

AGENDA
CITY PLAN COMMISSION

Monday, February 7, 2011 – 6:00 p.m.
Lincoln Center – 1519 Water Street, Stevens Point, WI 54481

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

1. Approval of the minutes of the January 3, 2011 Plan Commission meeting.
2. Discussion and possible action on a request from Jerold Fahrner, for a final subdivision plat for the property located at the **southwest quadrant of Carol's Lane and Woodward Drive. Parcel IDs 2408-35-3000-12, 2408-35-3000-13, and 2408-35-3000-14.**
3. Discussion and possible action on a request from the Stevens Point Water Department, for a Conditional Use Permit for the purposes of constructing a well pumping station, water treatment plant, and parking area to be located at **5431 Highway 66. Parcel ID 2408-14-4200-01.**
4. Discussion on future dates for downtown redevelopment input sessions.
5. Adjourn.

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, TDD# 346-1556, or by mail at 1515 Strongs Avenue – Stevens Point WI 54481

REPORT OF CITY PLAN COMMISSION

Monday, January 3, 2011 – 6:00 p.m.

PRESENT: Chairperson Mayor Halverson, Ald. Jerry Moore, Jack Curtis, Shari Laskowski, Tony Patton, Maurice Rice, Anna Haines

ALSO PRESENT: Alderpersons Mallison, Suomi, O'Meara, M. Stroik, Slowinski, Trzebiatowski, Molski, R. Stroik, Brooks; Dir Ostrowski, J. Siebers City Assessor, Dawn Gunderson, Matthew Brown, Brian Kowalski, Leon Ostrowski, John Brown, Nancy Schultz, Cathy Dugan, Steve Smith, Bernard Coerper, Rich Sommer, Bill Yudchitz, MaryAnn Laszewski, Reid Rocheleau, Barb Jacob, Kurt Zimdars, Mike Phillips, Joye Hamilton, Jim Hamilton, Sarah Robinson, Jackson Case

INDEX:

1. Approval of minutes of the December 6, 2010 Plan Commission meeting.
2. Public Hearing regarding the proposed project plan amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on December 17, 2010 & December 24, 2010).
3. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin".
4. Discussion and possible action on the purchase of property by the City of Stevens Point for the purpose of construction a municipal transit facility. The property being located at the southeast quadrant of County Hwy R and the railroad tracks. Parcel ID 2308-01-2200-04.
5. Adjourn.

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1. Approval of the minutes of the December 6, 2010 Plan Commission meeting.

Motion by Laskowski to approve the minutes as presented; seconded by Rice. Motion carried 7-0.

2. Public Hearing regarding the proposed project plan amendment of boundaries and project plan for Tax Incremental District No. 6 (See the Public Hearing Notice which was published on December 17, 2010 & December 24, 2010).

Prior to the public hearing, Mayor Halverson indicated that a special Common Council meeting is scheduled for Tuesday January 4, 2011 at 6:00 p.m. in the Council Chambers, where the Council will discuss placing a binding referendum for the downtown revitalization project on the spring primary ballot, scheduled for February 15, 2011.

Dawn Gunderson from Ehlers and Associates spoke prior to the public hearing to explain the modifications to the TID 6 Project Plan and territory amendment. Ms. Gunderson handed out a revised copy of the Project Plan. This copy was different from the original plan that was given to the commissioners last week. The differences with this draft include an actual conceptual plan of the proposed project on page #10, and the addition of footnote #3 on page 28 saying *"To the extent that incentive dollars are paid upfront or in the form of Pay As You Go payments on future development and no additional value is generated beyond what is set forth on page 25, the*

annual cash flow and cumulative fund balance will be affected accordingly, increasing the advance required of the City.”

Ms. Gunderson indicated that they would move the concept plan on page 10 to a location after the proposed improvements and uses within the territory to be added.

Ms. Gunderson indicated that TID 6 was created in 2006 by the City of Stevens Point with a boundary identified at that time for the redevelopment of the downtown area including various project costs. The State allows 4 territory amendments within the life of a district, one which was in 2009 where two parcels, the CenterPoint Mall property and the former Dunham’s Sports property were removed from the district due to declining values. The removal of these two properties at that time was a wise decision to reduce the negative effects that the decline in value would have had on the district. Now, the City of Stevens Point has recognized the opportunity for development with the properties, and would like to bring them back into district. Also, as a result of the properties coming back in, there would be additional project costs that were not contemplated back in the original plan adopted in 2006. These project costs are identified in a schedule on page 20 of the draft project plan. These costs include:

- 1201 Third Ct. Property Acquisition - \$1,875,000
- 1101 Centerpoint Dr. Property Acquisition - \$694,000
- Demo/Parking/Third Street - \$1,041,000
- MSTC Building Improvement Costs - \$2,150,000
- Other Building Improvement Costs - \$100,000

This amendment does not remove, delete, or ignore any of the other projects costs that were identified in the original plan.

Ms. Gunderson indicated that the Joint Review Board met at 4:00 p.m. Following this, the process involves a public hearing before the Plan Commission, Plan Commission action on a resolution, Common Council action, and final action by the Joint Review Board. There is a very specific process identified by State Statues. Also, the action on a project plan and territory amendment does not commit the City on spending any dollars for the projects. It is a plan that is required to be in place for project costs to become eligible for recovery within the Tax Increment District, once, and if, future revenues are generated. Any financial commitments for this project will require action by the governing body.

At this time, Mayor Halverson opened the public hearing. Those speaking at the public hearing were as follows:

Reid Rocheleau (408 Cedar Street, Whiting, WI) - Mr. Rocheleau cited several reasons against the proposed amendment of boundaries and project plan. The mall is what got the city into problems 25 years ago. Mid-State maybe a good idea, but it may not be the best idea. The university may be a better idea with greater opportunities, more funding, and an enclosed satellite campus. The plan commission should take more time to consider options and come back to the idea later.

Leon Ostrowski (Ostrowski Ventures) - Mr. Ostrowski is in support of the proposed amendment of boundaries and project plan, but would like to see a cultural center and/or museum in the

development area, additional parking, and the possible relocation of city governmental services. Mr. Ostrowski is also very willing to assist and help the community and commission in these plans.

Aldersperson Michael O'Meara (Third District Aldersperson) - Mr. O'Meara is in support of the proposed amendment of boundaries and project plan. He indicated that the city is following all statues for the TIF district, and to go ahead with the amendment so all parties know what funding would be available for these or other projects. If we go with the current plan provided, we are not locked in or committed to borrowing money, we are just providing a funding guideline at this time.

Richard Sommer (4224 Janick Circle North) - Mr. Sommer wanted to point out that pages 10, 18, and 20 of the draft plan is what the commission is voting on tonight. He also cited reasons against the proposed amendment of boundaries and project plan, including, that the area can be improved without the demolition of the mall and for less money, and to delay the amendment until there is complete public input.

Aldersperson Brian Brooks (Tenth District Aldersperson) - Mr. Brooks requested clarification on the third bullet point in the Executive Summary regarding the ½ mile language. Mayor Halverson responded that the ½ mile language law was done in 2008, so it was not included in the original plan, but is now being included.

Barb Jacob (1616 Depot Street) - Ms. Jacob asked what happens if we don't amend the TIF? Will we still be able to continue with the project and what are the consequences and benefits of the TIF? Mayor Halverson responded that the project could still proceed without any amendment to the TIF, but the key is that none of the expenditures that are associated with the project would be able to be TIF eligible, because they are not part of the project plan. If we do not amend the TIF, then this or any other project with the mall, will not be able to be TIF eligible.

Cathy Dugan (615 Sommers Street) - Ms. Dugan supported the amendment of the boundaries, but asked the public to ask themselves several questions. She asked the public to take a closer look at the larger scale plan for the redevelopment of the downtown area before forming an opinion, including how this plan and amendment fits the larger plan for Stevens Point. Also, what kind of redevelopment should we be spending our money on, in the downtown or on the east side. Why are we spending money to redevelop the mall? Should we let someone else do it? What is wrong with taking part of the mall down? Ms. Dugan also stated that she did not want this plan to be the scapegoat for the downtown area, but asked the citizens and media to do more investigation into the larger plan for the city and where we want to put our money.

Bernie Coerper (1400 West River Drive) - Mr. Coerper cited several reasons against the proposed amendment of boundaries and project plan. He asked why you have to adopt this amendment tonight? Can the TIF wait one to two months? Why the special meeting for the referendum, as it will place an additional burden on the taxpayers. We the public want this to slow down and see what is the best plan.

Bill Yudchitz (1301 Dubai Avenue) - Mr. Yudchitz expressed he was not in support of having the mall taken down. He mentioned that many components have been put together with great thought, such as the switching of Mid-State, Boys and Girls Club, and the Parks and Recreation

department. This idea has a lot of merit. Mr. Yudchitz was informed of ten meetings that the public would have a chance to express input on the plans. Mayor Halverson clarified that this was the first meeting.

Nancy Schultz (925 Smith Street) - Ms. Schultz expressed her support of the proposed amendment of boundaries and project plan. She said that if we do not move forward with Mid-State, we may lose our opportunity to another community. We need to focus on what has been presented at this time, since no one else had come up with a better plan in the last few years. Also, a few years from now, the costs of the proposed plan may be twice as much, or more, to redevelop the area in question. Ms. Schultz asks the commission to vote to move this forward.

Aldersperson Tom Mallison (First District Aldersperson) - Mr. Mallison said that if you approve this plan tonight, and this plan does go to referendum, and the referendum fails, this plan will go nowhere because the funding will not be there.

Aldersperson Roger Trzebiatowski (Seventh District Aldersperson) - Mr. Trzebiatowski expressed his support for the proposed amendment of boundaries and project plan. He said when the properties were removed, it saved the taxpayers from the decline in value. It is now time to put the properties back into the TID. This is a good plan, and this is one of many steps.

There being no further individuals who wished to speak, Mayor Halverson closed the public hearing.

3. Consideration of "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin".

Maurice Rice questioned is the adopting of this plan a condition precedent to the referendum? Mayor Halverson's response was yes. Maurice Rice also expressed the concern that this amendment holds nothing binding in the plans, and questioned whether the university or any other parties have expressed interest to take over the property. Mayor Halverson's said that Mr. Rice was correct, that nothing is binding in the plans, and there have been no other interested parties.

With individuals expressing concerns that all project costs are set, Jerry Moore read the last paragraph on page 19, which said:

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

Moore indicated that this is a good statement, as it indicates that this is not a specific budget, but a framework.

Motion by Rice to approve the "Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 6, City of Stevens Point, Wisconsin"; seconded by Patton.

Anna Haines asked the mayor that if any projects that come forward, would the Planning Commission see them? Mayor Halverson indicated that they would through the conditional use process.

Motion carried 7-0.

4. Discussion and possible action on the purchase of property by the City of Stevens Point for the purposes of constructing a municipal transit facility. The property being located at the southeast quadrant of County Hwy R and the railroad tracks. Parcel ID 2308-01-2200-04.

Dir. Ostrowski advised that the city is looking to acquire approximately 18 acres at the above location for the purpose of constructing a municipal transit facility.

Maurice Rice requested clarification on the 18 acres, and the plan for the train station. Mayor Halverson responded that the site is large enough for the transit facility and parking, with the possibility of a park and ride. As far as a train station, it is not certain at this time, but we are planning accordingly for potential future use of passenger rail.

Reid Rocheleau (408 Cedar Street, Whiting, WI) - Mr. Rocheleau agrees with the purchase of the land, but suggested to buy additional acreage for future city expansion, even if it means having to annex the land later after purchase.

Mike Phillips (3225 Mary Street) - Mr. Phillips did not support the idea of the purchase of land or the municipal transit facility. The city should look at other options, such as a shared ride taxi, since the transit system in his opinion is not used very much.

Maurice Rice questioned the availability to purchase other properties. Mayor Halverson responded that there would be the opportunity if needed.

Motion by Rice for the purchase of property by the City of Stevens Point for the purposes of constructing a municipal transit facility; seconded by Haines. Motion carried 7-0.

5. Adjourn.

Meeting adjourned at 7:15 p.m.



**CITY OF STEVENS POINT,
WISCONSIN**

***Territory & Project Plan Amendment
To Tax Incremental District No. 6***



January 3, 2011 **[DRAFT]**

Joint Review Board Organizational Meeting Held:

Public Hearing Held:

Consideration for Adoption by Plan Commission:

Consideration for Adoption by Common Council:

Consideration for Approval by the Joint Review Board:

Tax Incremental District No. 6 Territory & Project Plan Amendment

City of Stevens Point Officials

Common Council

Tom Mallison	Aldersperson
Joanne Suomi	Aldersperson
Michael O'Meara	Aldersperson
Mike Wiza	Aldersperson
Mary Stroik	Aldersperson
Jeremy Slowinski	Aldersperson
Roger Trzebiatowski	Aldersperson
Marge Molski	Aldersperson
Randal Stroik	Aldersperson
Brian Brooks	Aldersperson
Jerry Moore	Aldersperson

City Staff

Andrew Halverson	Mayor
John Schlice	Comptroller – Treasurer
Michael Ostrowski	Community Development Director
John Moe	City Clerk
Louis J. Molepske	City Attorney
Joel Lemke	Director of Public Works

Plan Commission

Mayor Andrew Halverson, Chair	Maurice Rice
Ald. Jerry Moore	Jack Curtis
Anna Haines	Anthony Patton
	Shari Laskowski

Joint Review Board

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

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1

EXECUTIVE SUMMARY

DESCRIPTION OF ORIGINAL DISTRICT AND PROPOSED TERRITORY AMENDMENT

- Original District Purpose.
 - Tax Incremental District (“TID”) No. 6 (“District”) is an existing rehabilitation district, which was created by a resolution of the Common Council adopted on May 15, 2006.
- Additional Amendments.
 - The District was previously amended on September 21, 2009 a resolution was adopted to remove territory from the District. This amendment was the first of four territory amendments permitted for this District.
- Purpose of this Amendment.
 - This amendment will cause territory to be added to the District, providing incentive and opportunities for additional private development and redevelopment.
 - This amendment will also modify the categories, locations or costs of the Projects to be undertaken, providing incentive and opportunities for additional private development and redevelopment. The Mid-State Technical College will be relocating within the amendment area of the plan. Approximately 570 full time equivalent students attend the College and the City anticipates that the additional activity and traffic generated by the College will spur new and additional economic development and redevelopment opportunities in the amended and original areas of the District.
 - This amendment will also allow for the District to incur project costs outside of, but within ½ mile of, the boundaries of the District as permitted under Section 66.1105(2)(f)1.n. Wisconsin Statutes.
- Estimated Total Project Expenditures.
 - The City anticipates making project expenditures of approximately \$5.9 million to undertake projects in the amendment areas and within the original District area as listed in this Project Plan. It is anticipated that the additional projects will be completed in one phase. The Expenditure Period of this District terminates on May 15, 2028. The remaining and additional projects to be undertaken pursuant to this Project Plan are expected to be financed with General Obligation Debt issued in 2011, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A

discussion and listing of other possible financing mechanisms, as well as a summary of project financing by phase is located in Section 10 of this plan.

- Economic Development.
 - As a result of the amendment of this District, the City projects that additional land and improvements value of approximately \$30 million will be created as a result of new development, redevelopment, and appreciation in the value of existing properties. This additional value will be a result of the improvements made and projects undertaken within the amendment area and within the original District boundaries. A table detailing assumptions as to the timing of new development and redevelopment, and associated values is located in Section 10 of this plan. In addition, the amendment of the District is expected to result in further economic benefits as detailed in the Summary of Findings hereafter.

- Expected Termination of District.
 - TID No. 6 has a maximum statutory life of 27 years, and must close not later than May 15, 2033, resulting in a final collection of increment in budget year 2033. Pre-amendment cash flow projections, considering only existing increment value and assuming no additional projects are undertaken, anticipate total cumulative revenues that will exceed total liabilities by the year 2027, enabling the District to close five 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 2027 to 2033.

SUMMARY OF FINDINGS

As required by s.66.1105 Wis. Stats., 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 this District, the additional development projected to occur within the amendment areas 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:
 - Portions of the sites proposed for redevelopment have remained vacant for several years due to lack of adequate infrastructure, obsolete platting and ownership by multiple parties. Given that the sites have not developed as would have been expected under normal market conditions, and has been declining in value it is the judgment of the City that the use of TIF will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.

 - In order to make the amendment areas suitable for redevelopment, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition; site preparation; installation of utilities; installation of streets and related streetscape items; development incentive payments; façade grants, and other associated costs. Due to the extensive initial investment in public infrastructure that is required in order to allow redevelopment to occur, the City has determined that redevelopment of the amendment area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development and/or redevelopment of the amendment area is unlikely to occur.

- Due to its geographic location and market conditions, the City has seen little growth or new investment in this area of the community. Absent the use of Tax Increment Financing (TIF), this trend is likely to continue. Use of TIF will provide the City with the means to stimulate new development in the amendment area.
2. **The economic benefits of amending the Tax Incremental 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, the total tax increments projected to be collected are sufficient to pay for the actual and proposed Project Costs within the original District and the amendment areas. On this basis alone, the finding is supported.
 - The additional development expected to occur in the amendment area(s) is likely to generate between 10 and 50 jobs over the life of the District, with an average wage of between \$8.00 and \$11.00 per hour (*source: City Economic Development Staff*).
 3. Not less than 50% by area of the real property within the District, as amended, is in need of rehabilitation or conservation work within the meaning of Section 66.1337(2m)(b) of the Wisconsin Statutes. Furthermore, 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 Section 66.1105(4)(gm)1 of the Wisconsin State Statutes.
 4. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared a rehabilitation district based on the identification and classification of the property included within the district.
 6. The Project Costs of the District relate directly to promoting rehabilitation of the area consistent with the purpose for which the District was created.
 7. The improvements to be made within the Territory incorporated by this Amendment are likely to enhance significantly the value of substantially all of the other real property in the District.
 8. The equalized value of the taxable property within the Territory to be added to the District by this amendment, plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 9. The City estimates that approximately 50% – 70% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Sections 66.1105(5)(b) of the Wisconsin Statutes. This is down from the original project plan due to the removal of the mall.
 10. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

2

TYPE & GENERAL DESCRIPTION OF DISTRICT

Tax Incremental District No. 6 (the “District”) was created under the authority provided by Wisconsin Statutes Section 66.1105 on May 15, 2006 by resolution of the Common Council. The District’s valuation date, for purposes of establishing base value, was January 1, 2006.

The existing District is a “Rehabilitation or Conservation District” created on a finding that at least 50%, by area, of the real property within the District was in need of rehabilitation or conservation work, as defined in Section 66.1337(2m)(a). The District will remain in compliance with this finding after the addition of the Territory identified in this Amendment. In addition, the District will remain in compliance with the “vacant land test,” which requires that property standing vacant for seven years immediately preceding adoption of the Creation Resolution for this District will not comprise more than 25% of the area in the District in compliance with Section 66.1105(4)(gm)1. of the Wisconsin State Statutes. The Preliminary Parcel list found in Section 5 of this plan provides a calculation demonstrating continued compliance with both the 50% test and the 25% test.

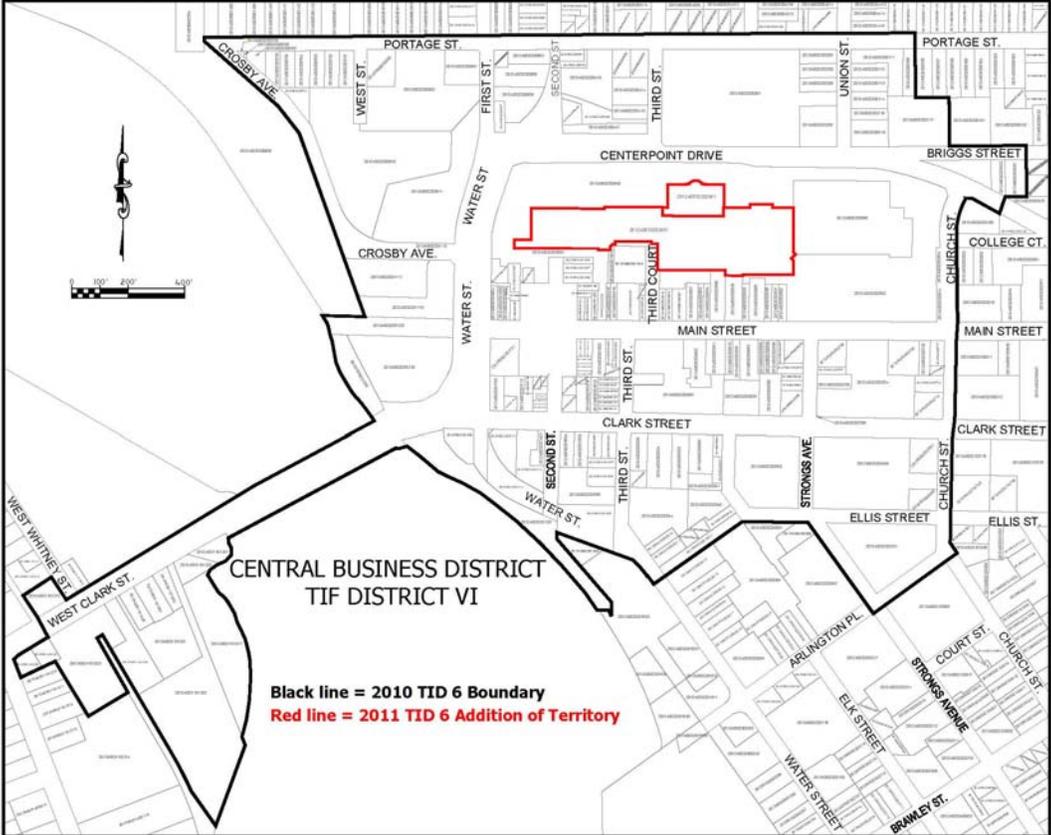
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of TID No. 6 have been amended once. This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

The purpose of the Territory Amendment is to facilitate development within areas adjacent to the existing District. The amendment to the District boundaries and the Project Plan will enable the City to install additional public improvements, and to make additional necessary related expenditures that will create development and/or redevelopment opportunities consistent with the original purposes for which the District was created.

A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains a rehabilitation district based on the identification and classification of the property included within the district.

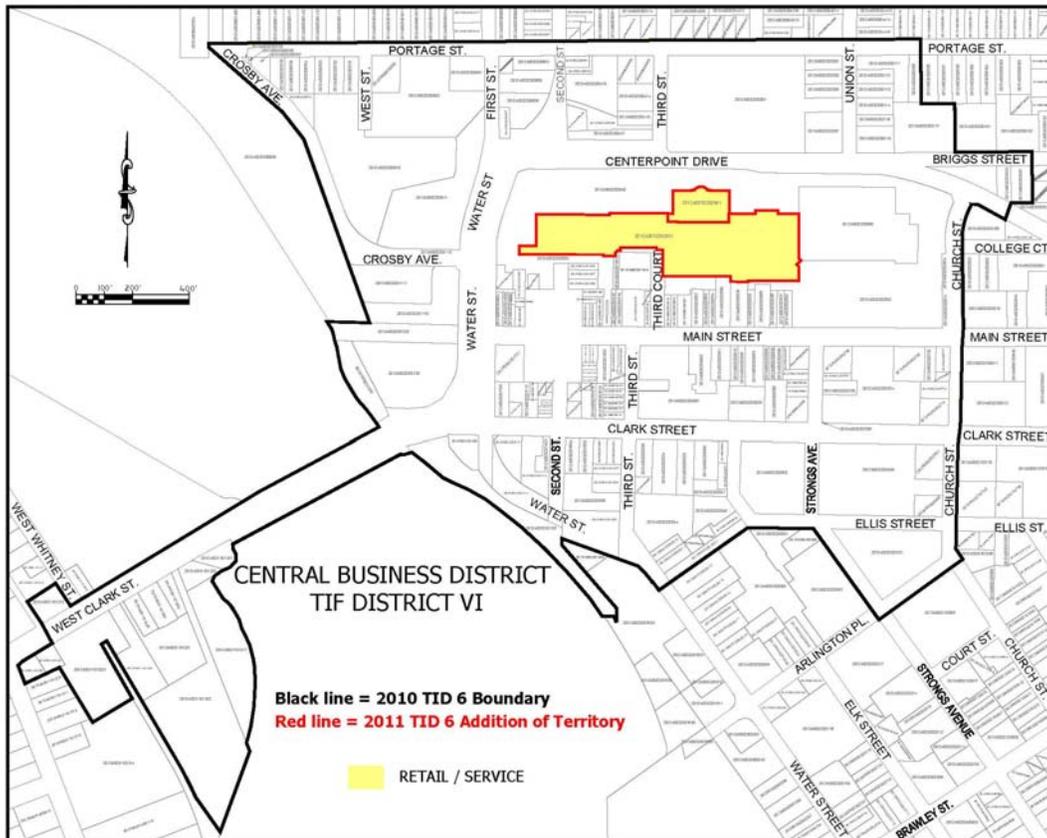
3

MAP OF ORIGINAL DISTRICT BOUNDARY, WITH TERRITORY AMENDMENT AREA IDENTIFIED



4

MAP SHOWING EXISTING USES & CONDITIONS WITHIN THE TERRITORY TO BE ADDED



5

**PRELIMINARY LIST OF PARCELS WITHIN THE TERRITORY TO BE
ADDED TO THE EXISTING DISTRICT & ANALYSIS**

The two retail - commercial properties are as follows:

Dial-Centerpoint, LP
1201 Third Ct
2408-32-2029-51
2010 assessed land & improvement value: \$1,036,100

and

Center Point Mall Corp.
1101 Centerpoint Dr
2408-32-2029-61
2010 assessed land & improvement value: \$268,500

2010 personal property value: \$43,310

6 EQUALIZED VALUE TEST

The following calculations demonstrate that the City is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the Territory to be added to the District, plus the value increment of the District being amended, plus the value increment of all other existing Tax Incremental Districts (“TIDs”), does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the Territory to be incorporated by this Amendment, plus the increment value of TID No. 6, plus the value of all other existing Tax Incremental Districts within the City, totals \$47,919,810. This value is less than the maximum of \$189,202,584 in equalized value that is permitted for the City of Stevens Point. The City is therefore in compliance with the statutory equalized valuation test and may proceed with amendment of this District.

<i>City of Stevens Point, WI</i>		Tax Increment District No. 6		
Valuation Test Compliance Calculation				
Anticipated Creation Date:	1/17/2010	Valuation Data		Valuation Data
Property Appreciation Factor:	0.00%	Currently Available	Establishing 12% Limit Based on Anticipated Creation Date	Estimated Valuation Data Establishing Base Value
		ACTUAL	ESTIMATED	ESTIMATED
As of January 1,		2010	2011	2012
Total Equalized Value (TID IN)		1,576,688,200	1,576,688,200	
Limit for 12% Test		189,202,584	189,202,584	
Increment Value of Existing TID's				
TID No. 5 Increment		15,930,200	15,930,200	
TID No. 6 Increment		3,508,400	3,508,400	
TID No. 7 Increment		27,133,300	27,133,300	
Percentage Increase in Base Value at Which EV Test will Fail				
10481.62%				
Total Existing Increment		46,571,900	46,571,900	
Projected Base Value of New District		1,347,910	1,347,910	1,347,910
Existing TID New Construction Factor				
TOTAL VALUE SUBJECT TO TEST/LIMIT				
		47,919,810	47,919,810	47,919,810
COMPLIANCE		PASS	PASS	PASS



7

STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS

This project plan amendment is not intended to eliminate, reduce or change the scope of any of the project costs identified in the original or amended project plans.

The following is a list of public works and other projects that the City has implemented, or expects to implement, within the original District or within the Territory to be incorporated by this Amendment. Any costs directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

PROPERTY, RIGHT-OF-WAY AND EASEMENT ACQUISITION

- **PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT.** In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.
- **PROPERTY ACQUISITION FOR CONSERVANCY.** In order to promote the objectives of this Plan, the City intends to acquire property within the District that it will designate for conservancy. These conservancy objectives include: maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.
- **ACQUISITION OF RIGHTS-OF-WAY.** The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.
- **ACQUISITION OF EASEMENTS.** The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.
- **RELOCATION COSTS.** If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees;

publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wisconsin Statutes Sections 32.19 and 32.195.

SITE PREPARATION ACTIVITIES

- **ENVIRONMENTAL AUDITS AND REMEDIATION.** There have been no known environmental studies performed within the proposed District. If, however, it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.
- **DEMOLITION.** In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.
- **SITE GRADING.** Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

UTILITIES

- **SANITARY SEWER SYSTEM IMPROVEMENTS.** To allow development and/or redevelopment to occur, the City may construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
- **WATER SYSTEM IMPROVEMENTS.** To allow development and/or redevelopment to occur, the City may construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are

necessitated by the implementation of the Project Plan are eligible Project Costs.

- **STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS.** Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.
- **ELECTRIC SERVICE.** In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.
- **GAS SERVICE.** In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.
- **COMMUNICATIONS INFRASTRUCTURE.** In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

STREETS AND STREETSCAPE

- **STREET IMPROVEMENTS.** There are inadequate street improvements serving the District. To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.
- **STREETSCAPING AND LANDSCAPING.** In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities

include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

CDA TYPE ACTIVITES

- **CONTRIBUTION TO COMMUNITY DEVELOPMENT AUTHORITY.** As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its CDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the CDA for this purpose are eligible Project Costs.
- **REVOLVING LOAN/GRANT PROGRAM.** To encourage private redevelopment consistent with the objectives of this Plan, the City, through its CDA, will provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA in the program manual. Any funds returned to the CDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds will be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA for purposes of implementing this program are considered eligible Project Costs.

MISCELLANEOUS

- **RAIL SPUR.** To allow for development and/or redevelopment, the City will incur costs for installation of a rail spur to serve development sites located within the District.
- **CASH GRANTS (DEVELOPMENT INCENTIVES).** The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs. The Original Project plan included up to \$3,564,000 of incentives. It is anticipated that these may still be required to promote redevelopment either in the form of Pay as You Go payments or cash grants.
- **PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT.** Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if

undertaken within the District. The City intends to make the following project cost expenditures outside the District: Property Acquisition, Cash Grants and various public improvements.

- **PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS.** The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.
- **ADMINISTRATIVE COSTS.** The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.
- **FINANCING COSTS.** Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, site preparation, legal and other consultant fees, testing, environmental studies, permits, updating City of Stevens Point ordinances and plans, judgments or claims for damages, and other expenses are included as Project Costs.

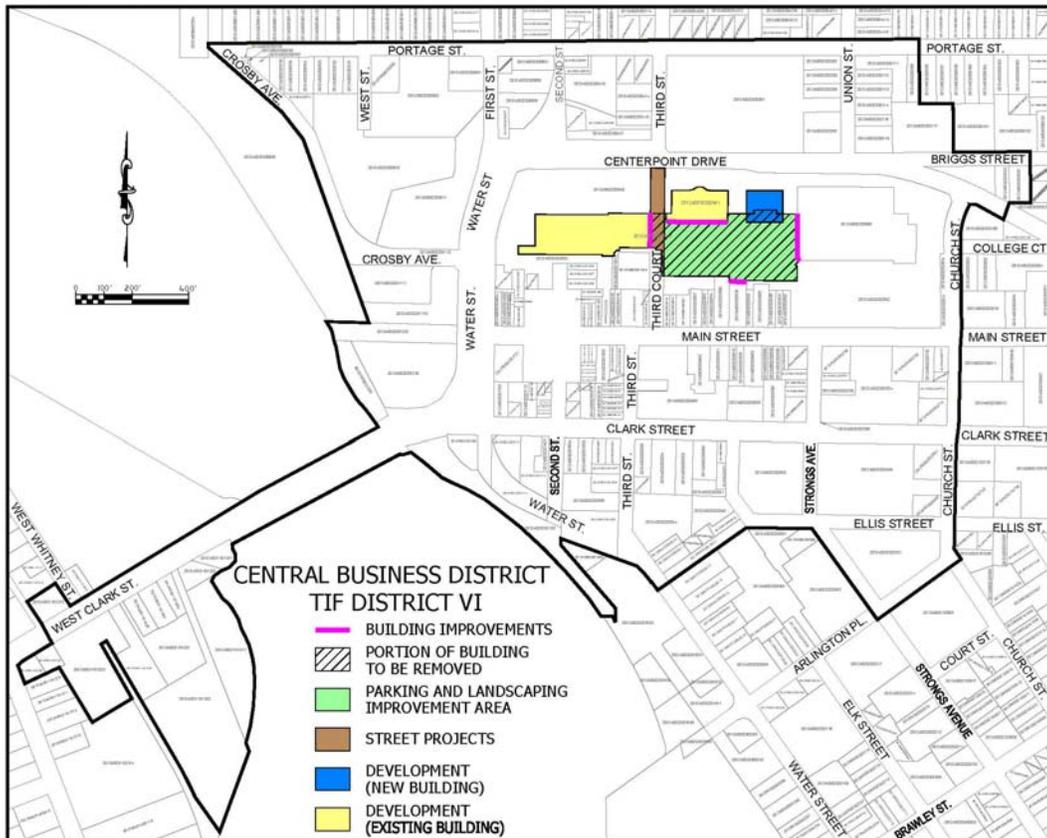
In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under Wisconsin Statute Section 66.1105, in the written opinion of nationally recognized bond counsel retained by the City of Stevens Point for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment (this "Plan").

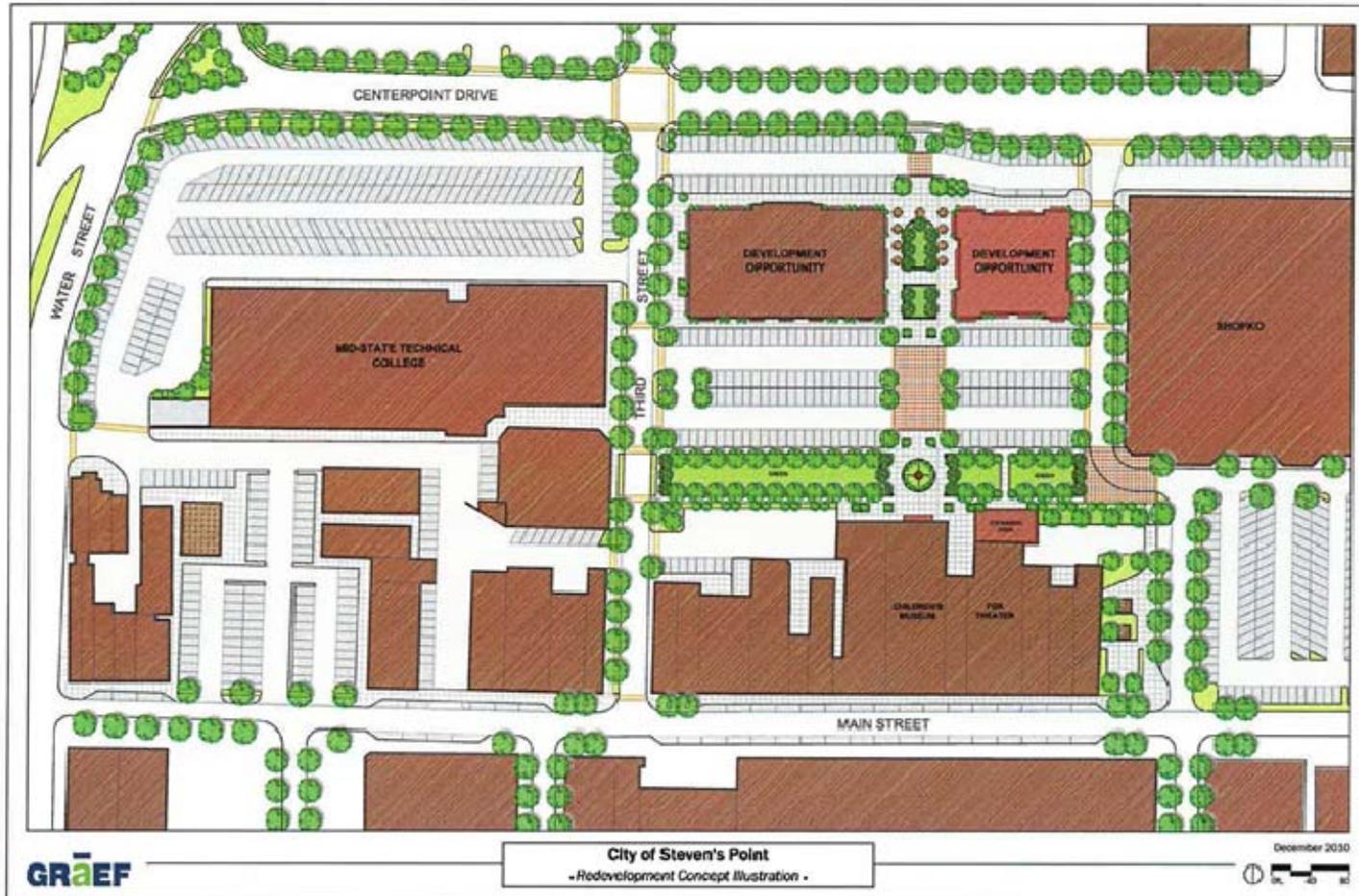
The City of Stevens Point reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditures made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan or the original Project Plan. To the extent the costs benefit the City of Stevens Point outside the District, a proportionate share of the cost is not a project cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Proration of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received by the City in connection with the implementation of this Plan.

8

**MAP S SHOWING PROPOSED IMPROVEMENTS AND USES WITHIN
THE TERRITORY TO BE ADDED**





9

DETAILED LIST OF ADDITIONAL PROJECT COSTS

This Section contains information relative to the specific projects and expenditures that the City anticipates it will undertake or make within the Territory to be incorporated into the District by this Amendment.

All costs are based on 2010 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2010 and the time of construction. The City also reserves the right to increase certain Project Costs to the extent others are reduced or not implemented, without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget, nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without further amending this Plan.

PROPOSED TIF PROJECT COST ESTIMATES

City of Stevens Point	
Proposed TID # 6 (Central Business Redevelopment District)	
Project Costs	
PROJECT LIST	PHASE I PROJECTS 2011
Additional Projects	
1201 Third Ct. Property Acquisition	1,875,000
1101 Centerpoint Dr. Property Acquisition	694,000
Demo/Parking/Third Street	1,041,000
MSTC Building Improvement Costs	2,150,000
Other Building Improvement Costs	100,000
Subtotal	5,860,000
TOTAL ESTIMATED PROJECT COSTS	5,860,000

10 **ECONOMIC FEASIBILITY STUDY & A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED**

The information and exhibits contained within this Section demonstrate that the District, as proposed to be amended by the addition of Territory, will remain economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the remaining projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the remaining projects in one or more phases, and can adjust the timing of implementation as needed to coincide with the pace of private development. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to incur is included.
- The development anticipated to occur as a result of the continued implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development expected to occur, 2) an updated projection of tax increments to be collected resulting from that development and other economic growth within the District, and 3) an updated cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

AVAILABLE FINANCING METHODS

Implementation of this Plan will require that the City issue obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value (including increment values). The tables on page 22 provide a calculation of the City’s current and projected G.O. debt capacity. Tables 1 and 2 project, respectively, the City’s equalized value, and the full faith and credit borrowing capacity of the City. Equalized valuation projections were made using two methods. The first projects future valuation of the City using the average annual percentage of valuation growth experienced between 2006 and 2010. This method is identified as the percentage method. The second method projects the future valuation based upon the average annual increment between 2006 and 2010. This method is identified as the straight-line method. Table 2 projects the G.O. borrowing capacity of the City utilizing the straight-line valuation projection and considering the existing debt of the City, demonstrating that the City will have sufficient G.O. debt capacity during the implementation

period of the District to finance projects using this method if it chooses.

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City’s borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a Lease Revenue Bond by its Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City’s borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment “B” Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue special assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City’s G.O. debt limit. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

EQUALIZED VALUATION PROJECTION

		City of Stevens Point, WI Projection of General Obligation Debt Borrowing Capacity			
Table 1 - Projection of Growth in Equalized Value (TID IN)					
----PERCENTAGE METHOD----			--STRAIGHT LINE METHOD--		
HISTORICAL DATA					
2006	1,410,717,700		2006	1,410,717,700	
2007	1,456,361,000		2007	1,456,361,000	
2008	1,618,825,700		2008	1,618,825,700	
2009	1,602,553,100		2009	1,602,553,100	
2010	1,576,688,200	2.94%	2010	1,576,688,200	41,492,625
PROJECTED VALUATIONS					
2011	1,623,062,419	2.94%	2011	1,618,180,825	2.63%
2012	1,670,800,617	2.94%	2012	1,659,673,450	2.56%
2013	1,719,942,911	2.94%	2013	1,701,166,075	2.50%
2014	1,770,530,598	2.94%	2014	1,742,658,700	2.44%
2015	1,822,606,192	2.94%	2015	1,784,151,325	2.38%
2016	1,876,213,456	2.94%	2016	1,825,643,950	2.33%
2017	1,931,397,438	2.94%	2017	1,867,136,575	2.27%
2018	1,988,204,516	2.94%	2018	1,908,629,200	2.22%
2019	2,046,682,427	2.94%	2019	1,950,121,825	2.17%
Table 2 - Projection of G.O. Debt Capacity (Based on Straight Line Method)					
BUDGET YEAR	EQUALIZED VALUE	GROSS DEBT LIMIT	DEBT BALANCE	NET BORROWING CAPACITY	
2011	1,576,688,200	78,834,410	20,742,501	58,091,909	
2012	1,618,180,825	80,909,041	18,178,769	62,730,273	
2013	1,659,673,450	82,983,673	15,656,137	67,327,536	
2014	1,701,166,075	85,058,304	13,111,207	71,947,097	
2015	1,742,658,700	87,132,935	11,025,019	76,107,916	
2016	1,784,151,325	89,207,566	8,804,883	80,402,683	
2017	1,825,643,950	91,282,198	6,768,235	84,513,962	
2018	1,867,136,575	93,356,829	5,396,485	87,960,343	
2019	1,908,629,200	95,431,460	3,905,476	91,525,984	
2020	1,950,121,825	97,506,091	3,523,088	93,983,003	
2021	1,991,614,450	99,580,723	3,130,624	96,450,098	
2022	2,033,107,075	101,655,354	2,727,941	98,927,413	
2023	2,074,599,700	103,729,985	2,309,805	101,420,180	
2024	2,116,092,325	105,804,616	1,881,021	103,923,595	
2025	2,157,584,950	107,879,248	1,436,244	106,443,004	
2026	2,199,077,575	109,953,879	975,248	108,978,630	
2027	2,240,570,200	112,028,510	497,758	111,530,752	
2028	2,282,062,825	114,103,141	90,049	114,013,092	
2029	2,323,555,450	116,177,773		116,177,773	
2030	2,365,048,075	118,252,404		118,252,404	
2031	2,406,540,700	120,327,035		120,327,035	
2032	2,448,033,325	122,401,666		122,401,666	

PLAN IMPLEMENTATION

Projects identified will provide the necessary anticipated governmental services and/or development incentives to the additional Territory. It is anticipated these expenditures will be made during 2011. However, public debt and expenditures should be made at the pace private development occurs to assure increment is sufficient to cover expenses. The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective. In any event, all additional Project Costs are to be incurred within the period specified in Section 66.1105(6)(am) of the Wisconsin Statutes.

It is anticipated developer agreements between the City and property owners will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement these agreements might include levying of special assessments against benefited properties.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities issued.

If financing as outlined in this Plan proves unworkable, the City of Stevens Point reserves the right to use alternate financing solutions for the projects as they are implemented.

IMPLEMENTATION & FINANCING TIMELINE

City of Stevens Point

Proposed TID # 6 (Central Business Redevelopment District)

Project Costs

PROJECT LIST	PHASE I PROJECTS 2011
Additional Projects	
1201 Third Ct. Property Acquisition	1,875,000
1101 Centerpoint Dr. Property Acquisition	694,000
Demo/Parking/Third Street	1,041,000
MSTC Building Improvement Costs	2,150,000
Other Building Improvement Costs	100,000
Subtotal	5,860,000
TOTAL ESTIMATED PROJECT COSTS	5,860,000
Financing Expenses	
Fees (Advisory, Bond Counsel, Discount \$10/1000, Rating)	101,521
TOTAL CAPITAL REQUIRED	5,961,521
Less Rounding/Interest Earnings	3,479
NET BOND SIZE	5,965,000



DEVELOPMENT ASSUMPTIONS

City of Stevens Point				
TID # 6 (Central Business Redevelopment District)				
Development Assumptions				
Const. Year	Actual	Future Development	Reclass to Tax Exempt	Annual Total
2006	(357,300)			(357,300)
2007	1,724,300			1,724,300
2008	2,590,600			2,590,600
2009	(449,200)			(449,200)
2010				0
2011		10,000,000	(1,304,600)	8,695,400
2012				0
2013				0
2014		1,500,000		1,500,000
2015		1,500,000		1,500,000
2016		1,000,000		1,000,000
2017		1,000,000		1,000,000
2018				0
2019				0
2020				0
2021				0
2022				0
2023				0
2024				0
2025				0
2026				0
2027				0
2028				0
2029				0
2030				0
2031				0
2032				0
TOTAL	3,508,400	15,000,000	(1,304,600)	17,203,800

Notes: ¹ Additional development projections provided by City



INCREMENT REVENUE PROJECTIONS

City of Stevens Point

TID # 6 (Central Business Redevelopment District)

Projected Tax Increment

Original Base Value ¹	49,997,700	Appreciation/(Depreciation) Factor	Years 5	0.00%	
Base Value Amendment Reduction 2009	5,141,700	Appreciation/(Depreciation) Factor	Years 6-7	1.00%	
Base Value After Subtraction 1/1/10 ¹	44,856,000	Appreciation/(Depreciation) Factor	Years 8-9	1.00%	
Value of property for this amendment	1,347,910	Appreciation/(Depreciation) Factor	Years 10-27	1.00%	
Base Value After Amendment 1/1/11	46,203,910				
Redevelopment District				Tax Rate Adjustment Factor Years 4-6	0.00%
				Tax Rate Adjustment Factor Years 7-27	0.00%

Construction Year	Valuation Year	Revenue Year	Appreciation/ (Depreciation) Increment	Value Added ²	Tax Exempt Reclassification Reduction ³	Valuation Increment	Tax Rate	Tax Increment
1	2006	2007	2008	(357,300)		(357,300)	22.75	0
2	2007	2008	2009	0	1,724,300	1,367,000	22.71	31,044
3	2008	2009	2010	0	2,590,600	3,957,600	24.11	95,424
4	2009	2010	2011	0	(449,200)	3,508,400	23.45	82,284
5	2010	2011	2012	0	0	3,508,400	23.45	82,284
6	2011	2012	2013	483,644	10,000,000	12,687,444	23.45	297,565
7	2012	2013	2014	575,434	0	13,262,878	23.45	311,061
8	2013	2014	2015	581,189	0	13,844,067	23.45	324,692
9	2014	2015	2016	587,001	1,500,000	15,931,068	23.45	373,640
10	2015	2016	2017	607,871	1,500,000	18,038,939	23.45	423,077
11	2016	2017	2018	628,949	1,000,000	19,667,888	23.45	461,281
12	2017	2018	2019	645,239	1,000,000	21,313,127	23.45	499,868
13	2018	2019	2020	661,691	0	21,974,818	23.45	515,387
14	2019	2020	2021	668,308	0	22,643,126	23.45	531,061
15	2020	2021	2022	674,991	0	23,318,118	23.45	546,892
16	2021	2022	2023	681,741	0	23,999,859	23.45	562,881
17	2022	2023	2024	688,559	0	24,688,417	23.45	579,030
18	2023	2024	2025	695,444	0	25,383,861	23.45	595,341
19	2024	2025	2026	702,399	0	26,086,260	23.45	611,815
20	2025	2026	2027	709,423	0	26,795,683	23.45	628,453
21	2026	2027	2028	716,517	0	27,512,200	23.45	645,258
22	2027	2028	2029	723,682	0	28,235,882	23.45	662,231
23	2028	2029	2030	730,919	0	28,966,800	23.45	679,373
24	2029	2030	2031	738,228	0	29,705,028	23.45	696,687
25	2030	2031	2032	745,610	0	30,450,639	23.45	714,175
26	2031	2032	2033	753,066	0	31,203,705	23.45	731,837
27	2032	2033			0	0		0
Totals			13,999,905	18,508,400	(1,304,600)			11,682,639

EXPENDITURE PERIOD



NET PRESENT VALUE OF INCREMENT @ 5.5% 4,939,463

NOTES:
¹ Certified by State
² Added property projection values provided by City
³ Property value reduction as a result of change from taxable to tax exempt in 2011

CASH FLOW

City of Stevens Point

TID # 6 (Central Business Redevelopment District)



Cash Flow Proforma

Year	Revenues					Issue #1 (2007) State Trust Fund Loan 8/7/06	Issue #2 (2008) State Trust Fund Loan 2/11/08	Issue #3 (2008) State Trust Fund Loan 12/2/08	Issue #4 (2011 Projects) GO Bonds dated 3/1/10	Admin Expenses	Other Capital Exp.	Fund Balance ³	Principal Outstanding	Year	
	Increment	Interest ¹	Misc/ Transfer In	Computer Aid	TOTAL	5.25% Prin (3/15) Interest	5.5% Prin (3/15) Interest	4.25% Prin (3/15) Interest	Prin (2/1) Rate ² Interest			Annual	Cumulative		
2006					0					13,000		(13,000)	(13,000)	7,665,103	2006
2007			522		522					18,774		(18,252)	(31,252)	7,665,103	2007
2008	0		125	49,815	49,940	13,878	10,228			33,011	169,429	(176,606)	(207,858)	7,651,225	2008
2009	31,044	0	3,000	44,699	78,743	16,009	8,097	26,605	59,973	20,195	133,361	(185,497)	(393,355)	7,608,612	2009
2010	95,424	(1,967)		40,000	133,457	16,850	7,256	33,041	53,537	44,218	28,990	(50,435)	(443,790)	7,514,503	2010
2011	82,284	(2,219)		35,000	115,065	17,734	6,372	34,858	51,720	52,478	20,731	(174,113)	(617,903)	7,409,433	2011
2012	82,284	(3,090)		30,000	109,195	18,650	5,456	36,639	49,939	54,658	18,551	(521,819)	(1,139,722)	7,079,487	2012
2013	297,565	(5,699)		25,000	316,867	19,645	4,462	38,790	47,787	57,031	16,177	(311,321)	(1,451,044)	6,744,020	2013
2014	311,061	(7,255)		20,000	323,806	20,676	3,430	40,924	45,654	59,455	13,754	(305,660)	(1,756,704)	6,397,966	2014
2015	324,692	(8,784)		15,000	330,909	21,761	2,345	43,174	43,403	61,982	11,227	(298,981)	(2,055,685)	6,041,048	2015
2016	373,640	(10,278)		15,000	378,361	22,900	1,206	45,437	41,141	64,593	8,616	(251,201)	(2,306,887)	5,673,119	2016
2017	423,077	(11,534)		15,000	426,542			48,048	38,529	67,365	5,844	(177,651)	(2,484,538)	5,317,706	2017
2018	461,281	(12,423)		15,000	463,858			50,691	35,887	70,221	2,988	(142,989)	(2,627,527)	4,946,795	2018
2019	499,868	(13,138)		15,000	501,730			53,479	33,099	255,000	3,430%	(28,598)	(2,656,125)	4,638,317	2019
2020	515,387	(13,281)		15,000	517,106			56,338	30,240	265,000	3.690%	(13,960)	(2,670,084)	4,316,979	2020
2021	531,061	(13,350)		15,000	532,711			59,518	27,059	275,000	3.860%	1,842	(2,668,242)	3,982,461	2021
2022	546,892	(13,341)		15,000	548,551			62,792	23,785	290,000	4.010%	13,804	(2,654,439)	3,629,669	2022
2023	562,881	(13,272)		15,000	564,609			66,246	20,332	300,000	4.160%	31,917	(2,622,522)	3,263,423	2023
2024	579,030	(13,113)		15,000	580,918			69,843	16,734	315,000	4.310%	46,254	(2,576,269)	2,878,580	2024
2025	595,341	(12,881)		15,000	597,459			73,730	12,847	325,000	4.430%	66,782	(2,509,486)	2,479,849	2025
2026	611,815	(12,547)		15,000	614,267			77,786	8,792	340,000	4.570%	83,558	(2,425,928)	2,062,064	2026
2027	628,453	(12,130)		15,000	631,323			82,064	4,514	360,000	4.670%	96,789	(2,329,139)	1,620,000	2027
2028	645,258	(11,646)		15,000	648,612					375,000	4.770%	203,005	(2,126,134)	1,245,000	2028
2029	662,231	(10,631)		15,000	666,600					395,000	4.860%	219,535	(1,906,599)	850,000	2029
2030	679,373	(9,533)		15,000	684,840					415,000	4.950%	237,645	(1,668,954)	435,000	2030
2031	696,687	(8,345)		15,000	703,343					435,000	5.040%	257,381	(1,411,574)	0	2031
2032	714,175	(7,058)		15,000	722,117							722,117	(689,457)	0	2032
2033	731,837	(3,447)		15,000	743,389							743,389	53,932	0	2033
TOTALS	11,682,639	(230,961)	3,647	529,514	11,984,840	168,103	48,852	1,000,000	644,969	532,000	126,878	5,965,000	3,057,334	84,980	302,790

NOTES:

¹ Interest earnings projection equal to .50% of preceding year's estimated fund balance. Negative interest represents interest on advance from City

² Interest rates assumed at MMD "Aa" scale of 12/21/10 plus 35 bps

³ To the extent that incentive dollars are paid upfront or in the form of Pay As You Go payments on future development and no additional value is generated beyond what is set forth on page 25, the annual cash flow and cumulative fund balance will be affected accordingly, increasing the advance required of the City.

11 *ANNEXED PROPERTY*

There are no lands within the Territory proposed to be included within the District by Amendment that were annexed by the City on or after January 1, 2004.

12 *ESTIMATE OF ADDITIONAL TERRITORY AND REMAINING DISTRICT TO BE DEVOTED TO RETAIL BUSINESS*

The City estimates that approximately 50% - 70% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Sections 66.1105(5)(b) and 66.1105(6)(am)1 of the Wisconsin Statutes.

13 *PROPOSED CHANGES IN ZONING ORDINANCES*

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

14 *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 of Stevens Point ordinances for the implementation of this Plan.

15 *RELOCATION*

It is anticipated there will be a need to relocate any 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 state statutes as required in Wisconsin Statutes chapter 32.

16 *ORDERLY DEVELOPMENT AND/OR REDEVELOPMENT OF THE CITY OF STEVENS POINT*

This amendment contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base and job opportunities.

The Mid-State Technical College will be relocating within the amendment area of the plan. Approximately 570 full time equivalent students attend the College and the City anticipates that the additional activity and traffic generated by the College will spur new and additional economic development and redevelopment opportunities in the amended and original areas of the District.

17 *A 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 TIF 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. Mid-State Technical College will be investing approximately \$1.5 million into its relocated facility in addition to an anticipated \$1.6 million from donations from a capital campaign and \$750,000 of grant funding.

18

**OPINION OF ATTORNEY FOR THE CITY OF STEVENS POINT ADVISING
WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN
STATUTES, SECTION 66.1105**

January 4, 2011

SAMPLE

Mayor Andrew Halverson
City of Stevens Point
1515 Strongs Avenue
Stevens Point, Wisconsin 54481

RE: City of Stevens Point, Wisconsin Tax Incremental District No. 6 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 Section 66.1105 of the Wisconsin Statutes. This opinion is provided pursuant to Section 66.1105(4)(f), Wis. Stat.

Sincerely,

Attorney Louis J. Molepske
City of Stevens Point

EXHIBIT A - CALCULATION OF THE SHARE OF PROJECTED TAX INCREMENTS ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

TID # 6 (Central Business Redevelopment District)					
Projected Tax Increment					
Estimated Share by Taxing Jurisdiction of Projected Tax Increments to be paid by Owners of Taxable Property in each of the Taxing Jurisdictions Overlying the Tax Increment District					
Revenue Year	City	County	School District	Tech College	Total
	35.47%	21.84%	35.68%	7.01%	
2008	0	0	0	0	0
2009	11,011	6,780	11,078	2,175	31,044
2010	33,847	20,840	34,051	6,686	95,424
2011	29,186	17,970	29,362	5,765	82,284
2012	29,186	17,970	29,362	5,765	82,284
2013	105,547	64,987	106,182	20,849	297,565
2014	110,334	67,934	110,998	21,795	311,061
2015	115,169	70,911	115,862	22,750	324,692
2016	132,530	81,601	133,329	26,180	373,640
2017	150,066	92,398	150,970	29,644	423,077
2018	163,617	100,742	164,602	32,320	461,281
2019	177,303	109,169	178,372	35,024	499,868
2020	182,808	112,558	183,909	36,111	515,387
2021	188,368	115,981	189,502	37,210	531,061
2022	193,983	119,438	195,152	38,319	546,892
2023	199,654	122,930	200,857	39,439	562,881
2024	205,382	126,457	206,620	40,571	579,030
2025	211,168	130,019	212,440	41,714	595,341
2026	217,011	133,617	218,318	42,868	611,815
2027	222,913	137,251	224,256	44,034	628,453
2028	228,873	140,921	230,252	45,211	645,258
2029	234,894	144,628	236,309	46,400	662,231
2030	240,974	148,372	242,426	47,601	679,373
2031	247,116	152,153	248,604	48,815	696,687
2032	253,318	155,972	254,844	50,040	714,175
2033	259,583	159,829	261,147	51,277	731,837
0	0	0	0	0	0
	4,143,840	2,551,430	4,168,804	818,564	11,682,639

← Projected closure in 2033

NOTE: The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

Administrative Staff Report

Carol's Lane Subdivision Final Plat Southwest Quadrant of Carol's Ln. and Woodward Dr. February 7, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">• Jerold Fahrner <p>Staff:</p> <ul style="list-style-type: none">• Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">• 2408-14-4200-01 <p>Zone(s):</p> <ul style="list-style-type: none">• "R-3" Single and Two Family Residence District• Wellhead Protection Overlay District <p>Master Plan:</p> <ul style="list-style-type: none">• Business Park District <p>Council District:</p> <ul style="list-style-type: none">• District 7 – Trzebiatowski <p>Lot Information:</p> <ul style="list-style-type: none">• Actual Frontage: 953.91 feet• Effective Frontage: 953.91 feet• Effective Depth: 210.03 feet• Square Footage: 200,322• Acreage: 4.599 <p>Current Use:</p> <ul style="list-style-type: none">• Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none">• 20 and 23.02(1)(e)	<p>Request</p> <p>Subdivision final plat.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">• Application• Final Plat• State Approval Letter• Final Plat (State Approved)• Public Works Department Approval <p>Findings of Fact</p> <ul style="list-style-type: none">• The property is zoned R-3.• The total development is 10 lots, but the final plat is 9 lots.• The development consists of 10 duplexes.• Each lot will be 22,258 square feet or 0.511 acres.• The frontage of each lot will be 105.99' and the depth will be 210.03'.• All lots meet R-3 District requirements.• A 30' sanitary sewer and watermain easement will be just south of the lots.• A 12' utility easement will be on the rear portion of the lots.• The Wisconsin Department of Administration has approved the plat as of January 21, 2011.• The City Public Works Department has approved the plat as of January 31, 2011.• A park fee shall be submitted to the City of Stevens Point in the amount of \$400 per duplex. <p>Staff Recommendation</p> <p>Staff would recommend approval with the following conditions:</p> <ol style="list-style-type: none">1. A park fee shall be submitted to the City of Stevens Point in the amount of \$400 per duplex.2. Wellhead Protection Overlay District Requirements:<ol style="list-style-type: none">a. Lot size: One-half acre per residential unit if served by municipal sanitary sewer; two acres per residential unit if served by on-site sanitary septic system. In order to provide for efficiently serving these developments with municipal utilities, lots smaller than two acres can be approved, provided that sufficient land area will be
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maintained in an undeveloped state such that no more than one residence is allowed for each two acres of the overall development.

- b. Lot cover: A minimum of 85% of the lot cover shall be retained in natural vegetation not treated with fertilizers and pesticides on residential lots with on-site sewage disposal. A minimum of 60% of the lot cover shall be retained in natural vegetation not treated with fertilizers and pesticides on residential lots with municipal sanitary sewer.

Vicinity Map



Background

The Common Council approved the rezoning of this area on June 21, 2010. The land was rezoned from "M-2" Heavy Industrial to "R-3" Single and Two Family Residence District to accommodate a 10 lot duplex development. In order to create more than 4 lots, State Statutes require that a subdivision plat be done. The owner has already split off one lot through the CSM process, but is now coming forward to split the remaining nine lots.

Standards of Review

- 1) **The proposed subdivision or land division shall be compatible with adjacent land uses and shall maintain the general land use pattern of the area in question.**

Analysis: The Town of Hull is located on the north side of Carol's Lane. This area is used as single-family residential. The area to the west, south, and east include commercial and manufacturing uses.

Findings: The use of duplexes on these lots will provide for a transition between the single family homes to the north and the commercial/manufacturing uses.

- 2) The proposed subdivision or land division shall result in a development pattern which is compatible with surrounding developments and land uses. Measures of compatibility shall consider at least but not limited to lot sizes, traffic generation, access, noise and visual features.**

Analysis: The development pattern is similar in nature to the uses to the north. The use of duplexes provides for a transition to the more intense uses to the south. Traffic generation shall be similar in nature to the development to the north.

Findings: This standard is met.

- 3) The proposed subdivision or land division and the resulting development shall not demonstrably adversely affect the City's ability to provide future public utilities, install future public improvements or accomplish future annexations. The Plan Commission may consider annexation agreements with the property owner in order to comply with this requirement. The Plan Commission may also consider whether the City and Town(s) have reached an agreement on necessary public improvements and public services facilities required to serve the development.**

Analysis: The subdivision does not adversely affect the City's ability to provide future improvements to the area. Utilities are being provided to serve the area.

Findings: This standard is met.

- 4) The proposed subdivision or land division shall comply with one of the following:**

- a. The proposed subdivision or land division shall represent infilling of vacant land. Infilling is defined as a subdivision or land division which will accommodate the development of vacant land located such that surrounding existing land uses render the land impractical for any but similar uses.**
- b. The proposed subdivision or land division shall provide permanent open space lands for use by the general public in conformance with the adopted Parks and Open Space Plan for Portage County, Wisconsin, the City of Stevens Point adopted Parks and Open Space Plan or the City's other adopted Comprehensive Plan elements. The permanent open space lands shall be accessible and open for use by the general public.**

Analysis: The subdivision is infill development. The development creates 10, half acre lots, with a potential for 20 dwellings (10 duplexes).

Findings: This standard is met.

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: SW QUADRANT OF CAROL'S LA & WOODWARD DR.

- Zoning Ordinance Change (\$90.00 fee required)
- Conditional Use Permit (\$90.00 fee required)
- Variance from Zoning Ordinance -Board of Appeals (\$90.00 fee required)
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other - Final subdivision plat

REQUESTED CHANGE: (State briefly what is being requested, and why).

9-lot subdivision final plat

OWNER/APPLICANT:

Name: GEROLD FAHRENER
Address: _____
(City, State, Zip Code)

Telephone: _____
Cell Phone: _____

Signature _____

AGENT FOR OWNER/APPLICANT:

Name: Ernest Wooster
Address: 3317 BUSINESS PARK DR
Stevens Point, WI 54482
(City, State, Zip Code)

Telephone: 715-341-2633
Cell Phone: 715 347 2311

[Signature]
Signature

Scheduled Date of Plan Commission Meeting: 2-7-11

Scheduled Date of Common Council Meeting: 2-21-11

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at the Community Development Office three weeks prior to the actual meeting.

\$90.00 Fee Required for Rezoning Requests, Variances, and Conditional Use Permits

Receipt # _____



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER
GOVERNOR
MIKE HUEBSCH
SECRETARY

Plat Review
101 E Wilson St FL 9, Madison WI 53703
PO Box 1645, Madison WI 53701
(608) 266-3200 Fax: (608) 264-6104 TTY: (608) 267-9629
E-mail: plat.review@wi.gov
<http://doa.wi.gov/platreview>

January 21, 2011

0089
PERMANENT FILE NO. 26941

ERNEST WOORSTER
R. H. RETTLER & ASSOCIATES, INC.
3317 BUSINESS PARK DR
STEVENS POINT WI 45648

RECEIVED

JAN 24 2011

**CITY CLERKS
OFFICE**

Subject: CAROL'S LANE SUBDIVISION
SW 1/4 S35 T24N R8E
CITY OF STEVENS POINT, PORTAGE COUNTY

Dear Mr. Woorster:

You have submitted CAROL'S LANE SUBDIVISION for review. The Department of Administration does not object to the final plat bearing your January 17, 2011 revision date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.

DEPARTMENT OF ADMINISTRATION COMMENTS:

The Department of Administration has no conditions for this plat.

Note to Surveyor: You must sign, date, and seal the plat prior to final approval and recording.

The plat shall be presented to the City Council for final approval and signing. The City, during its review of the plat, will have resolved when applicable that the plat:

- complies with local comprehensive plans, official map or subdivision control ordinances;
- conforms with areawide water quality management regulations;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

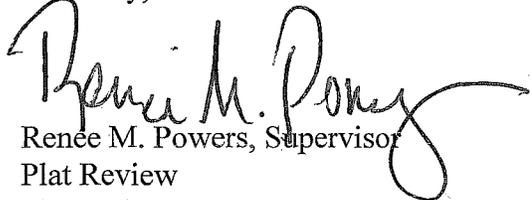
Ernest Woorster

January 21, 2011

Any changes to the plat involving details checked by this Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the half-size copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office, at the number listed below.

Sincerely,



Renee M. Powers, Supervisor

Plat Review

Phone: (608) 266-3200

Enc: Recordable Document, Original, Print

cc: Jerold Fahrner, Owner
Clerk, City of Stevens Point
Register of Deeds
NCWRPC

ORIGINAL RECEIVED FROM SURVEYOR ON 12/15/10; REVIEWED ON 01/14/11
SUBSTITUTE ORIGINAL RECEIVED FROM SURVEYOR ON 01/20/11

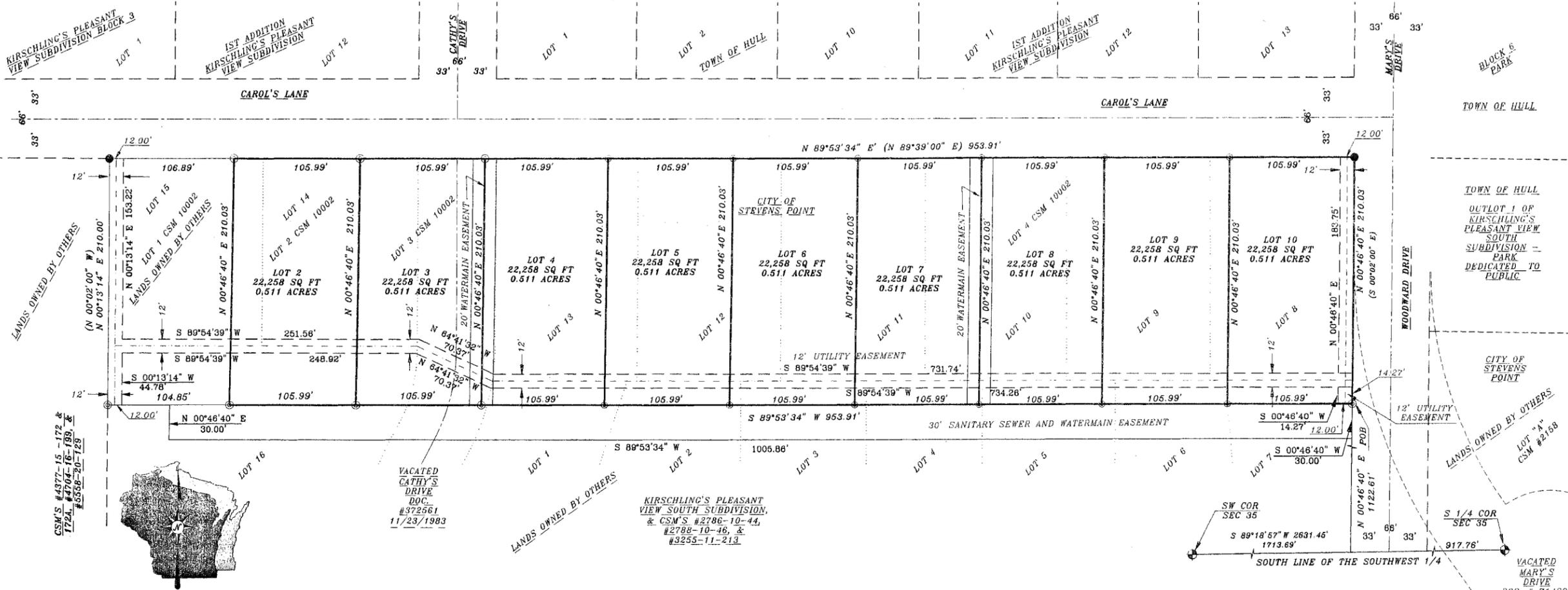
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 21, 2011

Ernest Woorster
Department of Administration

CAROL'S LANE SUBDIVISION

A SUBDIVISION PLAT FOR CAROL'S LANE SUBDIVISION, BEING PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, AND 16 OF KIRSCHLING'S PLEASANT VIEW SOUTH SUBDIVISION, BEING PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP #2786, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP #2787, BEING PART OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP #2788, BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP #3255, AND ALL OF LOTS 1, 2, 3, AND 4 OF CERTIFIED SURVEY MAP #10002, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 24 NORTH, RANGE 8 EAST, THE CITY OF STEVENS POINT, PORTAGE COUNTY, WISCONSIN.



SURVEYOR

ERNEST WOORSTER, RLS #1741
RETLER CORPORATION
3317 BUSINESS PARK DRIVE
STEVENS POINT, WI 54481
PHONE (715) 341-2833
FAX (715) 341-0431

THIS INSTRUMENT WAS DRAWN AND DRAFTED BY ERNEST WOORSTER.

BASE FOR BEARING

BASE FOR BEARING IS THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 35 ASSUMED TO BEAR S 89°18'57" W.

LEGEND

- ⊕ HARRISON MONUMENT FOUND
- ⊙ 2" IRON PIPE FOUND
- ⊙ 3/4" X 18" FOUND
- ⊙ 3/4" X 18" REBAR SET 1.502 LBS/FT
- () RECORDED AS

UTILITY EASEMENTS

NO POLES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF § 236.32 OF THE REVISED WISCONSIN STATUTES. UTILITY EASEMENTS ARE HEREBY SET FORTH FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREAS.

SHEET 1 OF 1 SHEET

SURVEYOR'S CERTIFICATE

I, ERNEST WOORSTER, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF JEROLD FAHRNER, I HAVE SURVEYED, DIVIDED AND MAPPED THE FOLLOWING DESCRIBED PARCEL OF LAND.

A PARCEL OF LAND CONTAINING 200,322 SQUARE FEET (4.589 ACRES) LOCATED IN THE SE 1/4 OF THE SW 1/4, AND THE SW 1/4 OF THE SW 1/4, OF SECTION 35, 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 SOUTH 1/4 CORNER OF SECTION 35;
- THENCE S 89° 18' 57" W ALONG THE SOUTH LINE OF THE SW 1/4 917.78';
- THENCE N 00° 46' 40" E 1122.61' TO A POINT ON THE WEST RIGHT OF WAY OF WOODWARD DRIVE THE SOUTHEAST CORNER OF CSM #10002-44-32 AND THE POINT OF BEGINNING;
- THENCE S 89° 53' 34" W ALONG THE SOUTH LINE OF SAID CSM 953.91' TO THE SOUTHEAST CORNER OF LOT 1 THEREOF;
- THENCE N 00° 46' 40" E ALONG THE EAST LINE OF SAID LOT 1 210.03' TO THE SOUTH RIGHT OF WAY OF CAROL'S LANE;
- THENCE N 89° 53' 34" E ALONG SAID RIGHT OF WAY 953.91' TO THE WEST RIGHT OF WAY OF WOODWARD DRIVE;
- THENCE S 00° 46' 40" W ALONG SAID RIGHT OF WAY 210.03' TO THE POINT OF BEGINNING AND THERE TERMINATING.

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

THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED DIVIDED AND MAPPED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CERTIFIED THIS 14TH DAY OF DEC. 2010.

SIGNED: ERNEST WOORSTER RLS 1741

CERTIFICATE OF COUNTY TREASURER

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS PLAT OF CAROL'S LANE SUBDIVISION AS OF:

COUNTY TREASURER STEPHANIE STOKES DATE

CERTIFICATE OF CITY OF STEVENS POINT TREASURER

I, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS INCLUDED IN THIS PLAT OF CAROL'S LANE SUBDIVISION AS OF:

CITY OF STEVENS POINT TREASURER JOHN SCHLICE DATE

OWNER'S CERTIFICATE

AS OWNER OF CAROL'S LANE SUBDIVISION, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED IN THIS MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP. WE ALSO CERTIFY THAT THIS SUBDIVISION IS REQUIRED BY SECTION 238.10 OF § 238.12 OF THE REVISED WISCONSIN STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

DEPARTMENT OF ADMINISTRATION CITY OF STEVENS POINT

OWNER DATE

STATE OF WISCONSIN (SS) PORTAGE COUNTY

PERSONALLY APPEARED BEFORE ME ON THE DAY OF 2011 THE ABOVE NAMED JEROLD FAHRNER TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC

COUNTY MY COMMISSION EXPIRES

CITY OF STEVENS POINT COMMON COUNCIL APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE CITY OF STEVENS POINT COMMON COUNCIL AS BEING IN CONFORMANCE WITH THE CITY SUBDIVISION ORDINANCES.

ADOPTED BY RESOLUTION NUMBER DATED

ANDREW HALVERSON, MAYOR JOHN MOE, CLERK

APPROVED BY THE CITY OF STEVENS POINT COMMUNITY DEVELOPMENT DIRECTOR

By: Michael Ostrowski Director of Community Development

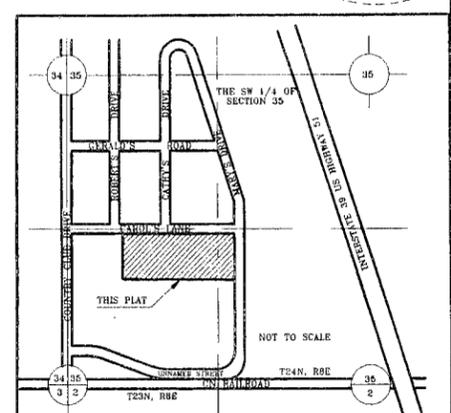
REVISED 17 JAN 2011



3317 Business Park Drive, Stevens Point, WI 54481 Telephone: 715-341-2833, Fax: 715-341-0431

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

VICINITY MAP



THIS INSTRUMENT WAS DRAFTED BY ERNEST WOORSTER AND DRAWN BY ERNEST WOORSTER

FBS 10.051 PGS 10.051 SHEET 1 OF 1 SHEET

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Michael Ostrowski

From: Jeff Hild
Sent: Monday, January 31, 2011 9:39 AM
To: Michael Ostrowski
Subject: Carol's Lane Subd.

Michael,

The City Engineering Dept has reviewed the subdivision and has no objections, comments or changes to the plat.

Jeff

Jeff Hild

CityEngineering
1515 Strongs Avenue
Stevens Point, WI 54481
715-346-1562
715-346-1650 - Fax
stevenspoint.com

Administrative Staff Report

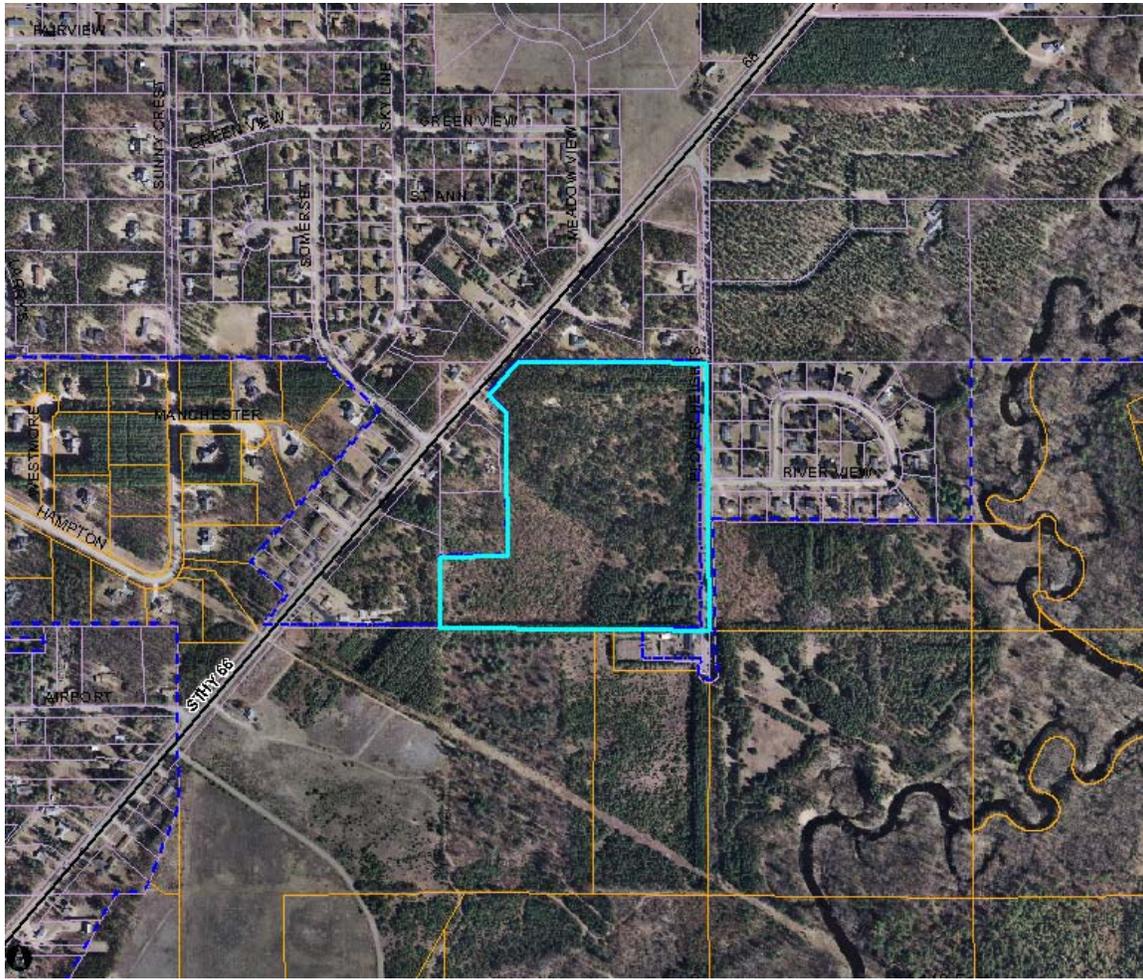
Stevens Point Water Dept. Conditional Use
5431 Highway 66
February 7, 2011



Department of Community Development

<p>Applicant(s):</p> <ul style="list-style-type: none">Stevens Point Water Department <p>Staff:</p> <ul style="list-style-type: none">Michael Ostrowski, Director Community Development Ph: (715) 346-1567 Fax: (715) 346-1498 mostrowski@stevenspoint.com <p>Parcel Number(s):</p> <ul style="list-style-type: none">2408-14-4200-01 <p>Zone(s):</p> <ul style="list-style-type: none">"C" Conservancy DistrictWellhead Protection Overlay District <p>Master Plan:</p> <ul style="list-style-type: none">Not Developable / Restrictive Ownership <p>Council District:</p> <ul style="list-style-type: none">District 8 – Molski <p>Lot Information:</p> <ul style="list-style-type: none">Actual Frontage: 1,320 feetEffective Frontage: 1,320 feetEffective Depth: 1,311 feetSquare Footage: 1,730,520Acreage: 39.727 <p>Current Use:</p> <ul style="list-style-type: none">Vacant <p>Applicable Regulations:</p> <ul style="list-style-type: none">23.01(16), 23.02(1)(a), and 23.02(4)(e)	<p>Request</p> <p>Conditional Use Permit for the purposes of constructing a well pumping station, water treatment plant, and parking area.</p> <p>Attachment(s)</p> <ul style="list-style-type: none">Exhibit MapParcel Data SheetApplicationPlans <p>Findings of Fact</p> <ul style="list-style-type: none">The property is zoned C.The property is within the Wellhead Protection Overlay District.A well pumping station, water treatment plant, and parking area are considered a conditional use under the Conservancy District.Project meets all setback requirements. <p>Staff Recommendation</p> <p>Staff would recommend approval.</p>
--	---

Vicinity Map



Background

The Stevens Point Water Department will be constructing a well pumping station, water treatment plant, and parking area for well 11. The property is zoned conservancy and requires a conditional use permit for any utility structure or parking area. In addition, the structures will be located within the Wellhead Protection Overlay District.

Standards of Review

- 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 structures will be located a considerable distance from adjacent properties. The parcel is nearly 40 acres and surrounded by vegetation/trees, which will provide adequate screening.

Findings: The change should not be detrimental to the health, safety, or general welfare of the public.

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

Analysis: The district is established to provide protection to environmentally-sensitive lands. The use will be a low intensity use with minimal impact to the area.

Findings: The use should not be injurious to the purpose of the district.

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: One purpose of the district is to regulate the timing and direction of land development in accordance with the City's Comprehensive Plan.

Findings: The proposed use should not impede the development and improvement of the surrounding property. The district allows little development to occur, so environmentally-sensitive lands remain protected.

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: There is little development within the surrounding area. Most development is in the form of single-family residential homes. The development is of a utility structure, which has a main exterior material of masonry.

Findings: The architectural appeal and functional plan of the proposed structures should not be in variance with other structures, as development in this area is limited. In addition, the structures will have limited visibility from other properties or the right-of-way.

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

Analysis: The proposed development consists of utility structures.

Findings: Adequate utilities in this area exist for this development.

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: Ingress/egress will occur by a single access drive.

Findings: This standard is met.

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 is within the Conservancy District. The intent of this district to provide protection to environmentally-sensitive lands such as flood plains, wetlands, shorelands, well fields, airport fringe lands and fringe lands remote from City services and access. The district is also intended to be applied as a means of regulating the timing and direction of land development in accordance with the City's Comprehensive Plan.

Findings: The use is consistent with the intent of the 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: The lot exists, and structures will be constructed on the lot.

Findings: The proposed development will meet all other applicable regulations of the district.

- 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.**

Analysis: The use will not create additional living facilities.

Findings: 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.**

- a. **Parking should not be located in the front yard.**

Analysis: N/A

Findings: N/A

- b. **Parking should be visually screened from street view and from neighboring properties.**

Analysis: N/A

Findings: N/A

- c. **Building should face their main facade toward the street.**

Analysis: N/A

Findings: N/A

- d. **In cases where the main facade of the building cannot face the street, the portion of the building facing the street shall be developed in such a manner that the street-facade is developed using architectural elements like roof lines, windows, and architectural detailing to make the street facade look harmonious in scale, massing, proportion, and building form with other residential structures. (Blank walls facing the street and windows of less than 36 inches vertical are not normally acceptable.)**

Analysis: N/A

Findings: N/A

- e. **Building facades facing the street shall include detailing using different ridge lines, gables, roof construction, and other architectural techniques to make the façade compatible with the neighboring structures, if any, and to make the project have intrinsic architectural interest and value. Plain facades are not normally acceptable.**

Analysis: N/A

Findings: N/A

- f. **A minimum of 25% of the façade shall be covered with masonry or decorative block. Exterior insulation and finish systems (EIFS) may be considered to satisfy this requirement if part of an overall architectural design scheme.**

Analysis: N/A

Findings: N/A

11) Access to the site shall be safe.

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

Analysis: The development will be located off of Highway 66.

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: There is a single access point off of Highway 66.

Findings: This standard is met.

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

Analysis: The driveway is a considerable distance from adjacent driveways.

Findings: This standard is met.

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

Analysis: There are no other access points.

Findings: N/A

- e. **Only one driveway shall be allowed per site unless recommended by the Public Works Director. Two family units may be allowed more than one driveway if those driveways are separated by not less than 10 feet. Maximum driveway openings shall be 20 feet (each).**

Analysis: This is the only driveway at the site.

Findings: This standard is met.

- 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: Because of the use, there will be little traffic flow are the site.

Findings: N/A

g. Intersections are visible and not visually screened.

Analysis: The driveway is not screened.

Findings: This standard is met.

h. Adequate drainage and snow storage is provided.

Analysis: Drainage areas have been provided.

Findings: This standard is met.

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

Analysis: N/A

Findings: N/A

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: N/A

Findings: N/A

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

Analysis: The driveway is a considerable distance from any adjacent driveways.

Findings: This standard is met.

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: This is a utility structure.

Findings: The site has adequate access.

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: The site is screened by vegetation/trees.

Findings: This standard is met.

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

Analysis: The site is screened by vegetation/trees.

Findings: This standard is met.

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

Analysis: The site is screened by vegetation/trees, and will reduce major sources of noise.

Findings: This standard is met.

- 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.**

- a. All site plans shall at a minimum meet the guidelines contained in the parking setback landscaping standards.**

Analysis: N/A

Findings: N/A

- b. In addition, at least one tree per dwelling unit shall be planted outside the parking screening area (minimum size of the tree at planting shall be 1.5 inch caliper)**

Analysis: N/A

Findings: N/A

- c. In addition, at least one plant for each 30 inches of building facing the street shall be planted. The size of the plants shall be a minimum of 18 inches at the time of planting. The planting may be relocated to other portions of the site.**

Analysis: N/A

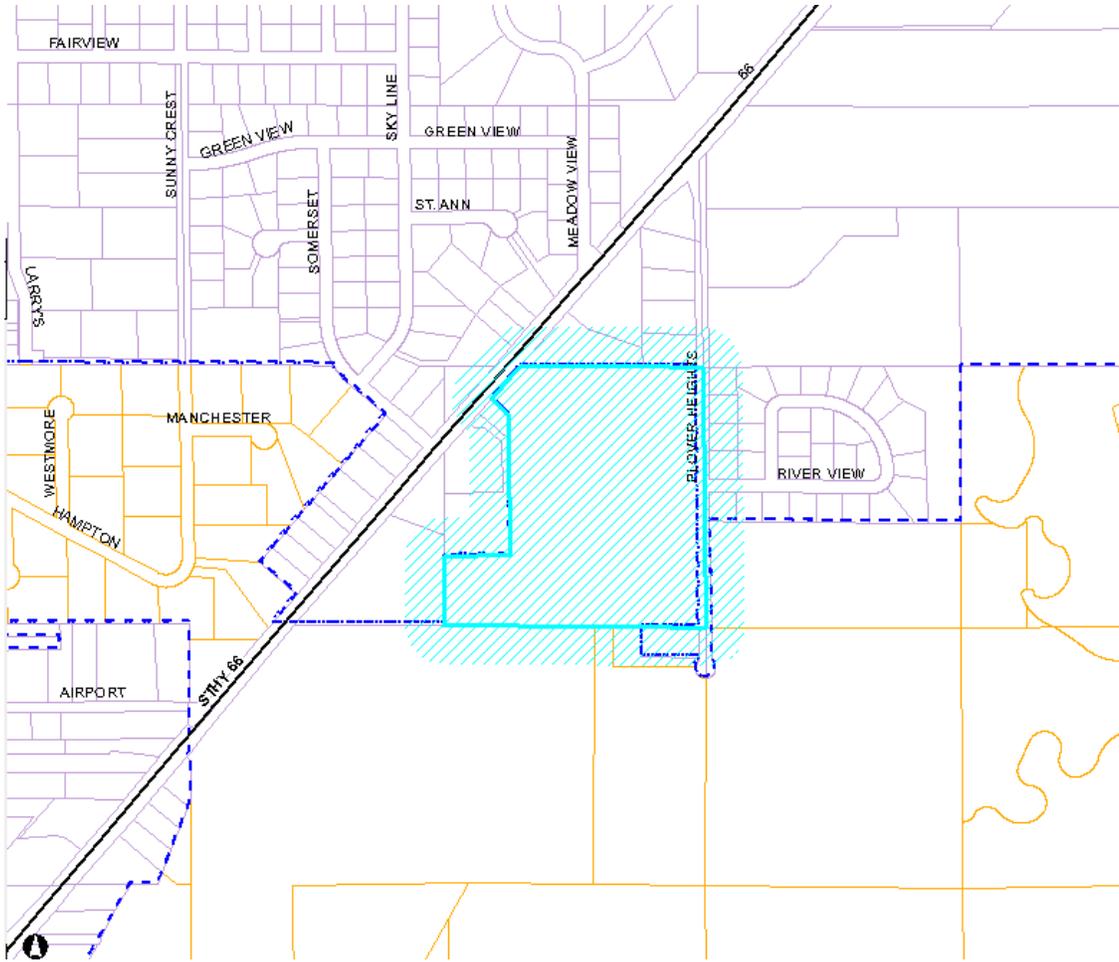
Findings: N/A

- d. Adjustments to the above requirements may be made to recognize existing landscape elements preserved on the site.**

Analysis: N/A

Findings: N/A

5431 Highway 66 - Stevens Point Water Department - Conditional Use - Exhibit Map (200 Feet Boundary)



TaxKey	Property Address	Owner Name	Mailing Address	City	State	Zip Code
Town of Hull Properties	Town of Hull Properties	Town Clerk	4550 Wojcik Memorial Dr	Stevens Point	WI	54482
281240814410002	Plover Heights Rd (Camp Fletcher)	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240814420001	5431 Highway 66 / Well #11	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240814430001	5311 Highway 66 / Ski Lodge	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240814430003	Plover Heights Rd	Richard & Delores Zakoski	1298 N Plover Height Rd	Stevens Point	WI	54482
281240814430004	Plover Heights Rd	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481
281240814440001	Plover Heights Rd	City Of Stevens Point	1515 Strongs Ave	Stevens Point	WI	54481

REQUEST TO CITY OF STEVENS POINT PLAN COMMISSION

ADDRESS OF PROPERTY: 5431 State Hwy 66, Stevens Point, WI 54482

- Zoning Ordinance Change (\$90.00 fee required)
- Conditional Use Permit (\$90.00 fee required)
- Variance from Zoning Ordinance -Board of Appeals (\$90.00 fee required)
- Variance from Sign Ordinance
- Appeal from Subdivision Requirements
- Other

REQUESTED CHANGE: (State briefly what is being requested, and why).

City of Stevens Point Water Department will be constructing a new well pumping station and water treatment plant on the above referenced
City-owned property. Stevens Point Water Department requests a conditional use permit to construct and operate this facility on this
property.

OWNER/APPLICANT:

AGENT FOR OWNER/APPLICANT:

Name: City of Stevens Point - Water Department
Address: 300 Bliss Avenue
Stevens Point, WI 54481
(City, State, Zip Code)

Name: _____
Address: _____

(City, State, Zip Code)

Telephone: (715) 345-5260
Cell Phone: _____

Telephone: _____
Cell Phone: _____


Signature _____
for Stevens Point Water Dept.

Signature _____

Scheduled Date of Plan Commission Meeting: February 7, 2011

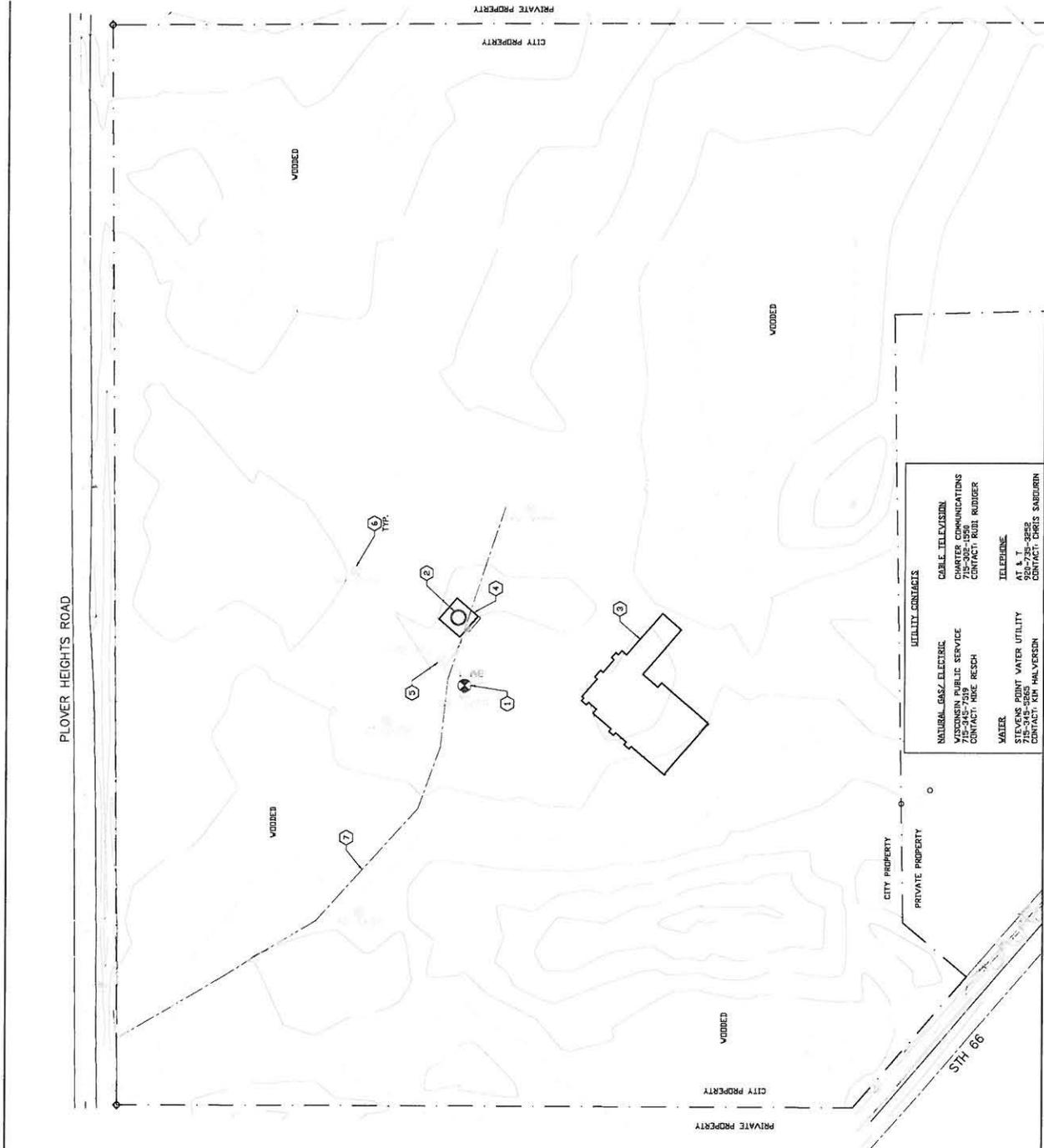
Scheduled Date of Common Council Meeting: February 21, 2011

You, as the applicant, or your agent, shall attend the meeting and present your request.

All requests with supporting documentation are due at
the Community Development Office three weeks prior to the actual meeting.

\$90.00 Fee Required for Rezoning Requests, Variances, and Conditional Use Permits

Receipt # _____



KEYNOTES

- 1 BENCHMARK 1: ELEC-0114.79 ORR SPIKE IN 1/2" PINE, 1989 NAVD
- 2 EXISTING WATER SUPPLY WELL 11
- 3 PROPOSED WATER TREATMENT PLANT BUILDING FOOTPRINT
- 4 PROPOSED PUMP STATION BUILDING FOOTPRINT
- 5 EXISTING TEST WELL CTD TO BE REMOVED BY OTHERS
- 6 EXISTING MONITORING WELL
- 7 EXISTING ACCESS LANE

GENERAL NOTES

A. EXISTING UTILITIES SHOWN IN PLAN ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, AND CHARACTERISTICS OF ALL UTILITIES BY EXCAVATION AND TESTING PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS FROM THE UTILITIES OF THE RESPECTIVE UTILITIES. ALL WORKING DAYS PRIOR TO EXCAVATION.

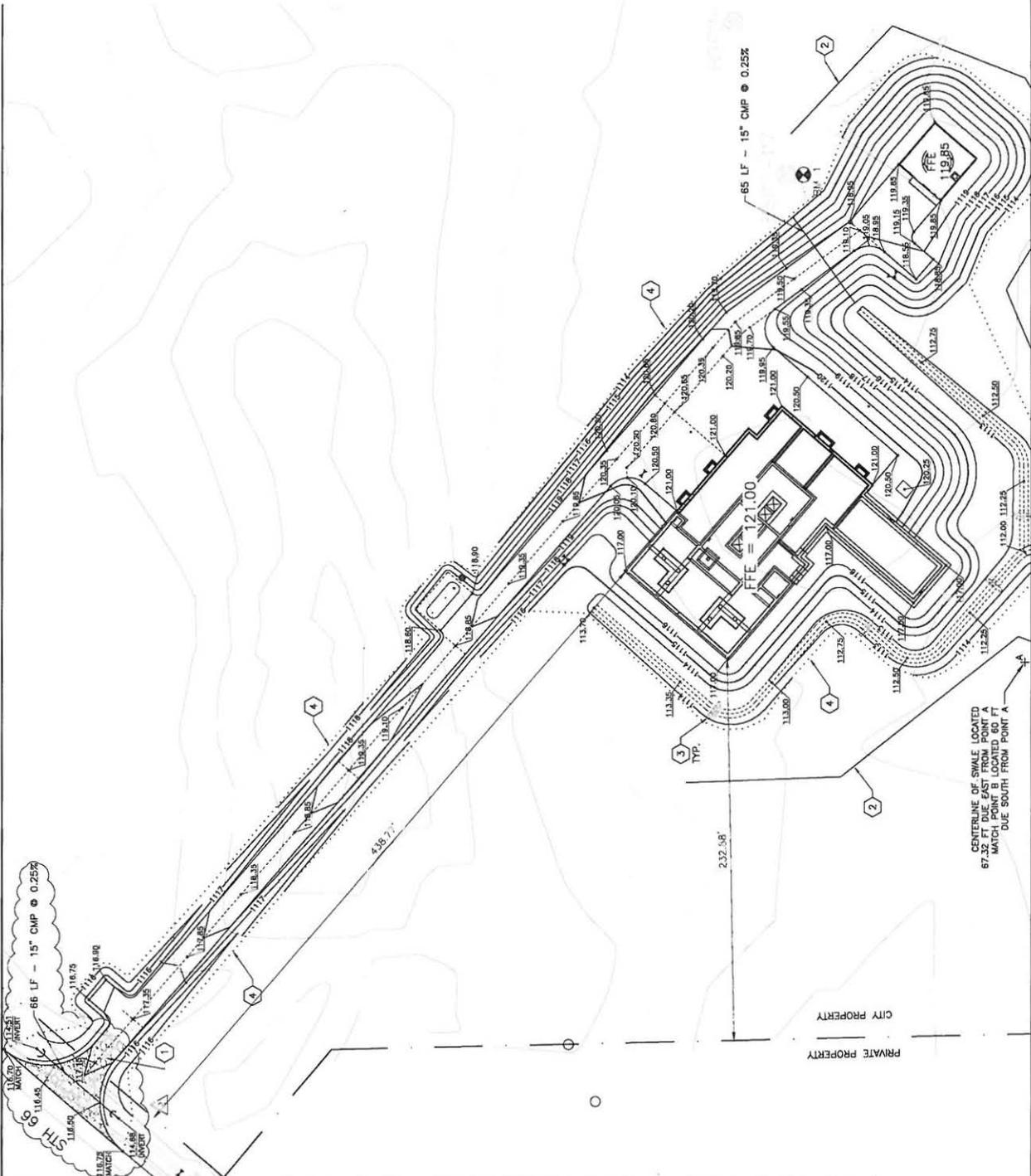
B. SITE TOPOGRAPHIC SURVEY WAS PERFORMED BY:
 MARY'S SURVEYING AND MAPPING
 204 E. BRIDGE CIRCLE
 FRENCH, WI 54940
 920-476-4997

LEGEND

- CABLE TV FIBER OPTIC FIELD VERIFY
- FIBER OPTIC FIBER OPTIC FIELD VERIFY
- GAS METER FIELD VERIFY
- MONITORING WELL FIELD VERIFY
- POWER POLE
- ROAD SIGN
- VERT / SEPTIC VERT
- TELEPHONE FIBER OPTIC FIELD VERIFY
- XX BENCHMARK
- ⊕ ELECTRIC TRANSFORMER
- FOUND IRON ROD
- ◇ FOUND IRON PIPE
- BOUNDARY LINE
- CENTERLINE
- EXISTING EASEMENT
- SECTION LINE
- RIGHT-OF-WAY LINE
- WETLAND BOUNDARY
- ABUTTING SURVEY
- SETBACK LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND CABLE TV
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD CABLE TV
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- FENCE LINE

UTILITY CONTACTS

NATURAL GAS/ELECTRIC	WISCONSIN PUBLIC SERVICE	715-245-7519	CONTACT: MIKE RESCH
CABLE TELEVISION	CHARTER COMMUNICATIONS	715-302-1891	CONTACT: ROULI RUDIGER
WATER	STEVENS POINT WATER UTILITY	AT & T	CONTACT: KIM HALVERSEN
TELEPHONE	AT & T	715-302-1891	CONTACT: CHRIS SANDORIN



- ### KEYNOTES
- 1 CONSTRUCTION STONE TRACKING PAD (SEE DETAIL F/C12)
 - 2 SILT FENCE (SEE DETAIL M/C12)
 - 3 STRAW BALE DITCH CHECK (SEE DETAIL E/C12)
 - 4 CONSTRUCTION LIMITS

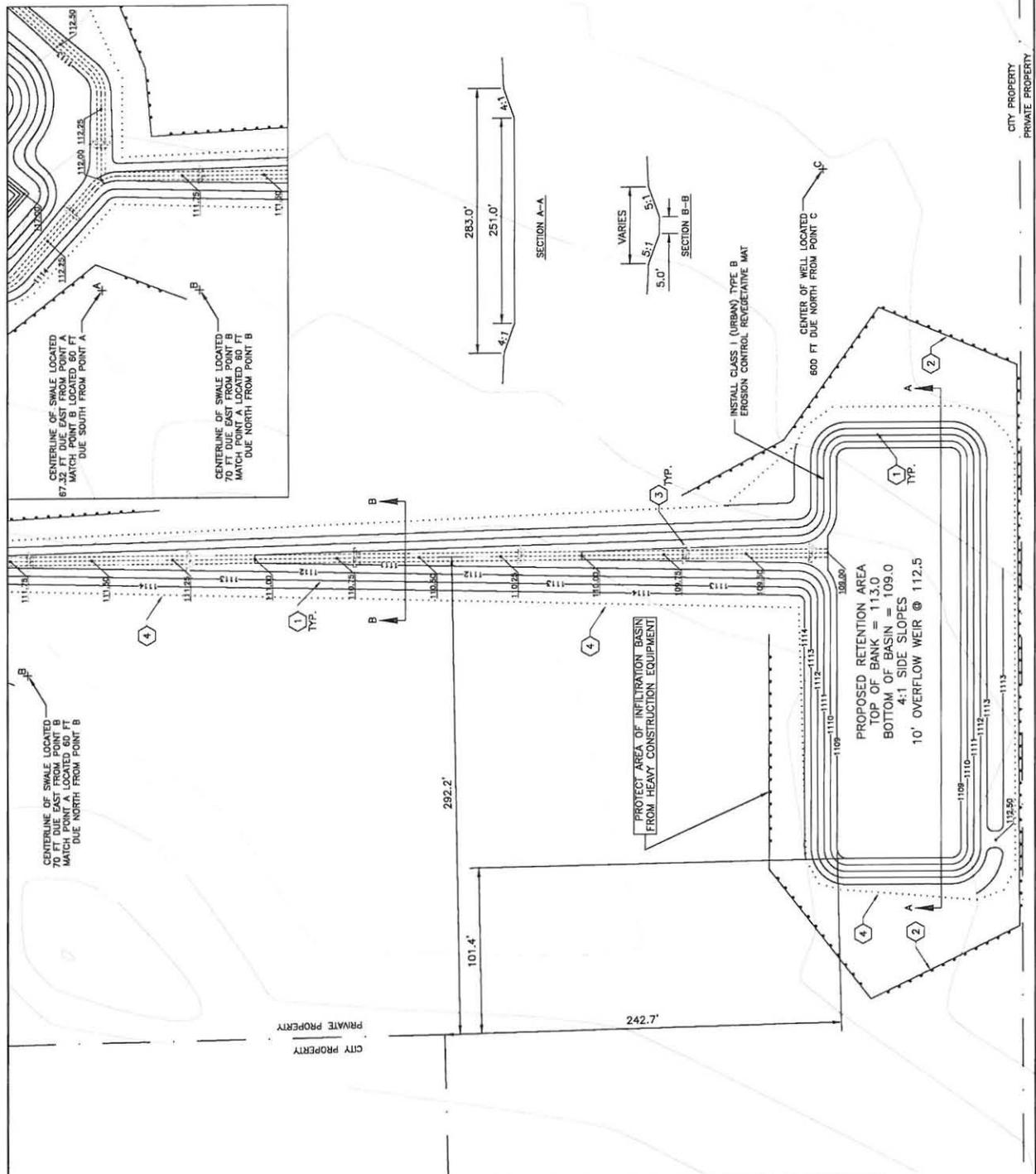
- ### GENERAL NOTES
- A. ADD 1000 TO GRADES AS INDICATED FOR USGS/NGVD 1983.
 - B. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATION MANUAL, CITY OF STEVENS POINT STANDARD SPECIFICATION, AND WISC. DEPT. OF NATURAL RESOURCES STORM SPECIFICATION. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL CONFORM WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 - C. THE CONTRACTOR SHALL OBTAIN ALL CONSTRUCTION PERMITS INCLUDING WOODS DISCHARGE PERMITS (IF APPLICABLE) AND THE PERMITS FOR WORK WITHIN THE RIGHT-OF-WAY. THE CONTRACTOR SHALL POST ALL BARRIERS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE, AND OBTAIN ALL NECESSARY PERMITS FOR THIS WORK. ALL PERMITS, INCLUDING THE ABOVE MENTIONED AND ALL OTHER LOCAL COUNTY AND/OR STATE ISSUED PERMITS FOR CONSTRUCTION SHALL BE OBTAINED AND MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASKING FOR ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
 - D. THE CONSTRUCTION LIMITS ARE AS NOTED.
 - E. THE CONTRACTOR SHALL FOLLOW CONSTRUCTION SEQUENCE BELOW.
 - F. INSPECT AND REPAIR SILT FENCING AND ALL SEDIMENT CONTROL STRUCTURES AT LEAST EVERY 7 DAYS AND WITHIN 24 HRS AFTER EVERY RAINFALL GREATER THAN 1/2-INCH.
 - G. MAINTAIN EROSION CONTROL FACILITIES THROUGHOUT THE DURATION OF CONSTRUCTION. MAINTAIN PERMITS IN CONFORMANCE WITH OUR WOODS DISCHARGE PERMIT.
 - H. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. CONTROLLED AREAS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS COMPLETED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT.
 - I. THIS STORM WATER MANAGEMENT & EROSION CONTROL PLAN PERMITS GRADIENTS IN EROSION CONTROL STRUCTURES TO BE 4% UNLESS OTHERWISE NOTED.
 - J. ALL PROPOSED GOVT ELEVATIONS SHOWN ARE FURNISHED OR FINISHED PAVED/DIRT GRADE UNLESS OTHERWISE NOTED.

- ### SEQUENCE OF CONSTRUCTION
1. INSTALL ALL INITIAL EROSION CONTROL PLAN ELEMENTS.
 2. CLEAR, STUMP AND GRAZE SITE IN SUFFICIENTLY APPROPRIATE TO COMPLETION OF WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
 3. STABILIZE DISTURBED AREAS WITH TOPSOIL, SEED, FERTILIZER AND MULCH AS SOON AS GRADING IS COMPLETE IN ANY AREA. IF NO GROWTH HAS BEEN ESTABLISHED IN AN AREA FOR SEVEN (7) DAYS, IT IS TO BE STABILIZED.
 4. AFTER GROWTH HAS BEEN ESTABLISHED AND THE DANGER OF EROSION HAS PASSED, THE CONTRACTOR SHALL REMOVE ALL SILT TRAPS AND SEDIMENTATION TRAPS AND ALL MULCH AND WOODS DISCHARGE AREA WITH STRUCTURAL FILL AND TOPSOIL, SEED AND MULCH AS APPROPRIATE.



CENTERLINE OF SWALE LOCATED 67.32 FT DUE EAST FROM POINT A MATCH POINT B LOCATED 80 FT DUE SOUTH FROM POINT A

CITY PROPERTY
 PRIVATE PROPERTY



KEYNOTES

- INSTALL EROSION CONTROL MATTING ON WIDTH OF SWALE AND 3 FEET UP BANK & SWALE SIDE SLOPES
- SET FENCE (SEE DETAIL E/C12)
- STRAW BALE DITCH CHECK (SEE DETAIL E/C12)
- CONSTRUCTION LIMITS

GENERAL NOTES

- ADD 1000 TO GRADES AS INDICATED FOR UG65/MWD 1929.
- ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND THE CITY OF STEVENS POINT STANDARD SPECIFICATION, AND WISC. DEPT. OF NATURAL RESOURCES STORM WATER MANAGEMENT SPECIFICATION. ALL CONSTRUCTION SHALL MEET THE CITY OF STEVENS POINT STANDARD SPECIFICATION. IF SPECIFICATIONS ARE IN CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL CITY CONSTRUCTION PERMITS, INCLUDING WIPES DISCHARGE PERMITS (IF APPLICABLE) AND STATE PERMITS FOR WORK WITHIN THE RIGHT-OF-WAY. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE NECESSARY GUARDRAILS AND ALL OTHER SAFETY MEASURES AS REQUIRED BY THE CITY AND STATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RESTRICTIONS.
- THE CONSTRUCTION LIMITS ARE AS NOTED.
- THE CONTRACTOR SHALL FOLLOW CONSTRUCTION SEQUENCE BELOW.
- INSPECT AND REPAIR SILT FENCING AND ALL SEDIMENT CONTROL STRUCTURES AT LEAST EVERY 7 DAYS AND WITHIN 24 HRS AFTER EVERY RAINFALL GREATER THAN 1/2" INCH.
- MAINTAIN EROSION CONTROL FACILITIES THROUGHOUT THE CONSTRUCTION PERIOD AND MAINTAIN THEM IN CONFORMANCE WITH OUR WIPES GENERAL PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND TO MAINTAIN SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL THE CONTRACTOR GRADERS THE SITE. IT MAY BE NECESSARY TO INSTALL EROSION CONTROL TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT.
- THIS STORM WATER MANAGEMENT & EROSION CONTROL PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF THE CITY OF STEVENS POINT STORM WATER & EROSION CONTROL GRADING CHECKS.
- ALL PROPOSED GROUND ELEVATIONS SHOWN ARE EITHER THE OR FINISHED PAVEMENT GRADE UNLESS OTHERWISE NOTED.

SEQUENCE OF CONSTRUCTION

- INSTALL ALL INITIAL EROSION CONTROL PLAN ELEMENTS.
- CLEAR, STIP AND GRADE SITE IN INCREMENTS APPROPRIATE TO COMPLETION OF WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE REGULATIONS.
- SPRINKLE THE RETAINED AREAS WITH TOPSOIL, SEED, FERTILIZER AND MULCH AS SOON AS GRADING IS COMPLETE IN ANY AREA. IF NO WORK IS PERFORMED IN AN AREA FOR SEVEN (7) DAYS, IT IS TO BE STABILIZED.
- AFTER GROWTH HAS BEEN ESTABLISHED AND THE DANGER OF SILT FENCING AND ACCUMULATED SILT FROM THE SITE AND ADJACENT AREAS HAS BEEN ELIMINATED, REMOVE ALL MULCH, SEED AND MULCH AS APPROPRIATE.

101.4' 242.7' 292.2' 283.0' 251.0' 4:1 5:1 5.0' 5:1 5:1 VARIES SECTION A-A SECTION B-B

INSTALL CLASS 1 (URBAN) TYPE B EROSION CONTROL REVEGETATIVE MAT

600 FT DUE NORTH FROM POINT C

CENTER OF WELL LOCATED

PROPOSED RETENTION AREA
 TOP OF BANK = 113.0
 BOTTOM OF BASIN = 109.0
 4:1 SIDE SLOPES
 10' OVERFLOW WEIR @ 112.5

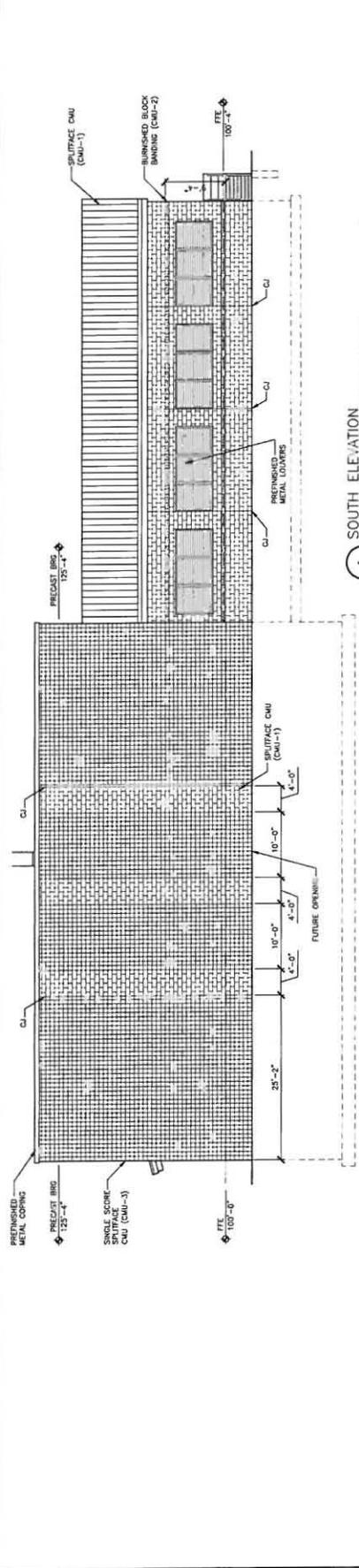
PROJECT AREA OF INFILTRATION BASIN FROM HEAVY CONSTRUCTION EQUIPMENT

1 TYP.
 2 TYP.
 3 TYP.
 4

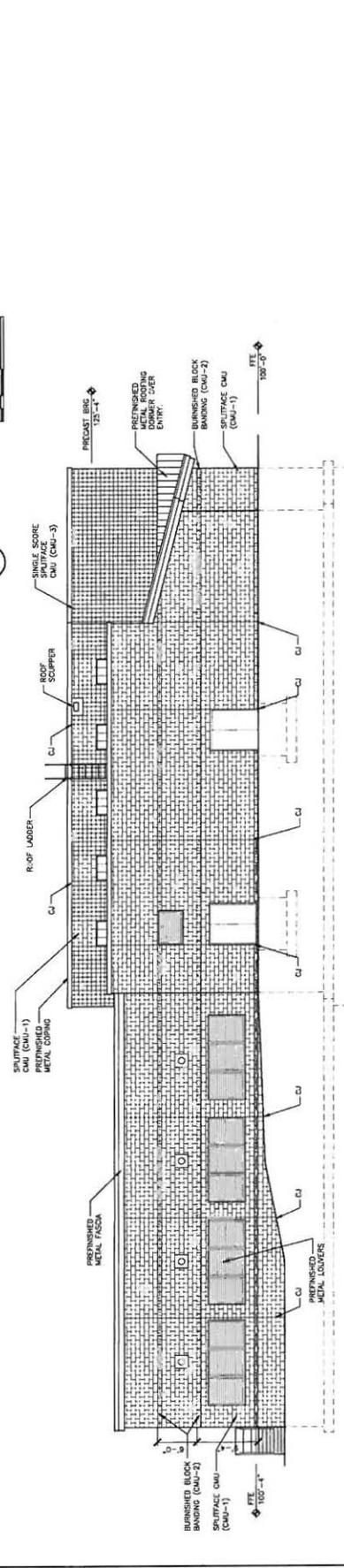
CITY PROPERTY
 PRIVATE PROPERTY

112.50 112.25 112.00 111.75 111.50 111.25 111.00 109.50 109.00 108.50 108.00 111.75 111.50 111.25 111.00 109.50 109.00 108.50 108.00 111.75 111.50 111.25 111.00 109.50 109.00 108.50 108.00

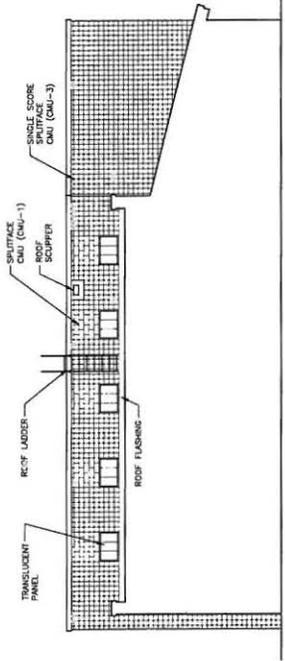




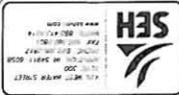
1 SOUTH ELEVATION



2 NORTH ELEVATION



2A NORTH ELEVATION



SEH
 1111 W. WISCONSIN
 STEVENS POINT, WI 53480
 TEL: 920.442.1000
 FAX: 920.442.1001
 WWW.SEH.COM

WELL 11
 WATER TREATMENT PLANT
 CITY OF
 STEVENS POINT, WISCONSIN

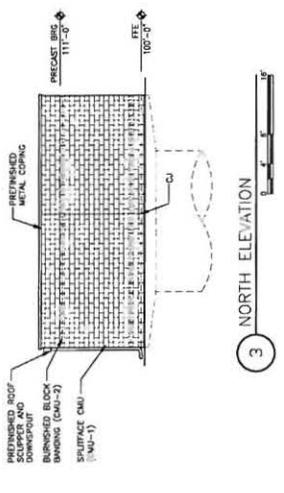
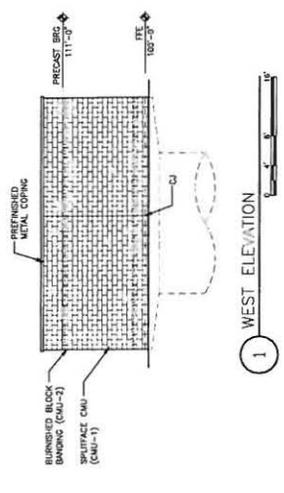
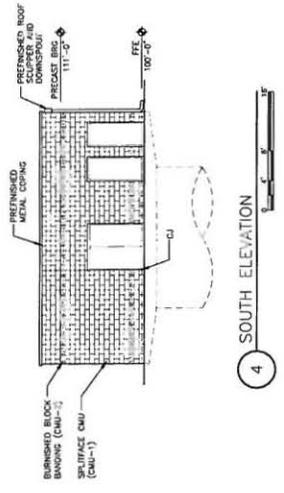
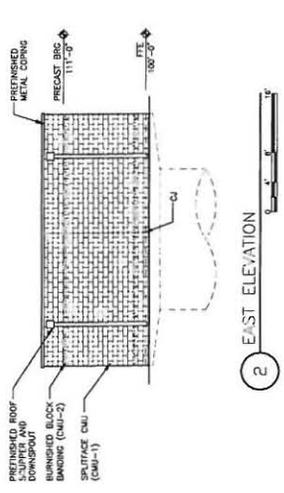
REVISIONS
 NO. DATE DESCRIPTION

SEH FILE NO. A-STP110119
 PROJECT NO. 1011019
 DATE 09/11/10
 DESIGNED BY JRL
 DRAWN BY JRL

SHEET TITLE
 ARCHITECTURAL DRAWINGS
 PUMP STATION
 FLOOR PLAN, ROOF PLAN
 EXTERIOR ELEVATIONS
 SCHEDULES

SHEET
 02A1

FFE ELEV 100'-0" = 1118.85



[Return To Search Page](#) [Return To Search Results](#)

2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997
PARCEL / OWNER DATA														
NAME AND ADDRESS					PARCEL #			LAND USE			ALDERMANIC DISTRICT			
City Of Stevens Point (Exempt) 1515 Strongs Ave Stevens Point, WI 54481					240814420001			Government						
					PROPERTY ADDRESS			NEIGHBORHOOD						
					Plover Heights Rd			Exempt Or Part Exempt Parcel						
					SUBDIVISION			ZONING						
								C-CONSERVANCY						
SITE DATA					PERMIT HISTORY*									
ACTUAL FRONTAGE					1,320.0	DATE	NUMBER	AMOUNT	PURPOSE	NOTE				
EFFECTIVE FRONTAGE					1,320.0									
EFFECTIVE DEPTH					1,311.0									
SQUARE FOOTAGE					1,730,520.0									
ACREAGE					39.727									
2010 ASSESSED VALUE														
CLASS	LAND	IMPROVEMENTS	TOTAL	RATIO	EST. FAIR MARKET VALUE									
X4-Local Exempt		\$0	\$0	90.04%	\$0									
TOTAL		\$0	\$0		\$0									
LEGAL DESCRIPTION														
NW SE EXC PRCL LYG N & W OF HWY 66 DES 198/636 & EXC PRT DES IN 203/249 S14 T24 R8 - 502/346-7														

PROPERTY IMAGE				PROPERTY SKETCH			
NO IMAGE ON FILE							
BASEMENT DATA				COMPONENTS			
BLDG	SEC	ADJUSTMENT DESCRIPTION	AREA	BLDG	SEC	COMPONENT DESCRIPTION	AREA
SITE IMPROVEMENTS				STRUCTURE DATA			
SITE IMPROVEMENT			UNITS	NO STRUCTURE DATA AVAILABLE			
<p>Disclaimer: Information shown here is considered accurate but not guaranteed. * Additional data may be available by contacting the assessors office.</p>							
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