | 386,199 | 5,062,862 | | 2028 |
| 2029 | 387,984 | | | | 387,984 | | | | | | | 1,821 | 1,821 | 386,163 | 5,449,025 | | 2029 |
| 2030 | 387,984 | | | | 387,984 | | | | | | | 1,857 | 1,857 | 386,127 | 5,835,152 | | 2030 |
| 2031 | 387,984 | | | | 387,984 | | | | | | | 1,895 | 1,895 | 386,089 | 6,221,242 | | 2031 |
| 2032 | 387,984 | | | | 387,984 | | | | | | | 1,932 | 1,932 | 386,052 | 6,607,293 | | 2032 |
| 2033 | 387,984 | | | | 387,984 | | | | | | | 1,971 | 1,971 | 386,013 | 6,993,306 | | 2033 |
| Total | 9,376,839 | 4 | 80,743 | (1) | 9,457,585 | 412,610 | 556,062 | 326,466 | 294,933 | 800,001 | 0 | 74,207 | 2,464,279 | | | | Total |

Notes: Information and assumptions for developer payments provided by City

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 5

Cash Flow Projection (With Transfers to TID #6)

| Year | Projected Revenues | | | | | Expenditures | | | | | | | Balances | | | Year | |
|--------------|--------------------|---------------------------|---------------|-----------------------------|------------------|-----------------------------|---------------------|----------------|-----------------|------------------|--------------------|---------------|--------------------|-----------|------------|-----------|-----------------------|
| | Tax Increments | Interest Earnings/ (Cost) | Computer Aid | Reconcile Increment Revenue | Total Revenues | Other Capital Project Costs | Scorpio/ Northpoint | Gerrard Corp | Country Springs | Klasinski Clinic | Transfer to TID #6 | Admin. | Total Expenditures | Annual | Cumulative | | Principal Outstanding |
| 2005 | | | | | 0 | | | | | | | 10,000 | 10,000 | (10,000) | (10,000) | 1,977,462 | 2005 |
| 2006 | | | | | 0 | | | | | | | 2,324 | 2,324 | (2,324) | (12,324) | 1,977,462 | 2006 |
| 2007 | 30,803 | | 4,634 | | 35,437 | | | | | | | 1,005 | 1,005 | 34,432 | 22,108 | 1,977,462 | 2007 |
| 2008 | 156,996 | | 8,905 | 1,599 | 167,500 | | 67,989 | | 16,756 | 98,651 | | 9,662 | 193,058 | (25,558) | (3,449) | 1,794,066 | 2008 |
| 2009 | 297,505 | | 9,869 | | 307,374 | 40,090 | 50,161 | | 52,707 | 95,371 | | 4,887 | 243,216 | 64,158 | 60,708 | 1,595,826 | 2009 |
| 2010 | 314,648 | | 15,535 | | 330,183 | 17,832 | 57,843 | | 81,587 | 108,869 | | 9,530 | 275,660 | 54,522 | 115,231 | 1,347,528 | 2010 |
| 2011 | 373,619 | | 12,171 | | 385,790 | | 56,350 | 37,344 | 78,600 | 109,934 | | 1,150 | 283,378 | 102,412 | 217,643 | 1,065,300 | 2011 |
| 2012 | 337,857 | | 10,950 | (1,600) | 347,207 | 354,688 | 55,066 | 34,515 | 65,283 | 101,703 | | 1,425 | 612,679 | (265,473) | (47,830) | 808,734 | 2012 |
| 2013 | 213,853 | 4 | 9,585 | | 223,442 | | 50,100 | 33,539 | | 98,516 | | 1,350 | 183,504 | 39,938 | (7,892) | 626,580 | 2013 |
| 2014 | 279,862 | | 9,094 | | 288,956 | | 51,745 | 34,356 | | 102,246 | | 1,353 | 189,699 | 99,257 | 91,365 | 438,234 | 2014 |
| 2015 | 387,984 | | | | 387,984 | | 45,014 | 33,822 | | 84,712 | 200,000 | 1,380 | 364,929 | 23,055 | 114,420 | 274,685 | 2015 |
| 2016 | 387,984 | | | | 387,984 | | 45,014 | 33,822 | | | 300,000 | 1,408 | 380,244 | 7,740 | 122,161 | 195,849 | 2016 |
| 2017 | 387,984 | | | | 387,984 | | 45,014 | 33,822 | | | 300,000 | 1,436 | 380,272 | 7,712 | 129,873 | 117,013 | 2017 |
| 2018 | 387,984 | | | | 387,984 | | 31,766 | 33,822 | | | 315,000 | 1,465 | 382,052 | 5,932 | 135,805 | 51,425 | 2018 |
| 2019 | 387,984 | | | | 387,984 | | | 33,822 | | | 345,000 | 1,494 | 380,316 | 7,668 | 143,473 | 17,604 | 2019 |
| 2020 | 387,984 | | | | 387,984 | | | 17,604 | | | | 1,524 | 384,127 | 3,857 | 147,330 | (0) | 2020 |
| 2021 | 387,984 | | | | 387,984 | | | | | | | 1,554 | 381,554 | 6,430 | 153,760 | (0) | 2021 |
| 2022 | 387,984 | | | | 387,984 | | | | | | | 1,585 | 381,585 | 6,399 | 160,158 | (0) | 2022 |
| 2023 | 387,984 | | | | 387,984 | | | | | | | 1,617 | 381,617 | 6,367 | 166,525 | (0) | 2023 |
| 2024 | 387,984 | | | | 387,984 | | | | | | | 1,649 | 381,649 | 6,335 | 172,860 | (0) | 2024 |
| 2025 | 387,984 | | | | 387,984 | | | | | | | 1,682 | 381,682 | 6,302 | 179,162 | (0) | 2025 |
| 2026 | 387,984 | | | | 387,984 | | | | | | | 1,716 | 381,716 | 6,268 | 185,430 | (0) | 2026 |
| 2027 | 387,984 | | | | 387,984 | | | | | | | 1,750 | 381,750 | 6,234 | 191,664 | (0) | 2027 |
| 2028 | 387,984 | | | | 387,984 | | | | | | | 1,785 | 381,785 | 6,199 | 197,862 | (0) | 2028 |
| 2029 | 387,984 | | | | 387,984 | | | | | | | 1,821 | 381,821 | 6,163 | 204,025 | (0) | 2029 |
| 2030 | 387,984 | | | | 387,984 | | | | | | | 1,857 | 381,857 | 6,127 | 210,152 | (0) | 2030 |
| 2031 | 387,984 | | | | 387,984 | | | | | | | 1,895 | 381,895 | 6,089 | 216,242 | (0) | 2031 |
| 2032 | 387,984 | | | | 387,984 | | | | | | | 1,932 | 381,932 | 6,052 | 222,293 | | 2032 |
| 2033 | 387,984 | | | | 387,984 | | | | | | | 1,971 | 381,971 | 6,013 | 228,306 | | 2033 |
| Total | 9,376,839 | 4 | 80,743 | (1) | 9,457,585 | 412,610 | 556,062 | 326,466 | 294,933 | 800,001 | 6,765,000 | 74,207 | 9,229,279 | | | | Total |

Notes: Information and assumptions for developer payments provided by City

Projected TID Closure

| City of Stevens Point, Wisconsin | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------|----------------------|----------------------|--------------------------------------|--------------|----------------|--|-------|---------|--|-------|--|-----------|--|-------|--------|---|-------|---------|---|-------|----------|------------------------------|-------|------------|--------------------|-------------|------------|-----------------------|
| Tax Increment District # 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cash Flow Projection (With Transfers from TID #5 & TID #7 with future payments to TG) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year | Projected Revenues | | | | | | Expenditures | | | | | | | | | | | | | | | Balances | | | Year | | | | |
| | Tax Increments | Transfer from TID #5 | Transfer from TID #7 | Bond Premium/Misc/Lease/transfers in | Computer aid | Total Revenues | State Trust Fund Loan 1,000,000 Dated Date: 02/11/08 | | | State Trust Fund Loan 584,268 Dated Date: 12/2/108 | | GO Bonds Series 2011A 5,965,000 Dated Date: 03/30/11 | | 30.696% of GO Notes, Series 2011B 1,017,572 Dated Date: 05/02/11 | | | GO Notes, Series 2013B 1,700,000 Dated Date: 04/01/13 | | | GO Taxable Notes 2013C 510,000 Dated Date: 12/30/13 | | | CDA Lease Obligation 120,000 | Other | | Total Expenditures | Annual | Cumulative | Principal Outstanding |
| Fund Balance 2015 | 47,965 | 200,000 | 400,000 | 70,224 | 28,500 | 746,689 | 41,461 | 5.50% | 29,201 | 56,590 | 2,405 | 310,000 | 167,277 | 107,436 | 2.65% | 18,933 | 25,000 | 2.10% | 34,913 | 80,000 | 2.00% | 9,250 | 10,000 | 84 | 892,549 | (145,860) | (2,865,401) | 8,698,306 | 2014 |
| 2015 | 47,965 | 200,000 | 400,000 | 70,224 | 28,500 | 746,689 | 41,461 | 5.50% | 29,201 | 56,590 | 2,405 | 310,000 | 167,277 | 107,436 | 2.65% | 18,933 | 25,000 | 2.10% | 34,913 | 80,000 | 2.00% | 9,250 | 10,000 | 84 | 892,549 | (145,860) | (2,865,401) | 8,698,306 | 2015 |
| 2016 | 47,965 | 300,000 | 80,000 | 70,224 | 28,500 | 526,689 | 37,084 | 5.50% | 33,578 | | | 310,000 | 161,116 | 107,436 | 2.65% | 16,086 | 50,000 | 2.10% | 34,125 | 85,000 | 2.00% | 7,650 | 10,000 | | 852,075 | (325,386) | (2,804,824) | 7,468,216 | 2016 |
| 2017 | 47,965 | 300,000 | 80,000 | 70,224 | 28,500 | 526,689 | 39,215 | 5.50% | 31,446 | | | 310,000 | 154,025 | 107,436 | 2.65% | 13,239 | 50,000 | 2.10% | 33,075 | 85,000 | 2.00% | 5,950 | 10,000 | | 839,386 | (312,697) | (3,117,521) | 6,866,565 | 2017 |
| 2018 | 47,965 | 315,000 | 80,000 | 70,224 | 28,500 | 541,689 | 41,372 | 5.50% | 29,290 | | | 310,000 | 146,275 | 138,132 | 2.65% | 10,188 | 200,000 | 2.10% | 31,500 | 85,000 | 2.00% | 4,250 | 10,000 | | 1,006,007 | (464,318) | (3,581,839) | 6,082,061 | 2018 |
| 2019 | 47,965 | 345,000 | 80,000 | 70,224 | 28,500 | 571,689 | 43,674 | 5.50% | 27,014 | | | 310,000 | 137,905 | 138,132 | 2.65% | 6,528 | 200,000 | 2.10% | 27,300 | 85,000 | 3.00% | 2,550 | 10,000 | | 988,103 | (416,414) | (3,998,253) | 5,295,254 | 2019 |
| 2020 | 47,965 | 365,000 | 80,000 | 70,224 | 28,500 | 591,689 | 45,981 | 5.50% | 24,681 | | | 310,000 | 128,915 | 142,736 | 2.65% | 2,827 | 300,000 | 2.10% | 22,575 | | | | 10,000 | | 987,715 | (396,026) | (4,394,279) | 4,486,537 | 2020 |
| 2021 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 48,577 | 5.50% | 22,085 | | | 310,000 | 119,460 | | | | 300,000 | 2.10% | 16,275 | | | | 10,000 | | 826,397 | (219,708) | (4,613,987) | 3,817,960 | 2021 |
| 2022 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 51,249 | 5.50% | 19,413 | | | 310,000 | 109,656 | | | | 300,000 | 2.10% | 9,975 | | | | 10,000 | | 810,293 | (203,604) | (4,817,591) | 3,146,712 | 2022 |
| 2023 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 54,067 | 5.50% | 16,594 | | | 305,000 | 99,310 | | | | 250,000 | 2.10% | 3,938 | | | | 10,000 | | 738,909 | (132,220) | (4,949,811) | 2,527,644 | 2023 |
| 2024 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 57,004 | 5.50% | 13,658 | | | 300,000 | 88,763 | | | | | | | | | | 10,000 | | 469,424 | 137,265 | (4,812,546) | 2,160,640 | 2024 |
| 2025 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 60,176 | 5.50% | 10,485 | | | 300,000 | 77,925 | | | | | | | | | | 10,000 | | 458,587 | 148,102 | (4,664,443) | 1,790,464 | 2025 |
| 2026 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 63,486 | 5.50% | 7,176 | | | 300,000 | 66,525 | | | | | | | | | | 10,000 | | 447,187 | 159,502 | (4,504,941) | 1,416,978 | 2026 |
| 2027 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 66,978 | 5.50% | 3,684 | | | 300,000 | 54,563 | | | | | | | | | | | | 425,224 | 181,465 | (4,323,476) | 1,050,000 | 2027 |
| 2028 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | | | | | | 300,000 | 42,263 | | | | | | | | | | | | 342,263 | 264,427 | (4,059,049) | 750,000 | 2028 |
| 2029 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 300,000 | 29,663 | | | | | | | | | | | | 329,663 | 197,027 | (3,862,023) | 450,000 | 2029 |
| 2030 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 300,000 | 16,725 | | | | | | | | | | | | 316,725 | 209,964 | (3,652,059) | 150,000 | 2030 |
| 2031 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 150,000 | 3,375 | | | | | | | | | | | | 153,375 | 373,314 | (3,278,745) | 0 | 2031 |
| 2032 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | | | | | | | | | | | | | | 0 | 526,689 | (2,752,056) | | 2032 |
| 2033 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | | | | | | | | | | | | | | 0 | 526,689 | (2,225,367) | | 2033 |
| 2034 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | | | | | | | | | | | | | | 0 | 146,689 | (2,078,678) | | 2034 |
| Total | 959,300 | 6,765,000 | 1,440,000 | 1,404,480 | 570,000 | 11,138,780 | 650,324 | | 268,303 | 56,590 | 2,405 | 5,035,000 | 1,603,740 | 741,308 | | 67,801 | 1,675,000 | | 213,675 | 420,000 | | 29,650 | 120,000 | 84 | 25,514,614 | | | | Total |

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Stevens Point Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 13: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

SECTION 14: Orderly Development and/or Redevelopment of the City of Stevens Point

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

SECTION 15: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:
Opinion of Attorney for the City of Stevens Point Advising
Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

June 30, 2015

SAMPLE

Mayor Mike Wiza
City of Stevens Point
1515 Strongs Avenue
Stevens Point, Wisconsin 54481

RE: City of Stevens Point, Wisconsin Tax Incremental District No. 5 Amendment

Dear Mayor:

As City Attorney for the City of Stevens Point, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Andrew Beveridge
City of Stevens Point

June 30, 2015

Project Plan for the Project Plan Amendment of Tax Incremental District No. 7 In Order to Share Increment With Tax Incremental District No. 6



| | |
|---|------------------------------|
| Organizational Joint Review Board Meeting Held: | Scheduled for: July 6 2015 |
| Public Hearing Held: | Scheduled for: July 6, 2015 |
| Adoption by Plan Commission: | Scheduled for: July 6, 2015 |
| Adoption by Common Council: | Scheduled for: July 20, 2015 |
| Approval by the Joint Review Board: | Scheduled for: TBD |

Tax Incremental District No. 7 Project Plan Amendment

City of Stevens Point Officials

Common Council

| | |
|-------------------|----------------|
| Mike Wiza | Mayor |
| George Doxtator | Council Member |
| Denise Mrozek | Council Member |
| Garrett Ryan | Council Member |
| Heidi Oberstadt | Council Member |
| Bryan Van Stippen | Council Member |
| Jeremy Slowinski | Council Member |
| Mary McComb | Council Member |
| Tony Patton | Council Member |
| Mike Phillips | Council Member |
| Shaun Morrow | Council Member |

City Staff

| | |
|------------------|---------------------------------|
| John Moe | City Clerk |
| Michael Ostroski | Community Development Director |
| Kyle Kearns | Economic Development Specialist |
| Corey Ladick | Comptroller/Treasurer |
| Andrew Beveridge | City Attorney |

Plan Commission

| | |
|---------------------|---------------|
| Chairman Mayor Wiza | Daniel Hoppe |
| Ald. Mary Kneebone | Garry Curless |
| Bob Brush | David Cooper |
| Anna Haines | |

Joint Review Board

| |
|--------------------------------------|
| City Representative |
| Portage County |
| Mid State Technical College District |
| Stevens Point Area School District |
| Public Member |

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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 7 (The “TID” or “Donor District” or “District”) is an existing mixed-use district, created by a resolution of the City of Stevens Point (“City”) Common Council adopted on May 1, 2008 (the “Creation Resolution”).

Type of District, Size and Location

Tax Incremental District (“TID”) No. 6 (The “Recipient District”) is an existing rehabilitation - conservation district, created by a resolution of the Common Council adopted on May 15, 2006.

Amendments

The Donor District has not had any previous amendments.

Purpose of this Amendment

Allow for the Donor District to share surplus increments with the Recipient District under the provisions of Wisconsin Statutes Section 66.1105(6)(f).

Estimated Total Project Expenditures.

The current Project Plan provides for estimated total project cost expenditures of \$5.63 Million. As of December 31, 2014, project costs have totaled approximately \$5.2 Million. The expenditure period of this Existing District terminates on May 1, 2023.

The additional project costs to be incurred under this amendment are limited to the sharing of surplus increment with the Recipient District. It is expected that the Donor District will generate approximately \$1.4 Million to \$3.1 Million in increment that can be shared with the Recipient District during the eligible sharing period. This available Increment will depend upon the future pay go payments meeting the criteria authorized under the developer’s agreement with Travel Guard.

Economic Development

Authorizing the Donor District to share increments with the Recipient District will provide additional resources needed to assist the Recipient District in accomplishing the economic development goals set forth in its Project Plan. Without this assistance, it is unlikely this will happen, or will happen within the timeframe, or at the levels projected. The application of the Donor District’s surplus increment, as permitted by Wisconsin Statutes, promotes the overall economic development of the City to the benefit of all overlapping taxing jurisdictions.

Expected Termination of District

The Donor District has a maximum statutory life of 20 years, and must close not later than May 1, 2028, resulting in a final collection of increment in budget year 2028. Considering only existing increment value and assuming no additional projects are undertaken, other than future payments to Travel Guard, the anticipated total cumulative revenues will exceed total liabilities by the year 2024, enabling the District to close four years earlier than its maximum life. Based on the Economic Feasibility Study located in Section 10 of this Plan, amendment of the District would shift the projected closure year from 2024 to 2028.

Summary of Findings

As required by Wisconsin Statutes Section.66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” amendment of the Donor District’s Project Plan, the remaining development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:
 - Current and projected tax increment collections for the Recipient District will be insufficient to pay for project costs already incurred and additional projects that need to be completed in that District, including the payment to Travel Guard, to achieve the objectives of its Project Plan.
 - In order to cover the increased expenses, in Recipient District, and to meet its goals, it is likely that revenue sharing from the Donor District will be necessary. Therefore, the City expects that “but for” this revenue sharing, the planned development in the Recipient District will not be fully realized.
 - **That “but for” amendment of the Donor District’s Project Plan, the economic development objectives of the Recipient District’s Project Plan will not be achieved.** In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to allow for the sharing of the Donor District’s increment with the Recipient District, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded, in the case of both the Donor District and the Recipient District, that the “but for” test was met. As demonstrated in the Economic Feasibility section of this Project Plan Amendment, the Recipient District is not likely to recover its Project Costs without the receipt of shared increment from the Donor District. This would create a significant financial burden for City taxpayers, and since all taxing jurisdictions will ultimately share in the benefit of the redevelopment projects and increased tax base, it is appropriate for all taxing jurisdictions to continue to share in the costs to implement them. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*
2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - As demonstrated in the Economic Feasibility Section of this Project Plan amendment, the tax increments projected to be collected are more than sufficient to pay for the remaining proposed project costs. On this basis alone, the finding is supported.
 - Approval of the ability to share increment with the Recipient District is necessary to enable that District to fully realize the economic benefits projected in its Project Plan. Since the Donor District is generating sufficient increment to pay for its project costs, and has surplus increment available to pay for some of the project costs of the Recipient District, the economic benefits that have already been generated are more than sufficient to compensate for the cost of improvements in the Donor and Recipient Districts.

- **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** Tax increment collections in the Donor District are already sufficient to pay for the cost of all improvements made in the District, thus allowing for this District to become a donor. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.b.*
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - Given that it is likely that the Recipient District will not achieve all of the objectives of its Project Plan or in the same manner without the ability to share in the surplus increments of the Donor District (see finding # 1), and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (see Finding #2), the City reasonably concludes that the overall additional benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
 4. The boundaries of the District are not being amended. At the time of creation, and any subsequent additions of territory, not less than 50%, by area, of the real property within the District is suitable for a combination of industrial and commercial uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Lands proposed or developed for newly platted residential development comprise 0% (and in no event will exceed 35%), by area, of the real property within the District.
 5. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution and in any subsequent resolutions amending the boundaries of the District, the District remains declared a mixed-use district based on the identification and classification of the property included within the District.
 6. The project costs will not change as a result of this amendment.
 7. There are no additional improvements as a result of this amendment.
 8. The amount of retail business will not change as a result of this amendment.
 9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on May 1, 2008 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 2008.

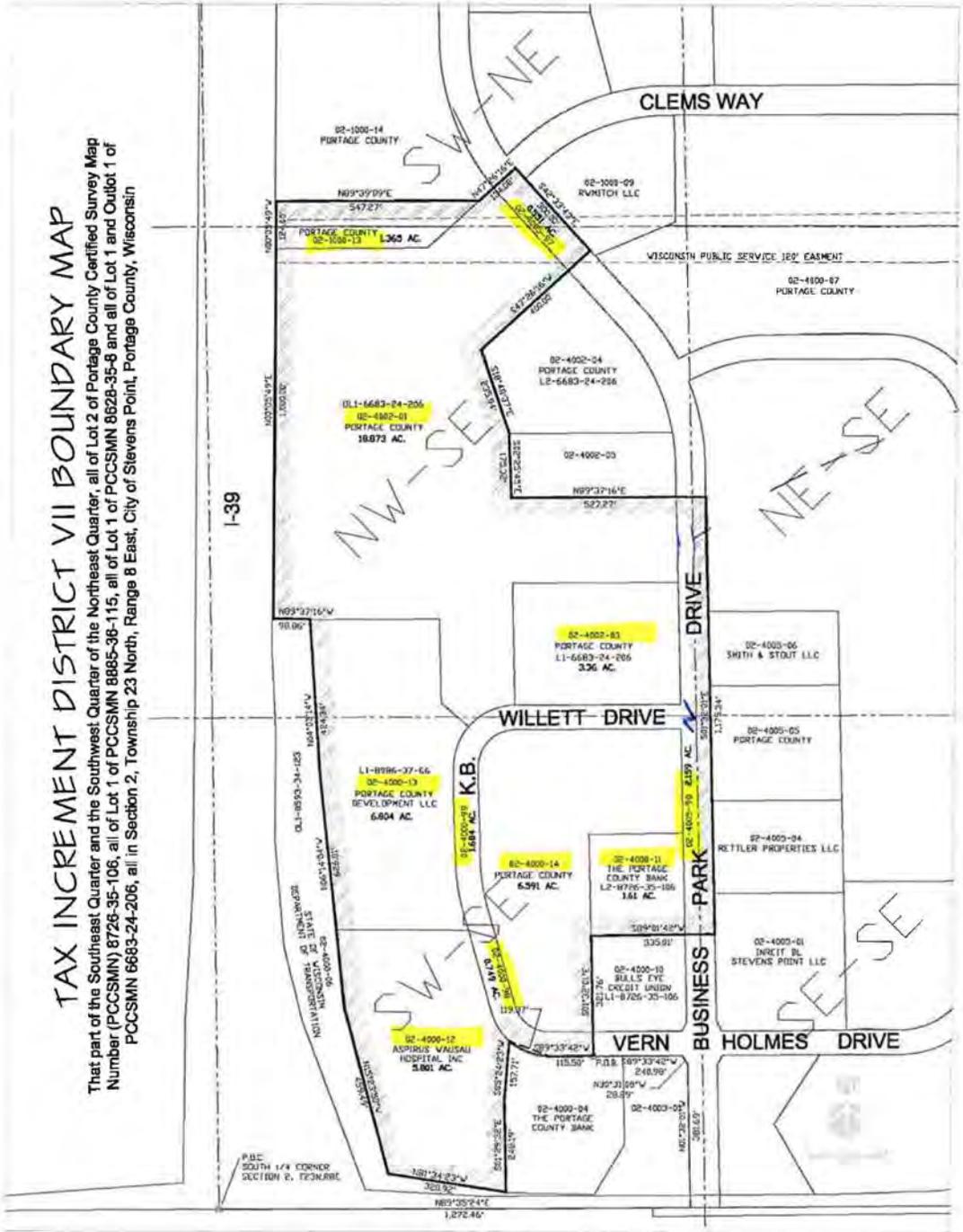
The existing District is a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District was suitable for a combination of industrial and commercial uses within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Since this amendment does not add any territory to the District, the District remains in compliance with this provision. The District also remains in compliance with the prohibition that no more than 35% of the area of the District be allocated for newly-platted residential development.

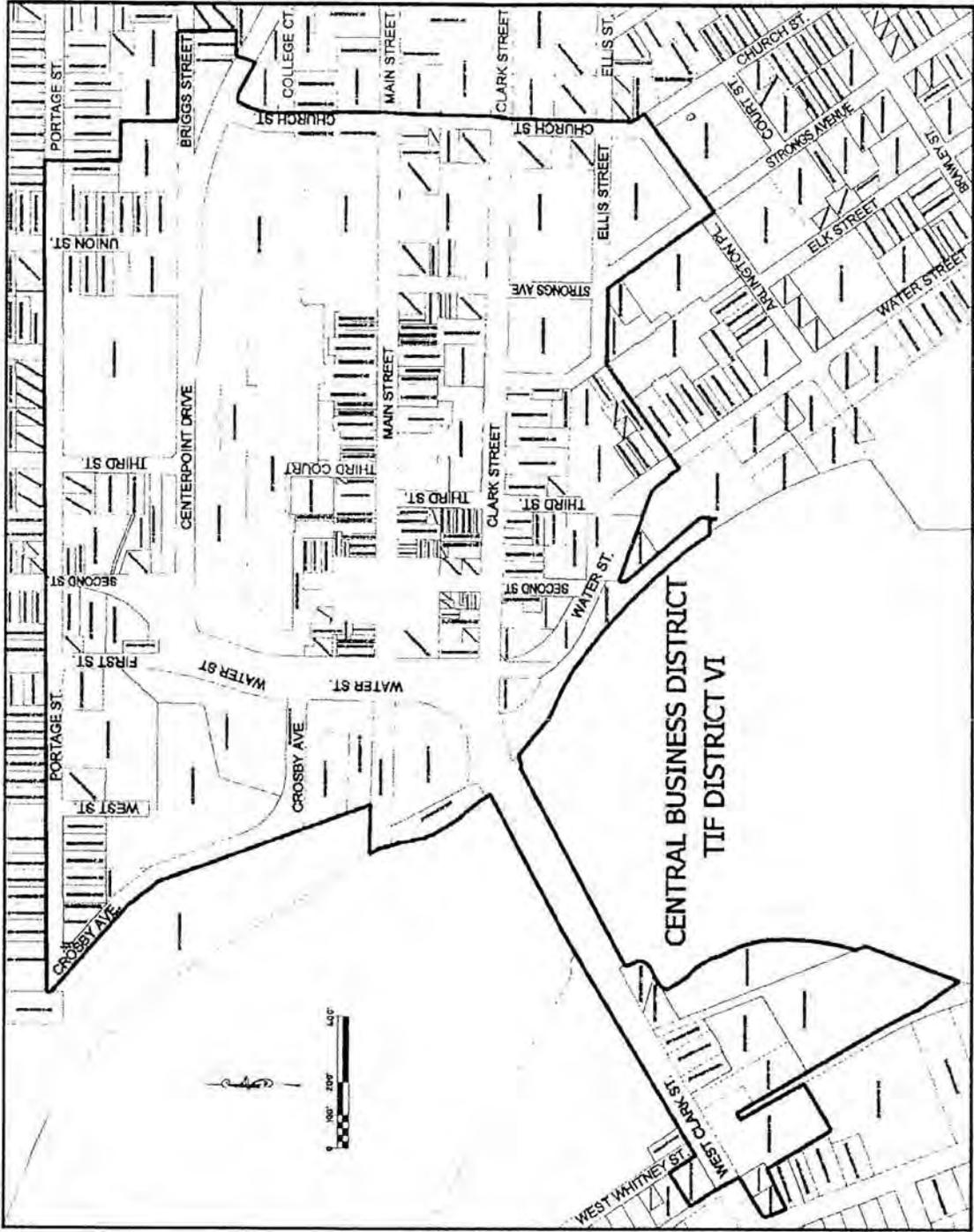
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the Donor District have not previously been amended. Since this amendment does not involve the addition or subtraction of territory from the District, it is not counted against the number of available boundary amendments.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan unless specifically stated. All components of the original Project Plan remain in effect.

A map depicting the current boundaries of the District is found in Section 3 of this Plan. Based upon the findings stated above, the original findings stated in the Creation Resolution, and the findings contained in any subsequent resolution adding territory to the District, the District remains a mixed-use district based on the identification and classification of the property included within the District.

SECTION 3: Maps of Current Districts Boundary





SECTION 4: Map Showing Existing Uses and Conditions

There will be no change to District boundaries, nor any changes to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan Document.

SECTION 5: Equalized Value Test

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

SECTION 6: Statement of Kind, Number and Location of Proposed Public Works and Other Projects

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan Document remains in effect.

SECTION 7: Map Showing Proposed Improvements and Uses

There will be no change to District boundaries, nor any changes to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original Project Plan document.

SECTION 8: Detailed List of Existing Project Costs

This amendment provides the authority for the Donor District to allocate surplus increments with the Recipient District. No other additional project costs are involved, and the statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan document remains in effect.

SECTION 9: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

This Project Plan Amendment allows the Donor District to allocate positive tax increments to the Recipient District. The authority for this Amendment is Wisconsin Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The Donor District, the positive tax increments of which are to be allocated, and the Recipient District have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- The Donor District is able to demonstrate, based on the positive tax increments that are currently generated, that it has sufficient revenues to pay for all project costs that have been incurred under the Project Plan for that District and sufficient surplus revenues to pay for some of the eligible costs of the Recipient District.
- The Recipient District was created upon a finding that not less than 50 percent, by area, of the real property within the District is blighted or in need of rehabilitation, or the project costs in the District are used to create, provide, or rehabilitate low-cost housing or to remediate environmental contamination.

The Donor District and Recipient District have the same overlapping taxing jurisdictions, and the Recipient District was created on a finding that not less than 50 percent, by area, of the real property within the District was in need or rehabilitation - conservation.

The Exhibits following this section demonstrate that the Donor District is generating sufficient tax increments to pay for its project costs, and that surplus increments remain that can be allocated to pay some of the project costs of the Recipient District. Accordingly, the statutory criteria under which this amendment can be approved are met.

Development Assumptions

| <div style="text-align: center;"> <h2 style="margin: 0;">City of Stevens Point, Wisconsin</h2> <h3 style="margin: 0;">Tax Increment District # 7</h3> <h4 style="margin: 0;">Changes in Property Value</h4> </div> | | | | | |
|--|------|-------------------|-------------------|-------------------|----|
| Construction Year | | Actual | Annual Total | Construction Year | |
| 1 | 2008 | 12,348,600 | 12,348,600 | 2008 | 1 |
| 2 | 2009 | 14,784,700 | 14,784,700 | 2009 | 2 |
| 3 | 2010 | (1,460,100) | (1,460,100) | 2010 | 3 |
| 4 | 2011 | (2,390,100) | (2,390,100) | 2011 | 4 |
| 5 | 2012 | (403,300) | (403,300) | 2012 | 5 |
| 6 | 2013 | 1,802,800 | 1,802,800 | 2013 | 6 |
| 7 | 2014 | | 0 | 2014 | 7 |
| 8 | 2015 | | 0 | 2015 | 8 |
| 9 | 2016 | | 0 | 2016 | 9 |
| 10 | 2017 | | 0 | 2017 | 10 |
| 11 | 2018 | | 0 | 2018 | 11 |
| 12 | 2019 | | 0 | 2019 | 12 |
| 13 | 2020 | | 0 | 2020 | 13 |
| 14 | 2021 | | 0 | 2021 | 14 |
| 15 | 2022 | | 0 | 2022 | 15 |
| 16 | 2023 | | 0 | 2023 | 16 |
| 17 | 2024 | | 0 | 2024 | 17 |
| 18 | 2025 | | 0 | 2025 | 18 |
| 19 | 2026 | | 0 | 2026 | 19 |
| Totals | | <u>24,682,600</u> | <u>24,682,600</u> | | |

Notes:

Increment Revenue Projections

| City of Stevens Point, Wisconsin Tax Increment District # 7 Tax Increment Projection Worksheet | | | | | | | |
|--|-------------|----------|--|--|--------------------------|------------|--|
| Type of District | Mixed Use | | | | Base Value | 10,913,900 | |
| Creation Date | May 1, 2008 | | | | Appreciation Factor | 0.00% | |
| Valuation Date | Jan 1, | 2008 | | | Base Tax Rate | \$22.84 | |
| Max Life (Years) | 20 | | | | Rate Adjustment Factor | 0.00% | |
| Expenditure Periods/Termination | 15 | 5/1/2023 | | | | | |
| Revenue Periods/Final Year | 19 | 2028 | | | | | |
| Extension Eligibility/Years | Yes | 3 | | | Tax Exempt Discount Rate | | |
| Recipient District | No | | | | Taxable Discount Rate | 1.50% | |

| Construction Year | Value Added | Valuation Year | Inflation Increment | Total Increment | Revenue Year | Tax Rate | Tax Increment | |
|-------------------|-------------|-------------------|---------------------|-----------------|----------------------------------|----------|-------------------|---------|
| 1 | 2008 | 12,348,600 | 2009 | 0 | 12,348,600 | 2010 | \$24.11 | 297,743 |
| 2 | 2009 | 14,784,700 | 2010 | 0 | 27,133,300 | 2011 | \$23.45 | 636,371 |
| 3 | 2010 | (1,460,100) | 2011 | 0 | 25,673,200 | 2012 | \$24.19 | 621,145 |
| 4 | 2011 | (2,390,100) | 2012 | 0 | 23,283,100 | 2013 | \$25.13 | 585,137 |
| 5 | 2012 | (403,300) | 2013 | 0 | 22,879,800 | 2014 | \$25.45 | 582,177 |
| 6 | 2013 | 1,802,800 | 2014 | 0 | 24,682,600 | 2015 | \$22.84 | 563,759 |
| 7 | 2014 | 0 | 2015 | 0 | 24,682,600 | 2016 | \$22.84 | 563,759 |
| 8 | 2015 | 0 | 2016 | 0 | 24,682,600 | 2017 | \$22.84 | 563,759 |
| 9 | 2016 | 0 | 2017 | 0 | 24,682,600 | 2018 | \$22.84 | 563,759 |
| 10 | 2017 | 0 | 2018 | 0 | 24,682,600 | 2019 | \$22.84 | 563,759 |
| 11 | 2018 | 0 | 2019 | 0 | 24,682,600 | 2020 | \$22.84 | 563,759 |
| 12 | 2019 | 0 | 2020 | 0 | 24,682,600 | 2021 | \$22.84 | 563,759 |
| 13 | 2020 | 0 | 2021 | 0 | 24,682,600 | 2022 | \$22.84 | 563,759 |
| 14 | 2021 | 0 | 2022 | 0 | 24,682,600 | 2023 | \$22.84 | 563,759 |
| 15 | 2022 | 0 | 2023 | 0 | 24,682,600 | 2024 | \$22.84 | 563,759 |
| 16 | 2023 | 0 | 2024 | 0 | 24,682,600 | 2025 | \$22.84 | 563,759 |
| 17 | 2024 | 0 | 2025 | 0 | 24,682,600 | 2026 | \$22.84 | 563,759 |
| 18 | 2025 | 0 | 2026 | 0 | 24,682,600 | 2027 | \$22.84 | 563,759 |
| 19 | 2026 | 0 | 2027 | 0 | 24,682,600 | 2028 | \$22.84 | 563,759 |
| Totals | | 24,682,600 | 0 | | Future Value of Increment | | 10,615,200 | |

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

| City of Stevens Point, Wisconsin | | | | | | | | | | | | | | | | | | | |
|---|--------------------|---------------------------|-----------------|--------------|--------------------|----------------|--|-------|-----------|--------------------|------------------|--------------------------|--------|----------|--------------------|-----------|-----------|------------|-----------------------|
| Tax Increment District # 7 | | | | | | | | | | | | | | | | | | | |
| Cash Flow Projection (Without Transfers to TID #6 - WITH future payments to Travel Guard) | | | | | | | | | | | | | | | | | | | |
| Year | Projected Revenues | | | | | | Expenditures | | | | | | | Balances | | | Year | | |
| | Tax Increments | Interest Earnings/ (Cost) | Capitalized Int | Computer Aid | Borrowing Proceeds | Total Revenues | GO Bonds Series 2008B 4,690,000 Dated Date: 06/03/08 | | | Transfer to TID #6 | Capital Projects | Payments to Travel Guard | Other | Admin. | Total Expenditures | Annual | | Cumulative | Principal Outstanding |
| 2008 | | 12,800 | 224,902 | | 4,465,098 | 4,702,800 | | | | | | | | | 4,255,328 | 447,472 | 447,472 | 4,690,000 | 2008 |
| 2009 | | 1,012 | | | | 1,012 | | | | | 4,044,493 | | 85,954 | 53,532 | 426,441 | (425,429) | 22,043 | 4,690,000 | 2009 |
| 2010 | 297,743 | | | 2,042 | | 299,785 | 140,000 | 3.50% | 171,103 | | 8,158 | 234,530 | 3,000 | 7,200 | 312,553 | (12,767) | 9,276 | 4,550,000 | 2010 |
| 2011 | 636,371 | | | 41,102 | | 677,473 | 205,000 | 3.50% | 165,065 | | | | | 1,450 | 552,929 | 124,545 | 133,820 | 4,345,000 | 2011 |
| 2012 | 621,145 | | | 36,463 | | 657,608 | 210,000 | 3.50% | 157,803 | | | | | 1,424 | 595,522 | 62,086 | 195,906 | 4,135,000 | 2012 |
| 2013 | 585,137 | 26 | | 55,028 | | 640,191 | 210,000 | 3.50% | 150,453 | | | | | 1,399 | 576,654 | 63,537 | 259,443 | 3,925,000 | 2013 |
| 2014 | 582,177 | | | 44,605 | | 626,782 | 210,000 | 3.50% | 143,103 | | | | | 1,353 | 576,345 | 50,437 | 309,881 | 3,715,000 | 2014 |
| 2015 | 563,759 | | | | | 563,759 | 210,000 | 3.50% | 135,753 | | | | | | 345,753 | 218,007 | 527,887 | 3,505,000 | 2015 |
| 2016 | 563,759 | | | | | 563,759 | 220,000 | 3.50% | 128,228 | | | 131,825 | | | 480,053 | 83,706 | 611,593 | 3,285,000 | 2016 |
| 2017 | 563,759 | | | | | 563,759 | 235,000 | 3.50% | 120,265 | | | 124,788 | | | 480,053 | 83,706 | 695,300 | 3,050,000 | 2017 |
| 2018 | 563,759 | | | | | 563,759 | 245,000 | 3.55% | 111,804 | | | | | | 480,053 | 83,706 | 779,006 | 2,805,000 | 2018 |
| 2019 | 563,759 | | | | | 563,759 | 250,000 | 3.60% | 102,955 | | | | | | 480,053 | 83,706 | 862,712 | 2,555,000 | 2019 |
| 2020 | 563,759 | | | | | 563,759 | 255,000 | 3.65% | 93,801 | | | | | | 480,053 | 83,706 | 946,418 | 2,300,000 | 2020 |
| 2021 | 563,759 | | | | | 563,759 | 260,000 | 3.70% | 84,338 | | | | | | 480,053 | 83,706 | 1,030,125 | 2,040,000 | 2021 |
| 2022 | 563,759 | | | | | 563,759 | 265,000 | 3.75% | 74,559 | | | | | | 480,053 | 83,706 | 1,113,831 | 1,775,000 | 2022 |
| 2023 | 563,759 | | | | | 563,759 | 275,000 | 3.80% | 64,365 | | | | | | 480,053 | 83,706 | 1,197,537 | 1,500,000 | 2023 |
| 2024 | 563,759 | | | | | 563,759 | 280,000 | 3.85% | 53,750 | | | | | | 480,053 | 83,706 | 1,281,244 | 1,220,000 | 2024 |
| 2025 | 563,759 | | | | | 563,759 | 290,000 | 3.90% | 42,705 | | | | | | 480,053 | 83,706 | 1,364,950 | 930,000 | 2025 |
| 2026 | 563,759 | | | | | 563,759 | 300,000 | 3.95% | 31,125 | | | | | | 480,053 | 83,706 | 1,448,656 | 630,000 | 2026 |
| 2027 | 563,759 | | | | | 563,759 | 310,000 | 4.00% | 19,000 | | | | | | 480,053 | 83,706 | 1,532,362 | 320,000 | 2027 |
| 2028 | 563,759 | | | | | 563,759 | 320,000 | 4.00% | 6,400 | | | | | | 480,053 | 83,706 | 1,616,069 | 0 | 2028 |
| Total | 10,615,200 | 13,838 | 224,902 | 179,240 | 4,465,098 | 15,498,278 | 4,690,000 | | 2,101,473 | 0 | 4,052,651 | 2,881,623 | 88,954 | 67,508 | 13,882,209 | | | | Total |

Notes: Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 7

Cash Flow Projection (With Transfers to TID #6 - WITH future payments to Travel Guard)

| Year | Projected Revenues | | | | | | Expenditures | | | | | | | Balances | | | Year | | |
|-------|--------------------|---------------------------|-----------------|--------------|--------------------|----------------|--|-------|-----------|--------------------|------------------|--------------------------|---------|----------|--------------------|-----------|---------|------------|-----------------------|
| | Tax Increments | Interest Earnings/ (Cost) | Capitalized Int | Computer Aid | Borrowing Proceeds | Total Revenues | GO Bonds Series 2008B 4,690,000 Dated Date: 06/03/08 | | | Transfer to TID #6 | Capital Projects | Payments to Travel Guard | Other | Admin. | Total Expenditures | Annual | | Cumulative | Principal Outstanding |
| 2008 | | 12,800 | 224,902 | | 4,465,098 | 4,702,800 | | | | | 4,044,493 | | 85,954 | 53,532 | 4,255,328 | 447,472 | 447,472 | 4,690,000 | 2008 |
| 2009 | | 1,012 | | | | 1,012 | | | | | 8,158 | 234,530 | 3,000 | 7,200 | 426,441 | (425,429) | 22,043 | 4,690,000 | 2009 |
| 2010 | 297,743 | | | 2,042 | | 299,785 | 140,000 | 3.50% | 171,103 | | | | | 1,450 | 312,553 | (12,767) | 9,276 | 4,550,000 | 2010 |
| 2011 | 636,371 | | | 41,102 | | 677,473 | 205,000 | 3.50% | 165,065 | | | | 181,714 | 1,150 | 552,929 | 124,545 | 133,820 | 4,345,000 | 2011 |
| 2012 | 621,145 | | | 36,463 | | 657,608 | 210,000 | 3.50% | 157,803 | | | | 226,296 | 1,424 | 595,522 | 62,086 | 195,906 | 4,135,000 | 2012 |
| 2013 | 585,137 | 26 | | 55,028 | | 640,191 | 210,000 | 3.50% | 150,453 | | | | 214,803 | 1,399 | 576,654 | 63,537 | 259,443 | 3,925,000 | 2013 |
| 2014 | 582,177 | | | 44,605 | | 626,782 | 210,000 | 3.50% | 143,103 | | | | 221,889 | 1,353 | 576,345 | 50,437 | 309,881 | 3,715,000 | 2014 |
| 2015 | 563,759 | | | | | 563,759 | 210,000 | 3.50% | 135,753 | 400,000 | | | | | 745,753 | (181,994) | 127,887 | 3,505,000 | 2015 |
| 2016 | 563,759 | | | | | 563,759 | 220,000 | 3.50% | 128,228 | 80,000 | | | 131,825 | | 560,053 | 3,706 | 131,593 | 3,285,000 | 2016 |
| 2017 | 563,759 | | | | | 563,759 | 235,000 | 3.50% | 120,265 | 80,000 | | | 124,788 | | 560,053 | 3,706 | 135,300 | 3,050,000 | 2017 |
| 2018 | 563,759 | | | | | 563,759 | 245,000 | 3.55% | 111,804 | 80,000 | | | 123,249 | | 560,053 | 3,706 | 139,006 | 2,805,000 | 2018 |
| 2019 | 563,759 | | | | | 563,759 | 250,000 | 3.60% | 102,955 | 80,000 | | | 127,098 | | 560,053 | 3,706 | 142,712 | 2,555,000 | 2019 |
| 2020 | 563,759 | | | | | 563,759 | 255,000 | 3.65% | 93,801 | 80,000 | | | 131,251 | | 560,053 | 3,706 | 146,418 | 2,300,000 | 2020 |
| 2021 | 563,759 | | | | | 563,759 | 260,000 | 3.70% | 84,338 | 80,000 | | | 135,715 | | 560,053 | 3,706 | 150,125 | 2,040,000 | 2021 |
| 2022 | 563,759 | | | | | 563,759 | 265,000 | 3.75% | 74,559 | 80,000 | | | 140,494 | | 560,053 | 3,706 | 153,831 | 1,775,000 | 2022 |
| 2023 | 563,759 | | | | | 563,759 | 275,000 | 3.80% | 64,365 | 80,000 | | | 140,688 | | 560,053 | 3,706 | 157,537 | 1,500,000 | 2023 |
| 2024 | 563,759 | | | | | 563,759 | 280,000 | 3.85% | 53,750 | 80,000 | | | 146,303 | | 560,053 | 3,706 | 161,244 | 1,220,000 | 2024 |
| 2025 | 563,759 | | | | | 563,759 | 290,000 | 3.90% | 42,705 | 80,000 | | | 147,348 | | 560,053 | 3,706 | 164,950 | 930,000 | 2025 |
| 2026 | 563,759 | | | | | 563,759 | 300,000 | 3.95% | 31,125 | 80,000 | | | 148,928 | | 560,053 | 3,706 | 168,656 | 630,000 | 2026 |
| 2027 | 563,759 | | | | | 563,759 | 310,000 | 4.00% | 19,000 | 80,000 | | | 151,053 | | 560,053 | 3,706 | 172,362 | 320,000 | 2027 |
| 2028 | 563,759 | | | | | 563,759 | 320,000 | 4.00% | 6,400 | 80,000 | | | 153,653 | | 560,053 | 3,706 | 176,069 | 0 | 2028 |
| Total | 10,615,200 | 13,838 | 224,902 | 179,240 | 4,465,098 | 15,498,278 | 4,690,000 | | 2,101,473 | 1,440,000 | 4,052,651 | 2,881,623 | 88,954 | 67,508 | 15,322,209 | | | | Total |

Notes:

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 7

Cash Flow Projection (With Transfers to TID #6 - No future payments to Travel Guard)

| Year | Projected Revenues | | | | | | Expenditures | | | | | | | Balances | | | Year | | |
|-------|--------------------|---------------------------|-----------------|--------------|--------------------|----------------|--|-------|-----------|--------------------|------------------|--------------------------|--------|----------|--------------------|-----------|-----------|------------|-----------------------|
| | Tax Increments | Interest Earnings/ (Cost) | Capitalized Int | Computer Aid | Borrowing Proceeds | Total Revenues | GO Bonds Series 2008B 4,690,000 Dated Date: 06/03/08 | | | Transfer to TID #6 | Capital Projects | Payments to Travel Guard | Other | Admin. | Total Expenditures | Annual | | Cumulative | Principal Outstanding |
| 2008 | | 12,800 | 224,902 | | 4,465,098 | 4,702,800 | | | | | 4,044,493 | | 85,954 | 53,532 | 4,255,328 | 447,472 | 447,472 | 4,690,000 | 2008 |
| 2009 | | 1,012 | | | | 1,012 | | | | | 8,158 | 234,530 | 3,000 | 7,200 | 426,441 | (425,429) | 22,043 | 4,690,000 | 2009 |
| 2010 | 297,743 | | | 2,042 | | 299,785 | 140,000 | 3.50% | 171,103 | | | | | 1,450 | 312,553 | (12,767) | 9,276 | 4,550,000 | 2010 |
| 2011 | 636,371 | | | 41,102 | | 677,473 | 205,000 | 3.50% | 165,065 | | | 181,714 | | 1,150 | 552,929 | 124,545 | 133,820 | 4,345,000 | 2011 |
| 2012 | 621,145 | | | 36,463 | | 657,608 | 210,000 | 3.50% | 157,803 | | | 226,296 | | 1,424 | 595,522 | 62,086 | 195,906 | 4,135,000 | 2012 |
| 2013 | 585,137 | 26 | | 55,028 | | 640,191 | 210,000 | 3.50% | 150,453 | | | 214,803 | | 1,399 | 576,654 | 63,537 | 259,443 | 3,925,000 | 2013 |
| 2014 | 582,177 | | | 44,605 | | 626,782 | 210,000 | 3.50% | 143,103 | | | 221,889 | | 1,353 | 576,345 | 50,437 | 309,881 | 3,715,000 | 2014 |
| 2015 | 563,759 | | | | | 563,759 | 210,000 | 3.50% | 135,753 | 400,000 | | | | 745,753 | (181,994) | 127,887 | 3,505,000 | 2015 | |
| 2016 | 563,759 | | | | | 563,759 | 220,000 | 3.50% | 128,228 | 200,000 | | | | 548,228 | 15,532 | 143,419 | 3,285,000 | 2016 | |
| 2017 | 563,759 | | | | | 563,759 | 235,000 | 3.50% | 120,265 | 200,000 | | | | 555,265 | 8,494 | 151,913 | 3,050,000 | 2017 | |
| 2018 | 563,759 | | | | | 563,759 | 245,000 | 3.55% | 111,804 | 205,000 | | | | 561,804 | 1,955 | 153,868 | 2,805,000 | 2018 | |
| 2019 | 563,759 | | | | | 563,759 | 250,000 | 3.60% | 102,955 | 205,000 | | | | 557,955 | 5,804 | 159,672 | 2,555,000 | 2019 | |
| 2020 | 563,759 | | | | | 563,759 | 255,000 | 3.65% | 93,801 | 205,000 | | | | 553,801 | 9,958 | 169,630 | 2,300,000 | 2020 | |
| 2021 | 563,759 | | | | | 563,759 | 260,000 | 3.70% | 84,338 | 210,000 | | | | 554,338 | 9,422 | 179,051 | 2,040,000 | 2021 | |
| 2022 | 563,759 | | | | | 563,759 | 265,000 | 3.75% | 74,559 | 215,000 | | | | 554,559 | 9,200 | 188,251 | 1,775,000 | 2022 | |
| 2023 | 563,759 | | | | | 563,759 | 275,000 | 3.80% | 64,365 | 220,000 | | | | 559,365 | 4,394 | 192,645 | 1,500,000 | 2023 | |
| 2024 | 563,759 | | | | | 563,759 | 280,000 | 3.85% | 53,750 | 225,000 | | | | 558,750 | 5,009 | 197,654 | 1,220,000 | 2024 | |
| 2025 | 563,759 | | | | | 563,759 | 290,000 | 3.90% | 42,705 | 225,000 | | | | 557,705 | 6,054 | 203,708 | 930,000 | 2025 | |
| 2026 | 563,759 | | | | | 563,759 | 300,000 | 3.95% | 31,125 | 225,000 | | | | 556,125 | 7,634 | 211,342 | 630,000 | 2026 | |
| 2027 | 563,759 | | | | | 563,759 | 310,000 | 4.00% | 19,000 | 225,000 | | | | 554,000 | 9,759 | 221,101 | 320,000 | 2027 | |
| 2028 | 563,759 | | | | | 563,759 | 320,000 | 4.00% | 6,400 | 230,000 | | | | 556,400 | 7,359 | 228,460 | 0 | 2028 | |
| Total | 10,615,200 | 13,838 | 224,902 | 179,240 | 4,465,098 | 15,498,278 | 4,690,000 | | 2,101,473 | 3,190,000 | 4,052,651 | 1,079,231 | 88,954 | 67,508 | 15,269,817 | | | | Total |

Notes:

Projected TID Closure

| City of Stevens Point, Wisconsin | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--------------------|----------------------|----------------------|--------------------------------------|----------------|---|---------|-------|---|--------|---|-----------|---|---------|-------|--|-----------|----------|--|---------|-------|------------------------------|-----------------------|--------------------|------------|-------------|-----------------------|-----------|------|
| Tax Increment District # 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cash Flow Projection (Without Sharing from TID #5 & TID #7) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year | Projected Revenues | | | | | Expenditures | | | | | | | | | | | | Balances | | | Year | | | | | | | | |
| | Tax Increments | Transfer from TID #5 | Transfer from TID #7 | Bond Premium/Misc/Lease/transfers in | Total Revenues | State Trust Fund Loan 1,000,000 Dated Date: 02/11/08 | | | State Trust Fund Loan 584,268 Dated Date: 12/2/108 | | GO Bonds Series 2011A 5,965,000 Dated Date: 03/30/11 | | 30.696% of GO Notes, Series 2011B 1,017,572 Dated Date: 05/02/11 | | | GO Notes, Series 2013B 1,700,000 Dated Date: 04/01/13 | | | GO Taxable Notes 2013C 510,000 Dated Date: 12/30/13 | | | CDA Lease Obligation 120,000 | Other | Total Expenditures | Annual | Cumulative | Principal Outstanding | | |
| Fund Balance | | | | | | | | | | | | | | | | | | | | | | | | 0 | | | | 2014 | |
| 2015 | 47,965 | | | 70,224 | 28,500 | 146,689 | 41,461 | 5.50% | 29,201 | 56,590 | 2,405 | 310,000 | 167,277 | 107,436 | 2.65% | 18,933 | 25,000 | 2.10% | 34,913 | 80,000 | 2.00% | 9,250 | 10,000 | 84 | 892,549 | (745,860) | (2,865,401) | 8,698,306 | 2015 |
| 2016 | 47,965 | | | 70,224 | 28,500 | 146,689 | 37,084 | 5.50% | 33,578 | | | 310,000 | 161,116 | 107,436 | 2.65% | 16,086 | 50,000 | 2.10% | 34,125 | 85,000 | 2.00% | 7,650 | 10,000 | | 852,075 | (705,386) | (3,784,824) | 7,468,216 | 2016 |
| 2017 | 47,965 | | | 70,224 | 28,500 | 146,689 | 39,215 | 5.50% | 31,446 | | | 310,000 | 154,025 | 107,436 | 2.65% | 13,239 | 50,000 | 2.10% | 33,075 | 85,000 | 2.00% | 5,950 | 10,000 | | 839,386 | (692,697) | (4,477,521) | 6,866,565 | 2017 |
| 2018 | 47,965 | | | 70,224 | 28,500 | 146,689 | 41,372 | 5.50% | 29,290 | | | 310,000 | 146,275 | 138,132 | 2.65% | 10,188 | 200,000 | 2.10% | 31,500 | 85,000 | 2.00% | 4,250 | 10,000 | 1,006,007 | (859,318) | (5,336,839) | 6,082,061 | 2018 | |
| 2019 | 47,965 | | | 70,224 | 28,500 | 146,689 | 43,674 | 5.50% | 27,014 | | | 310,000 | 137,905 | 138,132 | 2.65% | 6,528 | 200,000 | 2.10% | 27,300 | 85,000 | 3.00% | 2,550 | 10,000 | | 988,103 | (841,414) | (6,178,253) | 5,295,254 | 2019 |
| 2020 | 47,965 | | | 70,224 | 28,500 | 146,689 | 45,981 | 5.50% | 24,681 | | | 310,000 | 128,915 | 142,736 | 2.65% | 2,827 | 300,000 | 2.10% | 22,575 | | | | 10,000 | | 987,715 | (841,026) | (7,019,279) | 4,486,537 | 2020 |
| 2021 | 47,965 | | | 70,224 | 28,500 | 146,689 | 48,577 | 5.50% | 22,085 | | | 310,000 | 119,460 | | | | 300,000 | 2.10% | 16,275 | | | | 10,000 | | 826,397 | (679,708) | (7,698,987) | 3,817,960 | 2021 |
| 2022 | 47,965 | | | 70,224 | 28,500 | 146,689 | 51,249 | 5.50% | 19,413 | | | 310,000 | 109,656 | | | | 300,000 | 2.10% | 9,975 | | | | 10,000 | | 810,293 | (663,604) | (8,362,591) | 3,146,712 | 2022 |
| 2023 | 47,965 | | | 70,224 | 28,500 | 146,689 | 54,067 | 5.50% | 16,594 | | | 305,000 | 99,310 | | | | 250,000 | 2.10% | 3,938 | | | | 10,000 | | 738,909 | (592,220) | (8,954,811) | 2,527,644 | 2023 |
| 2024 | 47,965 | | | 70,224 | 28,500 | 146,689 | 57,004 | 5.50% | 13,658 | | | 300,000 | 88,763 | | | | | | | | | | 10,000 | | 469,424 | (322,735) | (9,277,546) | 2,160,640 | 2024 |
| 2025 | 47,965 | | | 70,224 | 28,500 | 146,689 | 60,176 | 5.50% | 10,485 | | | 300,000 | 77,925 | | | | | | | | | | 10,000 | | 458,587 | (311,898) | (9,589,443) | 1,790,464 | 2025 |
| 2026 | 47,965 | | | 70,224 | 28,500 | 146,689 | 63,486 | 5.50% | 7,176 | | | 300,000 | 66,525 | | | | | | | | | | 10,000 | | 447,187 | (300,498) | (9,889,941) | 1,416,978 | 2026 |
| 2027 | 47,965 | | | 70,224 | 28,500 | 146,689 | 66,978 | 5.50% | 3,684 | | | 300,000 | 54,563 | | | | | | | | | | | | 425,224 | (278,535) | (10,168,476) | 1,050,000 | 2027 |
| 2028 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | 300,000 | 42,263 | | | | | | | | | | | | 342,263 | (195,574) | (10,364,049) | 750,000 | 2028 |
| 2029 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | 300,000 | 29,663 | | | | | | | | | | | | 329,663 | (182,974) | (10,547,023) | 450,000 | 2029 |
| 2030 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | 300,000 | 16,725 | | | | | | | | | | | | 316,725 | (170,036) | (10,717,059) | 150,000 | 2030 |
| 2031 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | 150,000 | 3,375 | | | | | | | | | | | | 153,375 | (6,686) | (10,723,745) | 0 | 2031 |
| 2032 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | | | | | | | | | | | | | | 0 | 146,689 | (10,577,056) | | 2032 |
| 2033 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | | | | | | | | | | | | | | 0 | 146,689 | (10,430,367) | | 2033 |
| 2034 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | | | | | | | | | | | | | | 0 | 146,689 | (10,283,678) | | 2034 |
| Total | 959,300 | 0 | 0 | 1,404,480 | 570,000 | 2,933,780 | 650,324 | | 268,303 | 56,590 | 2,405 | 5,035,000 | 1,603,740 | 741,308 | | 67,801 | 1,675,000 | | 213,675 | 420,000 | | 29,650 | 120,000 | 84 | 25,514,614 | | | Total | |
| Notes: Information for Lease and Computer replacement provided by City | | | | | | | | | | | | | | | | | | | | | | | Projected TID Closure | | | | | | |

| City of Stevens Point, Wisconsin | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--------------------|----------------------|----------------------|--------------------------------------|--------------|----------------|--|-------|---------|--|-------|--|-----------|--|-------|--------|---|-------|---------|---|-------|----------|------------------------------|-------|------------|--------------------|-------------|------------|-----------------------|
| Tax Increment District # 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cash Flow Projection (With Transfers from TID #5 & TID #7 with future payments to TG) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year | Projected Revenues | | | | | | Expenditures | | | | | | | | | | | | | | | Balances | | | Year | | | | |
| | Tax Increments | Transfer from TID #5 | Transfer from TID #7 | Bond Premium/Misc/Lease/transfers in | Computer aid | Total Revenues | State Trust Fund Loan 1,000,000 Dated Date: 02/11/08 | | | State Trust Fund Loan 584,268 Dated Date: 12/2/108 | | GO Bonds Series 2011A 5,965,000 Dated Date: 03/30/11 | | 30.696% of GO Notes, Series 2011B 1,017,572 Dated Date: 05/02/11 | | | GO Notes, Series 2013B 1,700,000 Dated Date: 04/01/13 | | | GO Taxable Notes 2013C 510,000 Dated Date: 12/30/13 | | | CDA Lease Obligation 120,000 | Other | | Total Expenditures | Annual | Cumulative | Principal Outstanding |
| Fund Balance 2015 | 47,965 | 200,000 | 400,000 | 70,224 | 28,500 | 746,689 | 41,461 | 5.50% | 29,201 | 56,590 | 2,405 | 310,000 | 167,277 | 107,436 | 2.65% | 18,933 | 25,000 | 2.10% | 34,913 | 80,000 | 2.00% | 9,250 | 10,000 | 84 | 892,549 | (145,860) | (2,865,401) | 8,698,306 | 2014 |
| 2015 | 47,965 | 200,000 | 400,000 | 70,224 | 28,500 | 746,689 | 41,461 | 5.50% | 29,201 | 56,590 | 2,405 | 310,000 | 167,277 | 107,436 | 2.65% | 18,933 | 25,000 | 2.10% | 34,913 | 80,000 | 2.00% | 9,250 | 10,000 | 84 | 892,549 | (145,860) | (2,865,401) | 8,698,306 | 2015 |
| 2016 | 47,965 | 300,000 | 80,000 | 70,224 | 28,500 | 526,689 | 37,084 | 5.50% | 33,578 | | | 310,000 | 161,116 | 107,436 | 2.65% | 16,086 | 50,000 | 2.10% | 34,125 | 85,000 | 2.00% | 7,650 | 10,000 | | 852,075 | (325,386) | (2,804,824) | 7,468,216 | 2016 |
| 2017 | 47,965 | 300,000 | 80,000 | 70,224 | 28,500 | 526,689 | 39,215 | 5.50% | 31,446 | | | 310,000 | 154,025 | 107,436 | 2.65% | 13,239 | 50,000 | 2.10% | 33,075 | 85,000 | 2.00% | 5,950 | 10,000 | | 839,386 | (312,697) | (3,117,521) | 6,866,565 | 2017 |
| 2018 | 47,965 | 315,000 | 80,000 | 70,224 | 28,500 | 541,689 | 41,372 | 5.50% | 29,290 | | | 310,000 | 146,275 | 138,132 | 2.65% | 10,188 | 200,000 | 2.10% | 31,500 | 85,000 | 2.00% | 4,250 | 10,000 | | 1,006,007 | (464,318) | (3,581,839) | 6,082,061 | 2018 |
| 2019 | 47,965 | 345,000 | 80,000 | 70,224 | 28,500 | 571,689 | 43,674 | 5.50% | 27,014 | | | 310,000 | 137,905 | 138,132 | 2.65% | 6,528 | 200,000 | 2.10% | 27,300 | 85,000 | 3.00% | 2,550 | 10,000 | | 988,103 | (416,414) | (3,998,253) | 5,295,254 | 2019 |
| 2020 | 47,965 | 365,000 | 80,000 | 70,224 | 28,500 | 591,689 | 45,981 | 5.50% | 24,681 | | | 310,000 | 128,915 | 142,736 | 2.65% | 2,827 | 300,000 | 2.10% | 22,575 | | | | 10,000 | | 987,715 | (396,026) | (4,394,279) | 4,486,537 | 2020 |
| 2021 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 48,577 | 5.50% | 22,085 | | | 310,000 | 119,460 | | | | 300,000 | 2.10% | 16,275 | | | | 10,000 | | 826,397 | (219,708) | (4,613,987) | 3,817,960 | 2021 |
| 2022 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 51,249 | 5.50% | 19,413 | | | 310,000 | 109,656 | | | | 300,000 | 2.10% | 9,975 | | | | 10,000 | | 810,293 | (203,604) | (4,817,591) | 3,146,712 | 2022 |
| 2023 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 54,067 | 5.50% | 16,594 | | | 305,000 | 99,310 | | | | 250,000 | 2.10% | 3,938 | | | | 10,000 | | 738,909 | (132,220) | (4,949,811) | 2,527,644 | 2023 |
| 2024 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 57,004 | 5.50% | 13,658 | | | 300,000 | 88,763 | | | | | | | | | | 10,000 | | 469,424 | 137,265 | (4,812,546) | 2,160,640 | 2024 |
| 2025 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 60,176 | 5.50% | 10,485 | | | 300,000 | 77,925 | | | | | | | | | | 10,000 | | 458,587 | 148,102 | (4,664,443) | 1,790,464 | 2025 |
| 2026 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 63,486 | 5.50% | 7,176 | | | 300,000 | 66,525 | | | | | | | | | | 10,000 | | 447,187 | 159,502 | (4,504,941) | 1,416,978 | 2026 |
| 2027 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | 66,978 | 5.50% | 3,684 | | | 300,000 | 54,563 | | | | | | | | | | | | 425,224 | 181,465 | (4,323,476) | 1,050,000 | 2027 |
| 2028 | 47,965 | 380,000 | 80,000 | 70,224 | 28,500 | 606,689 | | | | | | 300,000 | 42,263 | | | | | | | | | | | | 342,263 | 264,427 | (4,059,049) | 750,000 | 2028 |
| 2029 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 300,000 | 29,663 | | | | | | | | | | | | 329,663 | 197,027 | (3,862,023) | 450,000 | 2029 |
| 2030 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 300,000 | 16,725 | | | | | | | | | | | | 316,725 | 209,964 | (3,652,059) | 150,000 | 2030 |
| 2031 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 150,000 | 3,375 | | | | | | | | | | | | 153,375 | 373,314 | (3,278,745) | 0 | 2031 |
| 2032 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | | | | | | | | | | | | | | 0 | 526,689 | (2,752,056) | | 2032 |
| 2033 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | | | | | | | | | | | | | | 0 | 526,689 | (2,225,367) | | 2033 |
| 2034 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | | | | | | | | | | | | | | 0 | 146,689 | (2,078,678) | | 2034 |
| Total | 959,300 | 6,765,000 | 1,440,000 | 1,404,480 | 570,000 | 11,138,780 | 650,324 | | 268,303 | 56,590 | 2,405 | 5,035,000 | 1,603,740 | 741,308 | | 67,801 | 1,675,000 | | 213,675 | 420,000 | | 29,650 | 120,000 | 84 | 25,514,614 | | | | Total |

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

City of Stevens Point, Wisconsin

Tax Increment District # 6

Cash Flow Projection (With Transfers from TID #5 & TID #7 with no future payments to TG)

| Year | Projected Revenues | | | | | | Expenditures | | | | | | | | | | | | | | Balances | | | Year | | | | | | |
|--------------|--------------------|-------------------------|-------------------------|---|-----------------|-------------------|--|-----------|----------|--|----------|--|-----------|--|-----------|----------|---|-----------|----------|---|-----------|----------|------------------------------------|------|--------------|-----------|-------------|-------------|--------------------------|------|
| | Tax Increments | Transfer from TID #5 | Transfer from TID #7 | Bond Premium/ Misc/Lease/ transfers in | Computer aid | Total Revenues | State Trust Fund Loan 1,000,000 Dated Date: 02/11/08 | | | State Trust Fund Loan 584,268 Dated Date: 12/2/108 | | GO Bonds Series 2011A 5,965,000 Dated Date: 03/30/11 | | 30.696% of GO Notes, Series 2011B 1,017,572 Dated Date: 05/02/11 | | | GO Notes, Series 2013B 1,700,000 Dated Date: 04/01/13 | | | GO Taxable Notes 2013C 510,000 Dated Date: 12/30/13 | | | CDA Lease Obligation 120,000 | | Other | Total | Annual | Cumulative | Principal Outstanding | |
| | | | | | | | Principal | Est. Rate | Interest | Principal | Interest | Principal | Interest | Principal | Est. Rate | Interest | Principal | Est. Rate | Interest | Principal | Est. Rate | Interest | 2013 | | Expenditures | | | | | |
| Fund Balance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 47,965 | 200,000 | 400,000 | 70,224 | 28,500 | 746,689 | 41,461 | 5.50% | 29,201 | 56,590 | 2,405 | 310,000 | 167,277 | 107,436 | 2.65% | 18,933 | 25,000 | 2.10% | 34,913 | 80,000 | 2.00% | 9,250 | 10,000 | 84 | 892,549 | 0 | (145,860) | (2,479,438) | 8,698,306 | 2014 |
| 2016 | 47,965 | 300,000 | 200,000 | 70,224 | 28,500 | 646,689 | 37,084 | 5.50% | 33,578 | | | 310,000 | 161,116 | 107,436 | 2.65% | 16,086 | 50,000 | 2.10% | 34,125 | 85,000 | 2.00% | 7,650 | 10,000 | | 852,075 | (205,386) | (2,684,824) | 7,468,216 | 2016 | |
| 2017 | 47,965 | 300,000 | 200,000 | 70,224 | 28,500 | 646,689 | 39,215 | 5.50% | 31,446 | | | 310,000 | 154,025 | 107,436 | 2.65% | 13,239 | 50,000 | 2.10% | 33,075 | 85,000 | 2.00% | 5,950 | 10,000 | | 839,386 | (192,697) | (2,877,521) | 6,866,565 | 2017 | |
| 2018 | 47,965 | 315,000 | 205,000 | 70,224 | 28,500 | 666,689 | 41,372 | 5.50% | 29,290 | | | 310,000 | 146,275 | 138,132 | 2.65% | 10,188 | 200,000 | 2.10% | 31,500 | 85,000 | 2.00% | 4,250 | 10,000 | | 1,006,007 | (339,318) | (3,216,839) | 6,082,061 | 2018 | |
| 2019 | 47,965 | 345,000 | 205,000 | 70,224 | 28,500 | 696,689 | 43,674 | 5.50% | 27,014 | | | 310,000 | 137,905 | 138,132 | 2.65% | 6,528 | 200,000 | 2.10% | 27,300 | 85,000 | 3.00% | 2,550 | 10,000 | | 988,103 | (291,414) | (3,508,253) | 5,295,254 | 2019 | |
| 2020 | 47,965 | 365,000 | 205,000 | 70,224 | 28,500 | 716,689 | 45,981 | 5.50% | 24,681 | | | 310,000 | 128,915 | 142,736 | 2.65% | 2,827 | 300,000 | 2.10% | 22,575 | 10,000 | | | 10,000 | | 987,715 | (271,026) | (3,779,279) | 4,486,537 | 2020 | |
| 2021 | 47,965 | 380,000 | 210,000 | 70,224 | 28,500 | 736,689 | 48,577 | 5.50% | 22,085 | | | 310,000 | 119,460 | | | | 300,000 | 2.10% | 16,275 | 10,000 | | | 10,000 | | 826,397 | (89,708) | (3,868,987) | 3,817,960 | 2021 | |
| 2022 | 47,965 | 380,000 | 215,000 | 70,224 | 28,500 | 741,689 | 51,249 | 5.50% | 19,413 | | | 310,000 | 109,656 | | | | 300,000 | 2.10% | 9,975 | 10,000 | | | 10,000 | | 810,293 | (68,604) | (3,937,591) | 3,146,712 | 2022 | |
| 2023 | 47,965 | 380,000 | 220,000 | 70,224 | 28,500 | 746,689 | 54,067 | 5.50% | 16,594 | | | 305,000 | 99,310 | | | | 250,000 | 2.10% | 3,938 | 10,000 | | | 10,000 | | 738,909 | 7,780 | (3,929,811) | 2,527,644 | 2023 | |
| 2024 | 47,965 | 380,000 | 225,000 | 70,224 | 28,500 | 751,689 | 57,004 | 5.50% | 13,658 | | | 300,000 | 88,763 | | | | | | | 10,000 | | | 10,000 | | 469,424 | 282,265 | (3,647,546) | 2,160,640 | 2024 | |
| 2025 | 47,965 | 380,000 | 225,000 | 70,224 | 28,500 | 751,689 | 60,176 | 5.50% | 10,485 | | | 300,000 | 77,925 | | | | | | | 10,000 | | | 10,000 | | 458,587 | 293,102 | (3,354,443) | 1,790,464 | 2025 | |
| 2026 | 47,965 | 380,000 | 225,000 | 70,224 | 28,500 | 751,689 | 63,486 | 5.50% | 7,176 | | | 300,000 | 66,525 | | | | | | | 10,000 | | | | | 447,187 | 304,502 | (3,049,941) | 1,416,978 | 2026 | |
| 2027 | 47,965 | 380,000 | 225,000 | 70,224 | 28,500 | 751,689 | 66,978 | 5.50% | 3,684 | | | 300,000 | 54,563 | | | | | | | | | | | | 425,224 | 326,465 | (2,723,476) | 1,050,000 | 2027 | |
| 2028 | 47,965 | 380,000 | 230,000 | 70,224 | 28,500 | 756,689 | | | | | | 300,000 | 42,263 | | | | | | | | | | | | 342,263 | 414,427 | (2,309,049) | 750,000 | 2028 | |
| 2029 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 300,000 | 29,663 | | | | | | | | | | | | 329,663 | 197,027 | (2,112,023) | 450,000 | 2029 | |
| 2030 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 300,000 | 16,725 | | | | | | | | | | | | 316,725 | 209,964 | (1,902,059) | 150,000 | 2030 | |
| 2031 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | 150,000 | 3,375 | | | | | | | | | | | | 153,375 | 373,314 | (1,528,745) | 0 | 2031 | |
| 2032 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | | | | | | | | | | | | | | 0 | 526,689 | (1,002,056) | | 2032 | |
| 2033 | 47,965 | 380,000 | | 70,224 | 28,500 | 526,689 | | | | | | | | | | | | | | | | | | | 0 | 526,689 | (475,367) | | 2033 | |
| 2034 | 47,965 | | | 70,224 | 28,500 | 146,689 | | | | | | | | | | | | | | | | | | | 0 | 146,689 | (328,678) | | 2034 | |
| Total | 959,300 | 6,765,000 | 3,190,000 | 1,404,480 | 570,000 | 12,888,780 | 650,324 | | 268,303 | 56,590 | 2,405 | 5,035,000 | 1,603,740 | 741,308 | | 67,801 | 1,675,000 | | 213,675 | 420,000 | | 29,650 | 120,000 | 84 | 25,514,614 | | | | Total | |

Notes: Information for Lease and Computer replacement provided by City

Projected TID Closure

SECTION 10: Annexed Property

No territory will be added or subtracted from the District as a result of this amendment.

SECTION 11: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Project Plan amendment.

SECTION 12: Proposed Changes in Master Plan, Map, Building Codes and City of Stevens Point Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 13: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes chapter 32.

SECTION 14: Orderly Development of the City of Stevens Point

This Project Plan Amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development of the City.

SECTION 15: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with tax incremental finance funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 16:
Opinion of Attorney for the City of Stevens Point Advising
Whether the Plan is Complete and Complies with Wisconsin
Statutes 66.1105

June 30, 2015

SAMPLE

Mayor Mike Wiza
City of Stevens Point
1515 Strongs Avenue
Stevens Point, Wisconsin 54481

RE: City of Stevens Point, Wisconsin Tax Incremental District No. 7 Amendment

Dear Mayor:

As City Attorney for the City of Stevens Point, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Andrew Beveridge
City of Stevens Point