



AGENDA
SPECIAL
REDEVELOPMENT AUTHORITY
OF THE CITY OF STEVENS POINT

Members:

- Chairperson Schlice
- Alderperson Phillips
- Commissioner Barrett
- Commissioner Cooper
- Commissioner Gardner
- Commissioner Kemmeter
- Vacant

Date and Time: October 07, 2019
3:00 PM

Location: Police Department (Room 122)
933 Michigan Avenue
Stevens Point, WI 54481

1. Roll call
2. Persons who wish to address the Board on specific agenda items other than a “Public Hearing” must register their request at this time. Those who wish to address the Board during a “Public Hearing” are not required to identify themselves until the “Public Hearing” is declared open by the Chairperson
3. Public comment for pre-registered individuals for matters appearing on the agenda

Discussion and possible action on the following:

4. Consideration of construction loan for Central Wisconsin Children’s Museum not to exceed \$60,000
5. Director’s update
6. Adjourn



September 23, 2019

Property: Central Wisconsin Children Museum
Property Address: 1100 Main Street
Stevens Point, WI 54481
Current Parcel: 281-240832202939
Current Zoning: B3 Central Business
Downtown Design Review
Mathias Mitchell Public Square

Mr. D.J. Schneider

The purpose of this report is to develop an opinion of value for the real estate located at 1100 Main Street, Stevens Point. The subject property is a 19,554 square foot two story, masonry downtown building with partial basement. First floor consist of children museum and five tenant spaces, second floor is children museum. Basement has two finished bathrooms, with the balance unfinished. One passenger elevator and 100% fire sprinkler system. Overall property in good condition. The property is exempt from property taxes except rental spaces.

Based on cost and market data and utilizing the income proforma the real estate valuation for the subject property is: **\$846,300**

Land	\$75,000
Improvement	<u>\$771,300</u>
	\$846,300

Steven J. Shepro - Assessor
City of Stevens Point
Assessor's Office

2020 Property Records for City of Stevens Point, Portage County

Tax key number: 281-24-0832202939

Property address: 1100 Main St

Owner: Central Wisconsin Childrens Museum Inc
1100 Main St Stop 1
Stevens Point, WI 54481

Zoning: B3 Central Business, Downtown Design Review, Mathias Mi

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: LOT 5.1 CSM#3886- 13-244 BNG PRT BLK 29 VAL BROWN ADD S32 T24 R8 ESMT AGRMT-493/539 746973

Summary of Assessment	
Land	\$75,000
Improvements	\$771,300
Total value	\$846,300

Qty	Land Use	Width	Depth	Square Feet	Acres	Land		Assess Value
						Water Frontage	Description	
1	Commercial			8,604	0.198	None	Exempt from taxes (86%)	\$64,500
1	Commercial	60	167	1,400	0.032	None	CSM #3886-13-244 (60.23 ft frontage on Main), Taxable Land (14%)	\$10,500

Commercial Building (Central Wisconsin Childrens Museum)

Section name: Section 1
Year built: 1964
% complete: 100%
Stories: 2.00
Perimeter: 456 LF
Total area: 19,554 SF (all stories)



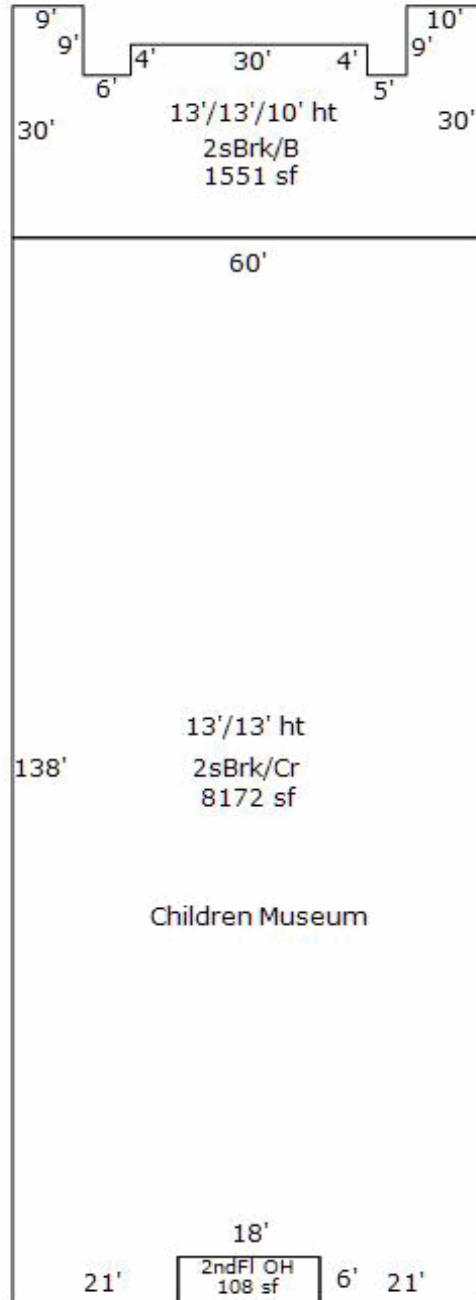
Occupancies	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
		Mixed Retail w/ Office Units	Museum	1	9,723	Wood or steel framed exterior w	13.00	C (AV)
	Mixed Retail w/ Office Units	Museum	1	6,981	Wood or steel framed exterior w	13.00	C (AV)	Average
	Mixed Retail w/ Office Units	Retail, general	1	2,850	Wood or steel framed exterior w	13.00	C (AV)	Average

Exterior walls	Component Description		Count	Stops	Area (sf)	Area (%)	Quality
		Stud-Brick Veneer			19,554	100.0%	C (AV)
HVAC	Package unit				19,554	100.0%	C (AV)
Elevators	Passenger #		1	3			C (AV)
Fire sprinklers	Wet sprinklers				19,554	100.0%	C (AV)

Section 1 basement
 Levels: 1.00
 Perimeter: 150 LF
 Total area: 1,551 SF (all levels in basement)

	Designed Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
Occupancies	Mixed Retail w/ Office Units	Support area	1	1,551	Unfinished	Masonry bearing walls	10.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
HVAC	Complete HVAC			1,551	100.0%	C (AV)
Fire sprinklers	Wet sprinklers			1,560	100.6%	C (AV)



2020 Property Records for City of Stevens Point, Portage County

Building Permits				
Issued	Permit #	Purpose	\$ Amount	Completed
1/30/2013	13-0029	Brick wall front repaired	\$10,500	12/31/2013
7/5/2011	11-425	The Coffee Studio LLC	\$10,000	7/4/2012
5/4/2011	37718	Build out - Family Connections	\$17,000	5/3/2012
8/16/2010	37243	Remodel Childrens Museum	\$100,000	8/16/2011
7/22/1999	28589	Bathroom	\$1,000	7/21/2000

Sales History		
Date	Price	Type