



June 1, 2012

Dear WEDC Site Certification Agent:

A City of Stevens Point zoning certificate is not available for the proposed site, East Park Commerce Center, as it lies outside the City limits. However, the City's future land use for this area is slated to be a business park district. This district would include uses such as light and heavy industrial, as well as other supporting use types.

Currently, the City has two different zoning classifications for industrial/manufacturing, Light Industrial and Heavy Industrial. The following are the intents of each district:

Light Industrial (M-1) - This district is established to provide for those manufacturing or other industrial uses having the least obnoxious nuisance affects and having a lower intensity of activity as compared with permitted uses of the "M-2" Heavy Industrial District. It is intended that the "M-1" district be located as a buffer between heavy manufacturing uses and commercial or high density residential uses or at other locations all consistent with the use planning principles, industrial location standards, and the City Comprehensive Plan and policies.

Heavy Industrial (M-2) - This district is established to provide for those manufacturing or other industrial uses having more obnoxious or nuisance effects than the "M-1" Light Industrial District and having a greater intensity of manufacturing, processing, employment, traffic and other related activities. It is intended that the "M-2" district generally be located distant from non-manufacturing uses: that it be buffered by the "M-1" district or by major highways, rivers, open space, or high intensity commercial uses, and that all "M-2" districts be located consistent with the City's Comprehensive Plan.

In summary, light and heavy industrial will make up the bulk of the East Park Commerce Center, as many of the associated uses require a great deal of space. As you travel towards the south and east, uses may gradually change into mixed uses that incorporate light industrial and office, and along the border of the commerce center may exist retail and office uses. Much of the west boundary is already developed, zoned heavy industrial and commercial. The proposed zoning districts for the East Park Commerce Center were determined from examining the infrastructure already in place, surrounding uses, geographical characteristics, the City's Comprehensive Plan, and many other land use factors.

The City's Comprehensive Plan, adopted in 2006, incorporated an extraterritorial boundary which included the land described as the East Park Commerce Center. A future land use map was created to identify future land use development within the extraterritorial boundary. It shows that the area to the east of Interstate Highway 39 and north of County Road HH (proposed East Park Commerce Center) expanding into a second business park. Currently, the Portage County Business Park exists directly west of the proposed East Park Commerce Center. To the south exists a large retail shopping center in the Village of Plover.

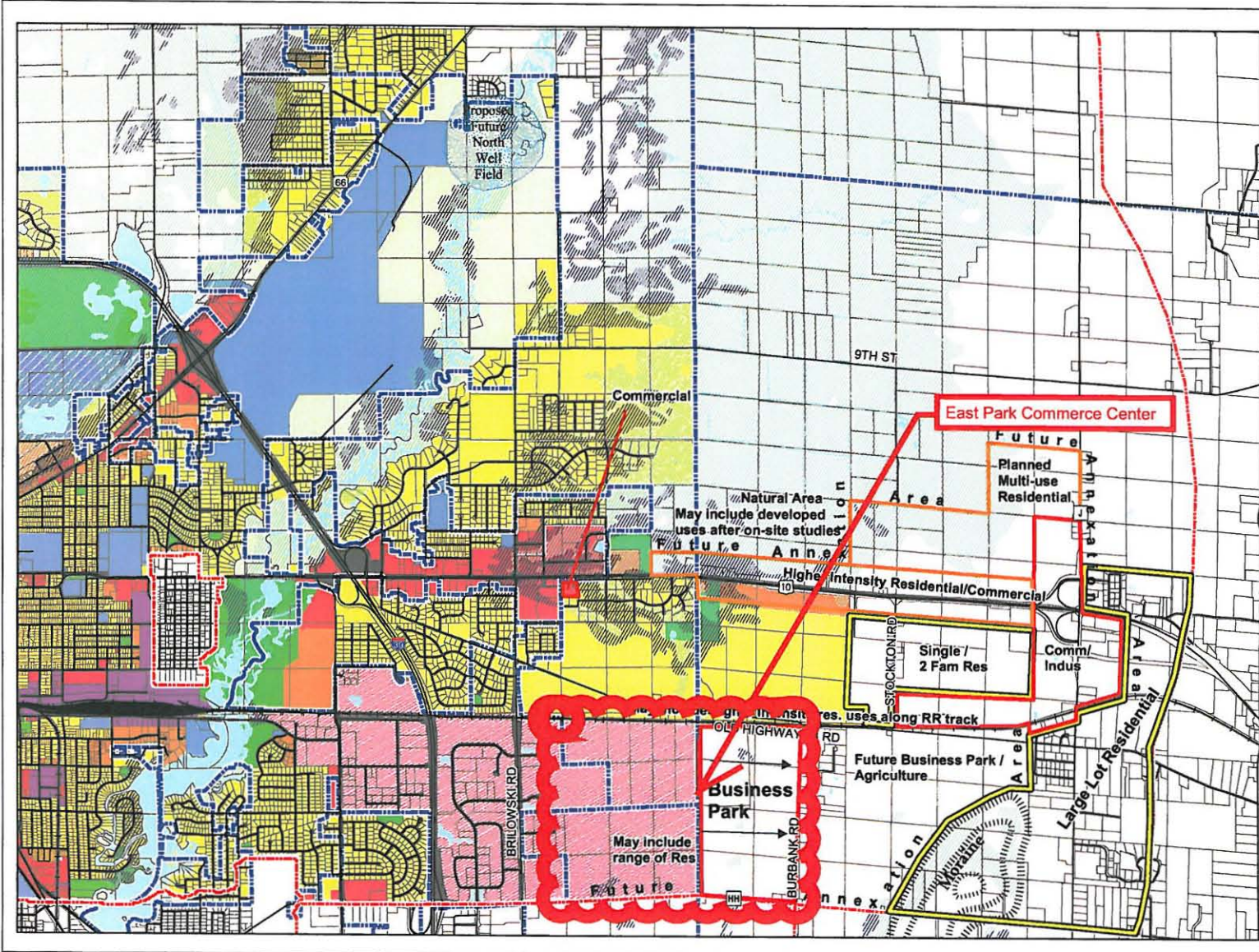
The zoning of the East Park Commerce Center will be consistent with the City's Comprehensive Plan and compatible with the surrounding uses. Little residential housing surrounds the East Park Commerce Center; consequently, attaining the proposed zoning should be straightforward and immediate upon annexation.

Sincerely,

A handwritten signature in black ink, reading "Michael R. Ostrowski". The signature is written in a cursive style with a large, prominent initial "M".

Michael R. Ostrowski
Director of Community Development
City of Stevens Point

Map 8.7B Extraterritorial Land Use

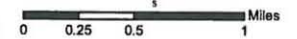


Future Land Use

- Residential
- Multi-family (3+ units)
- Mobile Home Park
- Commercial / Office
- Office / Multi-Family
- Downtown District
- Business Park District
- Institutional / Government
- UWSP
- Industry
- Park
- Not Developable / Restrictive Ownership
- Vacant
- Road Right-of-Way
- Water Bodies

Depth to Groundwater

- 0 - 3 feet
- 3 - 5 feet



Source: City of Stevens Point (2005)
Portage County Planning & Zoning (2005)

Adopted: June 19, 2006

City of Stevens Point Comprehensive Plan



Portage County
Planning & Zoning
1462 Strong's Ave.
Stevens Point, WI 54481