

NOTICES OF PUBLIC MEETINGS

A public meeting will take place at the time and place indicated below. The meeting is open to the public in keeping with Chapter 19, Subchapter IV, 1985 Wisconsin Statutes (Open Meeting Law).

Government Unit Conducting Meeting:

Date:

Time:

Place:

Common Council

October 27, 2025

5:00 p.m.

410 Division Street - 3rd Floor Auditorium

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt the Agenda
5. Approval of Minutes:
 - A. Common Council Meeting October 13, 2025
 - B. Parks, Recreations, and Historical Landmarks Committee October 21, 2025
6. Communications
7. Public Comment
8. New Business
 - A. Chicken Coop Permit – 817 Atwood Avenue
 - B. Public Hearing and Approval of Zoning Ordinances
 1. Ordinance 25-028 C-1-A Commercial District; Area Requirements
 2. Ordinance 25-029 C-2 Commercial District; Area Requirements
 - C. Athletic Complex RFP Selection
 - D. 2026 Capital Budget
 - E. Wage Adjustment
9. Committee Reports
 - A. Finance
 1. Payment of Bills
 - B. Board of Public Works
 - C. Public Services
 - D. Personnel
10. Committee of the Whole Items
11. Adjourn

Posted: October 22, 2025

Prepared By: Shannon Greenwood, Clerk

Services are provided on an Equal Opportunity basis. Reasonable accommodation for alternative means of communication or access for individuals with disabilities will be made upon request. Please call 715-762-2436.

COMMON COUNCIL MEETING MINUTES 10/13/2025

The Common Council of the City of Park Falls met in regular session at 5:00 PM on Monday, October 13, 2025. Mayor Tara Tervort called the meeting to order at 5:00 PM and the following members were present:

Mayor:	Tara Tervort
Alderman:	Dan Greenwood Dennis Wartgow Terry Wilson James Corbett - Excused Anthony Thier Dixie Weidman Michael Mader Dina Bukachek
City Attorney:	Bryce Schoenborn
City and Zoning Administrator:	Scott Kluver

Staff present: Shannon Greenwood, Bill Hoffman, Larry Reas, Marvin Nevelier, Becky Michels, Judy Kraetke

Also present: Gary Wollerman, Nicole Zylka, Bob Zoubek, Dom Koller, Dylan Borne, Cole Neinfeldt, Kurt Damrow, Matt Palecek, Luke Larson, Lexi Tervort, David Konkol, Jacob Hilgart, Kaylyn Hommrick

ADOPT THE AGENDA - Motion by Weidman/Mader to adopt the agenda as presented. Motion carried.

APPROVAL OF MINUTES - Motion by Bukachek/Weidman to approve the Minutes for the Common Council meeting on September 22, 2025; the Plan Commission meeting on September 24, 2025; and the Personnel Committee meeting on October 7, 2025. Motion carried.

PUBLIC COMMENT – Kaylyn Hommrick, Cubmaster of Park Falls cub Scouts pack 551, took over last fall and wants to make their presence known. Robert Millin, 1120 3rd Avenue South, is here for the waiver request.

NEW BUSINESS

- A. Cigarette, Tobacco, and Electronic Vaping Device Retail License Application – 177 Division Street – no issues from Chief of Police. Motion by Weidman/Mader to approve. Motion carried.
- B. Waiver Request: Number of Cats – 1120 3rd Avenue South – The Ordinance allows for a total of 3 cats. Homeowner trapped a feral pregnant cat that had kittens. He had them all spayed/neutered and vaccinated. Enclosure fence is approximately 4' above ground and on top is a drop piece as extra safety precaution, and whole cage is netted. Motion by Bukachek/Weidman to approve the waiver with condition that they are not replaced as they pass and they provide continued proof of vaccinations. Motion carried with Wartgow/Wilson against.
- C. Lower Dam Road CSM – This revised map removes reference to where the property lines between owners exists and takes the road dedication to 2' past the existing asphalt. Questions still exist but they are but not relative to City and they must work out on their own. Motion by Wartgow/Greenwood to approve. Motion carried.
- D. Raze Orders – Demolition of Structures – Weidman recuses herself from this discussion. 2 properties remain outstanding. Most have made renovations or have been demolished. There is a consideration to have FD do a controlled burn on one property 1-2nd ave cost, the other is still occupied by the owner. FD

can burn with permission after inspection for asbestos and can be considered training. Testing would be the obligation of property owner and can be specially assessed if not paid. Motion by Mader/Wartgow to do the inspections this fall with continued discussions on how to proceed after that. Motion carried, Weidman abstained.

- E. 2025 Trick-or-Treating Hours – Motion by Wilson/Mader to designate hours as 4:30-7:00 on October 31st. Motion carried.
- F. 2026 Refuse Budget – As a result of the contractual increase, a change in the number of units served, and tipping fee increases, a rate increase is needed to cover expenses. Motion by Weidman/Greenwood to approve 2026 Refuse budget.
- G. Adopt 2026 Proposed Fee Schedule – Proposed changes to private alarm, zoning change request, PD/FD room rental, cemetery staking, and background fees to liquor/alcohol license. – Motion by Wartgow/Wilson to approve the fee schedule. Motion carried, 7-0.
- H. Review 2026 Operating Budget – Review of some small changes since our last discussion. No motion taken.
- I. Approve 2026 Proposed Wage Schedule – Recommendation from Personnel Committee to approve the proposed scale that sets base rate for each position and currently has three proposed step increases based on satisfactory performance. Motion by Wartgow/Weidman to approve as presented. Motion carried, 7-0.
- J. Selection of Comprehensive Plan Services – Plan Commission met and recommended to proceed with MSA Engineering. Motion by Weidman/Wilson to approve selection of MSA Engineering, but not to proceed with grant application until we have completed the capital budget and funds have been allocated. Motion carried.

COMMITTEE REPORTS

Finance

- 1. Payment of Bills – Motion by Bukachek/Weidman to approve paying the bills in the amount of \$212,358.24. Motion carried, 7-0.
- 2. Recommendation to select CliftonAllenLarson as City Auditor for 2025-2027 – Recommendation from Finance Committee to select them as they met most of the proposal requests. Motion by Wartgow/Greenwood to approve. Motion carried.

CITY OFFICIALS' REPORTS

Mayor Tervort: Attended the Brownfield Redevelopment session by WI DNR at the Ashland City Hall with Administrator Kluver last week. To explore options and get us pointed in the right direction with the mill property.

Treasurer Michels: Would like to Thank the Council for approving CLA due to fact that they offer additional support and education throughout the year at no additional cost and have municipal experience.

DPW Director Hoffman – Was contacted by the Scouts to help complete their merit badge for the environment and they completed a painting project. Attending the Wisconsin Wastewater Operators Association conference in LaCrosse this week with Kurt Damrow as he was selected as operator of the year for the region.

Clerk Greenwood – Will be attending the Election training for Price County Municipal Clerks and Poll Workers on Monday, October 27th and attended the Workhorse training in Wausau with Deputy Clerk/Treasurer Andrea Mortier last week. The first solo utility billing went very well with little hiccups.

Police Chief Nevelier – Actually have two applicants in the last week for the part time position and will be conducting interview on Wednesday for position . One applicant has prior law enforcement experience from Missouri and just recently moved here .

Fire Chief Reas – The Open House at the Fire Department last Saturday from 10-2 had a good showing and turnout. State Farm Insurance sponsors the food.

Library – Jody Eckert has been selected as the new Library Director and will be starting on November 3rd.

The meeting was adjourned at 7:00.

Prepared by: Shannon Greenwood, City Clerk

MINUTES – PARKS, RECREATION & HISTORICAL LANDMARKS MEETING

Government Unit Conducting Meeting: Parks, Recreation & Historical Landmarks
Date: October 22, 2025
Time: 4:30 P.M.
Place: 410 Division Street, Park Falls
2nd Floor Conference Room

Members of the Parks, Recreation & Historical Landmarks Committee Present – Mayor Tara Tervort, Dina Bukachek, Dixie Weidman, Cala Neu, Terry Wilson

Staff: Administrator Scott Kluver, Shannon Greenwood

Also Present: Kortney Veitengruber, Juliett Corbett

The meeting was called to order by Mayor Tervort at 4:30 pm.

Public Comment – None.

Christmas Tree Lighting Event Discussion and Planning – Deck the Halls Park Falls was scheduled for November 29, 2025. Activities will include pictures with the Grinch hosted by Catkins, performances by the Madrigals and potentially the Jazz Band, a parade with Santa, Miss Flambeau Rama, fires, hot chocolate, cookies, a prayer, and a tree lighting. Leo Club will potentially be available to volunteer for the event. Multiple donations received and pledged to add décor and additional lights throughout the park. Consideration for a switch to make the actual tree lighting better was discussed, as well as how the need for additional percolators for the hot chocolate. We will need to inquire with DPW about how to activate the outlets on the light posts. Discussed times for the lights to stay on during the holiday season. The date for decorating will be November 15th at 10:00 am. Committee will meet again on November 18th to make review.

The meeting was adjourned at 5:16 p.m.

Prepared by: Shannon Greenwood – Clerk



410 Division Street
P.O. Box 146
Park Falls, WI 54552
Phone (715) 762-2436 • Fax (715) 762-2437
www.cityofparkfalls.com

C2025- 04

CHICKEN COOP PERMIT APPLICATION

MUNICIPAL ORDINANCE 6-6-1

Applicant's Name: Dawn Stiles (and Bill)

Phone: 320-361-0058 email littlehoopie1986@gmail.com

Address: 817 Atwood St. Park Falls WI

Property Owner: Noemi Salgado

Property Owner Signature: [Signature] Phone: 715-820-10158

Number of Hens: 4 Size of Coop: 8x10

Size of Fenced Area: 10x10 Base Material: vinyl flooring over plywood
(if fence)

- Sketch of yard, buildings and chicken coop placement must be included with this application
- **Non-Refundable \$75.00 Permit Fee due at time of application.** Failure to obtain a permit before work has started will result in a double permit fee penalty.
- Permit expires December 31st each year. Renewal Fee is \$20.00 annually.

I certify that the information provided on this application is complete and accurate, and I agree to comply with all applicable codes and ordinances of the City of Park Falls and the State of Wisconsin. It is further agreed that the City of Park Falls has no responsibility as to the determination of property lines.

Applicant's Signature: [Signature] Date: Oct 1, 2025

DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Date submitted: 10.4.25 Fee paid: \$75.00

Letters sent: 10-9-2025 Council meeting date: 10-27-2025

Action: () Granted () Denied

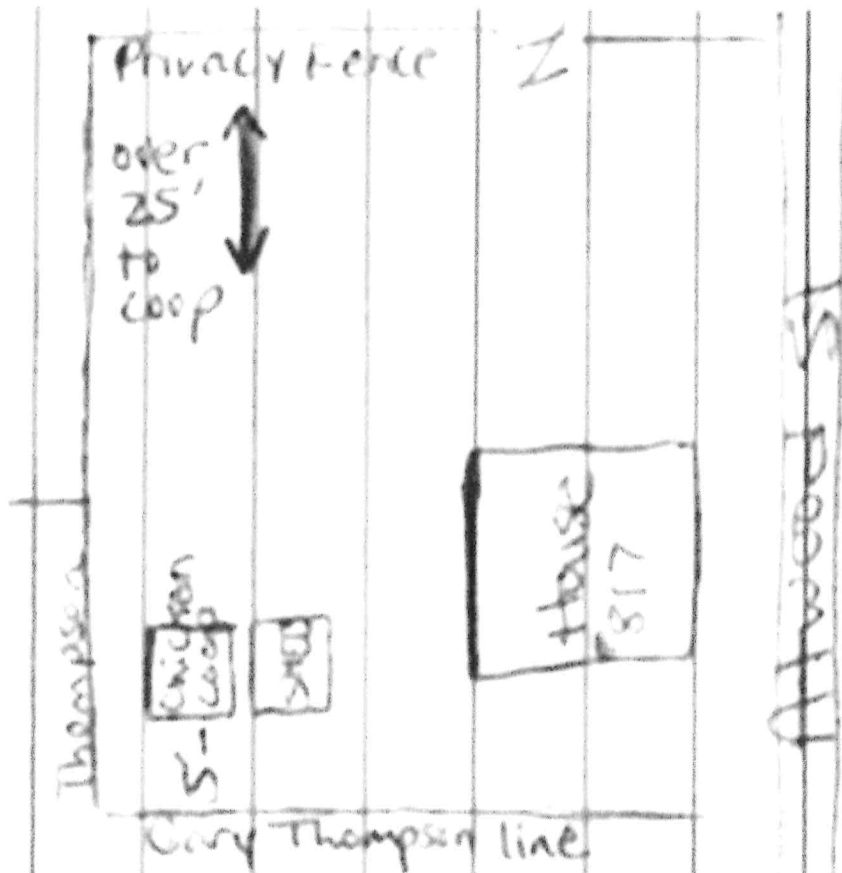
If denied, basis for denial: _____

Signature: _____ Date: _____

Inspection Date: _____



3



Neighbor Notifications

Gary and Bunny Thompson	805 Atwood Avenue
Marilyn Sellers	812 Atwood Avenue
Daniel Detko	824 Atwood Avenue
Carrie Peterson	836 Atwood Avenue
Larry and Judith Gregg	829 Atwood Avenue
City of Park Falls	1019 Saunders Avenue

Price County, WI

Property Status: Current

Summary

Tax ID 24136
 PIN 50-271-2-40-01-13-5 15-064-02090
 Legacy PIN 271107802000
 Map ID 750
 Property Address 817 ATWOOD AVE
 Municipality CITY OF PARK FALLS
 STR S13-T40-R01W
 Description EAST WHITE CITY LOT 9 BLOCK 2 & VACATED ALLEY DESC IN 164344
 (Note: This brief description is not to be used on legal documents.)
 Recorded Acres 0.151
 Calculated Acres 0.15
 Lottery Credit 1
 Zoning (R2) Multi Family/1 & 2 Family Residential
 ESN 501

[View Map](#)

Owner

[NOEMI SALGADO](#)
 817 ATWOOD AVE
 PARK FALLS, WI 54552

Tax Data

[View Tax Data](#)

Valuation

Assessed Year	2024	2023	2022	2021	2020
Land Value	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00
Building Value	\$29,300.00	\$29,300.00	\$29,300.00	\$29,300.00	\$29,300.00
Total Value	\$33,800.00	\$33,800.00	\$33,800.00	\$33,800.00	\$33,800.00
Estimated Fair Market Value	\$51,000.00	\$51,000.00	\$41,300.00	\$33,300.00	\$33,400.00

Sales

Document Number	Type	Date	Vol / Page	Sale Amount
23030	CREATING NEW SUBDIVISION	7/19/1928	79D-540	\$0
396075	WARRANTY DEED	11/23/2021		\$69,900
328671	WARRANTY DEED	1/5/2005		\$33,000
328203	SHERIFF'S DEED ON FORECLOSURE	12/6/2004		\$0
164344	RESOLUTION	5/22/1962	31MIS-466	\$0

Tax History

Tax Year	2024	2023	2022	2021	2020
Net Tax	\$841.55	\$810.89	\$770.98	\$896.23	\$880.73
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Special Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delinquent Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Private Forest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Managed Forest Open	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Managed Forest Closed	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$841.55	\$810.89	\$770.98	\$896.23	\$880.73

Year	PaidDate	Amount	Paid	Amount Due
2024	12/26/2024	\$841.55	\$841.55	\$0.00
2023	1/2/2024	\$810.89	\$810.89	\$0.00
2022	12/15/2022	\$770.98	\$770.98	\$0.00
2021	1/10/2022	\$896.23	\$896.23	\$0.00
2020	2/1/2021	\$880.73	\$880.73	\$0.00

City of Park Falls
410 Division St.
PO Box 146
Park Falls WI 54552 (715) 762-2436

Receipt No: 1.020495 Oct 6, 2025

STILES, DAWN

Previous Balance:	.00
Licenses & Permits - CHICKEN COOP PERMIT C2025-04	75.00
01-44300-000 BLDG. PERMITS & INSPEC. FEES	

Total:	75.00
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Cash - Common Account	75.00
Total Applied:	75.00

Change Tendered:	.00
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10/06/2025 1:47 PM



410 Division Street
P.O. Box 146
Park Falls, WI 54552
Phone (715)762-2436 Fax (715) 762-2437
www.cityofparkfalls.com

To: Honorable Mayor and Alders

From: ^{esk} Scott J. Kluver, Administrator

Re: Zoning Ordinances

Date: October 13, 2025

Two zoning ordinances are recommended for approval by the Plan Commission. After the public hearing, the Council is free to take action on the adoption of them.

These two ordinances establish rear-yard setbacks for accessory structures in the C-1 and C-2 Commercial Districts. In addition, the ordinance for the C-1 District removes appeal language that is complicated and dated. There are better ways to address those issues should the need arise.

With the recent adoption of other ordinance changes related to accessory structures, it was discovered that rear-yards were not adequately addressed, so these ordinances establish appropriate setbacks that would otherwise be cumbersome. I encourage adoption of these ordinances and please let me know if you have any questions.

**CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN**

ORDINANCE NO. 25-028

SECTION 480-22(C): C-1-A COMMERCIAL DISTRICT; AREA REQUIREMENTS

Section 1: The Common Council of the City of Park Falls ordains the amendment of Sec. 480-22(C), C-1-A Commercial District; Area Requirements, as follows:

- (1) Maximum building height: 45 feet.
- (2) Side yard, principal building: 10 feet on each side or a four-hour fire-retardant wall.
- (3) Side yard, accessory building: 10 feet on each side or four-hour fire-retardant wall.
- (4) Front yard setback: 15 feet.
- (5) Rear yard setback, principal building: 25 feet.
- (6) Rear yard setback, accessory building: 10 feet.
- (7) Lot area per family: same as R-2 District; minimum lot width: 70 feet.
- (8) Parking, off-street residential: one per family.
- (9) Parking, commercial: one per 300 square feet of floor space.
- (10) Minimum floor area per family: Same as R-2 District.
- (11) Waterfront setback: 50 feet. No structure larger than 100 square feet may be placed within 50 feet of the ordinary high-water mark (OHWM) of any lake, river, stream, impoundment, or flowage.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

Section 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall take effect and be in effect after passage and publication according to law.

APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
Published:
Attest:

CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN

ORDINANCE NO. 25-029

SECTION 480-23(C): C-2 COMMERCIAL DISTRICT; AREA REQUIREMENTS

Section 1: The Common Council of the City of Park Falls ordains the amendment of Sec. 480-23(C), C-2 Commercial District; Area Requirements, as follows:

- (1) Maximum building height: 25 feet.
- (2) Side yard, principal building: 10 feet on each side.
- (3) Side yard, accessory building: 10 feet on each side.
- (4) Front yard setback: 25 feet.
- (5) Rear yard setback, principal building: 25 feet.
- (6) Rear yard setback, accessory building: 10 feet.
- (7) Parking, off-street: one per 300 square feet of floor space.
- (8) Minimum floor area per family: Same as R-2 District.
- (9) Waterfront setback: 50 feet. No structure larger than 100 square feet may be placed within 50 feet of the ordinary high-water mark (OHWM) of any lake, river, stream, impoundment, or flowage.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

Section 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall take effect and be in effect after passage and publication according to law.

APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
Published:
Attest:

Restaurant, barbecue stand, cafe, cafeteria, caterer, tavern
 Signs, billboards, and other outdoor advertising structures
 Tailor shop, clothes pressing shop
 Railroad and bus depot
 Telephone and telegraph office
 Temporary structures
 Theaters and places of amusement, except drive-in theaters
 Tobacco store
 Undertaking establishment
 Variety store, notion shop

- (b) Any other uses similar in character and the manufacture and treatment of products clearly incidental to the conduct of a retail business on the premises;
- (c) Such accessory uses as are customary in connection with the foregoing uses and are incidental thereto.

C. Area requirements.

- (1) Maximum building height: 45 feet.
- (2) Side yard, principal building*: 10 feet on each side or a four-hour fire-retardant wall.
- (3) Side yard, accessory building*: 10 feet on each side or four-hour fire-retardant wall.
- (4) Front yard setback*: 15 feet.
- (5) Rear yard setback*: 25 feet.
- (6) Lot area per family: same as R-2 District; minimum lot width*: 70 feet.
- (7) Parking, off-street residential: one per family.
- (8) Parking, commercial*: one per 300 square feet of floor space.
- (9) Minimum floor area per family: Same as R-2 District.

* In the blocks in the commercial district which are already developed prior to May 17, 1977, setbacks, minimum lot widths, commercial parking and truck unloading areas for new or renovated building can correspond with the existing setbacks, minimum lot widths, commercial parking and truck unloading areas, provided the Zoning Board of Appeals determines, upon due application for a variance, that such action will be in keeping with the purposes of this chapter.

- (10) Waterfront setback: 75 feet. No structure larger than 100 square feet may be placed within 75 feet of the ordinary high water mark of any lake, river, stream,



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www.cityofparkfalls.com

To: Honorable Mayor and Alders

From: Scott J. Kluver,  Administrator

Re: Selection of Design and Engineering Services for Athletic Complex

Date: October 9, 2025

Recently, the Joint Ad-Hoc Committee on the Athletic Facility received and reviewed four (4) proposals from a recent RFP. After considering factors such as experience, an understanding of the City and existing facilities, creativity, and cost, the committee is recommending that Point of Beginning, Inc. (POB) as the best firm to assist the City and the School with the planning, design, and assistance with fund raising and grants for this project.

If both the Council and the School Board agree with the selection of Point of Beginning, a contract would be prepared for the City to enter into. It would be understood that the City and the School would split the initial cost of \$9,500 next year, with the possibility of some outside funds offsetting that. The bulk of the costs would be incorporated into the cost of the project. Do know that if the project does not come to fruition, there would be an additional \$15,500 that will need to be covered between the City and the School.

A copy of the POB proposal is included for your perusal. Please let me know if you have any questions regarding this recommendation or the plan to fund these initial steps of the project.



Point of Beginning

CITY OF PARK FALLS + CHEQUAMEGON SCHOOL DISTRICT

PARK FALLS ATHLETIC COMPLEX IMPROVEMENTS

QUALIFICATIONS + FEES | 9/23/25



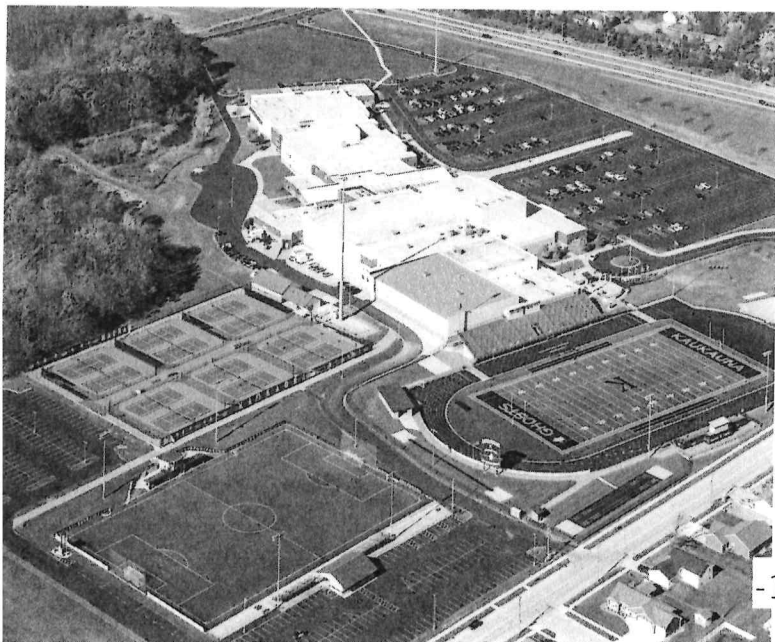
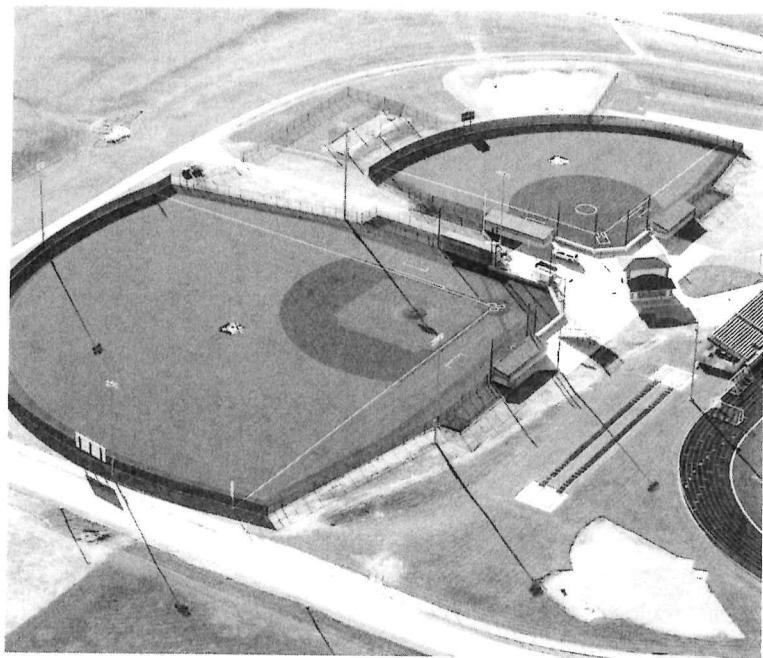
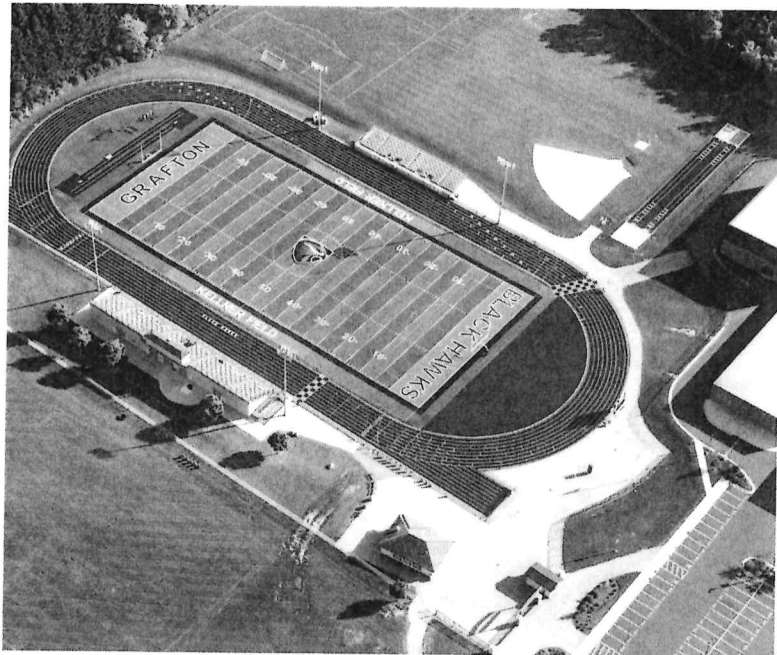


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Why POB?

SECTION 1 | COVER LETTER

CITY OF PARK FALLS + CHEQUAMEGON SCHOOL DISTRICT PARK FALLS' ATHLETIC COMPLEX IMPROVEMENTS

It is our understanding that the City of Park Falls and the Chequamegon School District are seeking a trusted partner to assist with planned improvements to the Park Falls Athletic Complex.

As outlined in the Request for Proposal, the complex currently serves the community through a variety of recreational amenities - including a football field, running track, and baseball/softball fields - and is home to Chequamegon Screaming Eagles High School athletics.

Preliminary improvements under consideration include:

- Running track
- Field events (Throwing + jumping)
- Restroom/concession facilities
- Sports lighting
- Electrical systems
- Baseball/softball dugouts + press boxes
- Parking
- Tennis courts
- Pool house
- Pedestrian walks
- ADA accessibility

Initial planning and design efforts are anticipated to begin immediately following the RFP award, with construction phased over the following 2-3 years.

If selected, POB will provide comprehensive support throughout the project life cycle:

- Phase 1: Master planning, surveying, soil data collection, grant/fund coordination, design development and stormwater analysis
- Phase 2: Final design development, permitting coordination and bid preparation
- Phase 3: Construction administration, inspection and staking/testing verification

We are excited about the opportunity to partner with the City of Park Falls and the Chequamegon School District to enhance this important community resource. Please do not hesitate to contact us with any questions regarding this interview booklet or other upcoming initiatives within the City or District.

Thank you for the opportunity.



Scott Groholski, PLS
Point of Beginning, Inc.
Founder | President
scott@pobinc.com | 715.340.7800

SECTION 2 | FIRM OVERVIEW

The Point of Beginning, Inc. team brings over 30 years of experience in providing design and construction services for athletic facilities and educational developments, making us one of the most experienced teams in the state of Wisconsin!

We take pride in working side-by-side with our clients throughout every phase of a project, helping them shape the future of their facilities with confidence and clarity.

ESTABLISHED

- » 2001

LOCATIONS

- » Headquarters - Stevens Point, WI
- » Branch - Green Bay, WI
- » Branch - Sun Prairie, WI

PRINCIPAL

- » Scott Groholski, PLS

STAFF (50+)

- » Professional Engineers
- » Professional Land Surveyors
- » Professional Landscape Architects
- » Environmental Scientist
- » Field Crews

CIVIL ENGINEERING SERVICES

- » Design Services
- » Construction Services

SURVEYING SERVICES

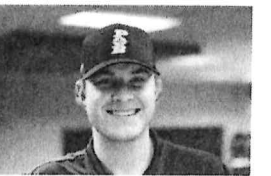
- » Boundary & Topographic Survey
- » Machine Control & 3D Modeling Support
- » Site Construction Layout
- » Transportation Layout

LANDSCAPE ARCHITECTURE SERVICES

- » Landscape Design
- » Master Planning
- » Site Maintenance Analysis
- » 3D Renderings & Animation



MEET THE TEAM



#TEAMPOB

SECTION 3 | PROJECT TEAM



Scott Groholski, PLS
Project Executive



Hunter Groholski
Construction Administrator



Lindsey Beaman
Project Manager



Jesse Becker, PE
Project Engineer



Anna Maes
Project Coordinator



HSR ASSOCIATES
ARCHITECTURAL (INCLUDES MEP) + ELECTRICAL
Brad Simonson President Emeritus
Tim Ruppert Architect
Sean Cain Construction Administration



SCOTT GROHOLSKI, PLS
FOUNDER | PRESIDENT
project executive



Scott Groholski is the Founder and President of Point of Beginning, Inc. (POB), a multi-faceted civil engineering, land surveying, landscape architecture, and materials testing firm headquartered in Stevens Point, Wisconsin, with additional offices in Green Bay and Sun Prairie.

In his role, Scott focuses on driving the firm's growth and productivity initiatives, forming and nurturing business partnerships, overseeing office operations, and expanding POB's presence across Wisconsin and surrounding states. He also provides direct support and guidance to the POB team.

Scott's entrepreneurial spirit has been recognized through multiple awards, including the Entrepreneur of the Year from the Portage County Business Council (2002) and Distinguished Alumnus of the Year from the Wisconsin Technical College District Boards Association (2015). Both honors highlight his dedication, leadership, and passion for advancing POB and the profession.

He earned his Associates Degree in Civil Engineering Technology from Mid-State Technical College in Wisconsin Rapids and is a licensed Professional Land Surveyor in the state of Wisconsin.

Scott brings a dynamic, collaborative approach to his work - Integrating multiple disciplines, conducting thorough site research, and delivering environmentally responsible, aesthetically pleasing, and highly functional design solutions. Beyond his professional career, Scott also served as the Head Varsity Basketball Coach at Tomorrow River Schools for five years, an experience that strengthened his leadership skills and provided valuable insight into the daily operations of athletic and educational facilities.

Areas of Expertise

- » State Agency Coordination
- » Local Agency Coordination
- » Construction Permit Preparation
- » Project Management
- » Construction Layout
- » Boundary Surveying
- » Topographic Mapping
- » ALTA/ACSM Land Title Surveys
- » Bid Coordination

EDUCATION

Associate Degree
Civil Engineering Technology
Mid-State Technical College,
Wisconsin Rapids, WI

**REGISTRATIONS/
TRAINING**

Professional Land Surveyor
State of Wisconsin

EMPLOYMENT

Point of Beginning, Inc.
President | Founder
2001 - Present

**OTHER CONSULTANT
FIRMS**

Survey Division Manager
1995 - 2001

Survey Technician
1989-1995

CONTACT

715.344.9999 (o)
715.340.7800 (c)
715.344.9922 (f)
scott@pobinc.com



LINDSEY BEAMAN

PROJECT & MARKETING COORDINATOR

project manager

Lindsey Beaman serves as Project & Marketing Coordinator with Point of Beginning, Inc. In this role, she supports both internal operations and client-facing initiatives through a unique blend of project management and marketing expertise.

EDUCATION

Bachelor of Science Business
University of Wisconsin
Stevens Point, WI

REGISTRATIONS/ TRAINING

InDesign
Photoshop
Illustrator

EMPLOYMENT

Point of Beginning, Inc.
Project & Marketing Coord.
2016 - Present

OTHER CONSULTANT FIRMS

Marketing Consultant
2014-2016

CONTACT

715.344.9999 (o)
715.347.2928 (c)
715.344.9922 (f)
lindseyb@pobinc.com

Her responsibilities include the design and production of print and digital marketing materials, brand oversight, website management, proposal development, and direct assistance to Project Managers. Lindsey's strong organizational and project management skills allow her to coordinate and manage multiple projects simultaneously - ranging from proposal preparation and site plan development assistance to bidding, sub-consultant coordination, scheduling, budget preparation, contract setup, and meeting facilitation.

In addition, Lindsey leads POB's Fundraising Support group, providing clients with campaign development strategies such as customized promotional materials, rendering coordination, website build-out, and donor engagement resources.

Lindsey is passionate about branding and believes that a company's identity should leave a lasting impression. She ensures that the POB brand reflects consistency and professionalism across all platforms - from the firm's distinct logo and color palette to employee apparel, vendor coordination, and social media presence.

Areas of Expertise

- » Project Management
- » Bid Coordination
- » Marketing Materials
- » Technical Support
- » Production Development

ANNA MAES
PROJECT COORDINATOR
project coordinator



Anna Maes is a Project Coordinator with Point of Beginning, Inc., where she provides essential support to Project Managers and Engineers across all phases of project delivery. Her responsibilities include proposal development, sub-consultant scheduling, budget assistance, bidding coordination, and meeting facilitation.

In addition, Anna contributes to master and concept planning, cost estimating, and 3D rendering development - helping to ensure projects are well-coordinated, accurate, and visually compelling from early planning through execution.

Areas of Expertise

- » Project Coordination
- » Master/Concept Planning
- » Estimating
- » 3D Rendering Development

EDUCATION

A.A.S. Architectural
Design & Technology
Northcentral Technical
College
Wausau, WI

**REGISTRATIONS/
TRAINING**

AutoCAD
Civil 3D
Sketch Up
Lumion, Revit

EMPLOYMENT

Point of Beginning, Inc.
Project Coordinator
2022 - Present

CONTACT

715.344.9999 (o)
715.340.3985 (c)
715.344.9922 (f)
annam@pobinc.com



JESSE BECKER, PE
PROFESSIONAL ENGINEER
project engineer

EDUCATION

Masters of Civil Engineering
Milwaukee School of
Engineering
Milwaukee, WI

Bachelors of Civil
Engineering
Milwaukee School of
Engineering
Milwaukee, WI

REGISTRATIONS/ TRAINING

Professional Engineer
States of Wisconsin &
Michigan

EMPLOYMENT

Point of Beginning, Inc.
Project Engineer
2015 - Present

CONTACT

715.344.9999 (o)
715.321.3401 (c)
715.344.9922 (f)
jesseb@pobinc.com

Jesse Becker serves as a Project Engineer at Point of Beginning, Inc., bringing valuable expertise in site design, project management, and stormwater management. He is an experienced CAD drafter and specializes in stormwater design and permitting for POB's athletic and site development projects.

Jesse's background includes a broad range of permitting services, such as general and individual wetland permits, municipal site plan review, stormwater and erosion control management plans, and exterior plumbing review. His technical knowledge and attention to detail help ensure that projects are designed, permitted, and executed with efficiency and compliance.

Areas of Expertise

- » Project Management
- » Site Planning
- » AutoCAD & Civil3D Drafting
- » Designing Storm water & Erosion Control
- » Writing Storm water & Erosion Control Plan Reports
- » HydroCAD & WinSLAMM Modeling
- » Site Plan, Storm water & Wetland Permitting

HUNTER GROHOLSKI
CONSTRUCTION ADMINISTRATOR
construction administrator



Hunter Groholski serves as a Construction Administrator with Point of Beginning, Inc. Hunter has extensive experience managing the planning, coordination and execution of small to large-scale outdoor athletic facility projects. Adept at interpreting design documents, enforcing contract specifications and ensuring compliance with safety, quality and regulatory standards. With expertise in fields, tracks, grandstands, lighting and site amenities, Hunter collaborates seamlessly with architects, engineers and contractors to create durable, community-focused sports environments built to perform for years to come.

Areas of Expertise

- » Construction Testing + Layout
- » Quality Assurance
- » Inspection
- » Project Record Keeping

EDUCATION

A.A.S. Civil Engineering,
Civil Engineering Technology
Mid-State Technical College
Wisconsin Rapids, WI

EMPLOYMENT

Point of Beginning, Inc.
Construction Administration
Surveyor
2011-present

CONTACT

715.344.9999 (o)
715.570.7818 (c)
715.344.9922 (f)
hunterg@pobinc.com

HSR ASSOCIATES | ARCHITECT + ELECTRICAL ENGINEER



HSR Associates (HSR)

100 Milwaukee St. La Crosse, WI 54603
(O) 608.784.1830 (w) hsrassociates.com

Locations

La Crosse, WI

Principal

Bradley Simonson
President Emeritus - Architect, Landscape Architect
bsimonson@hsrassociates.com

Structure

Corporation 1953

Staff (30)

- » Architects
- » Interior Designers
- » Mechanical Engineers
- » Architectural & Engineering Technicians
- » Electrical Technician
- » Plumbing Designers
- » Construction Administrators

HSR Associates, established in La Crosse, Wisconsin in 1953, was the first architectural firm incorporated in the state of Wisconsin. For over 70 years, HSR has excelled in providing architectural, interior design, landscape architecture and engineering services for our clients.

Our staff of professionals includes architectural, engineering, construction administration and interior design staff members. We are experts at meeting client objectives. Our clients are our partners, and we share the responsibility of creating solutions that work.

Facilities Studies/Master Planning

Long Range Facility Planning

Pre-Referendum Planning/Community Engagement

Design Architecture

Site Planning and Design

Mechanical/Electrical/Plumbing

Engineering

Sustainable Design and Engineering

Interior Design

Cost Estimating and Scheduling

Construction Administration

BRADLEY SIMONSON

HSR ASSOCIATES

President Emeritus - Architect, Landscape Architect

Brad Simonson serves as a Project Manager at HSR Associates. Brad is responsible for interpreting building programming, developing site analysis, developing conceptual design, plus exhibits and carrying out design development and is the primary client contact.

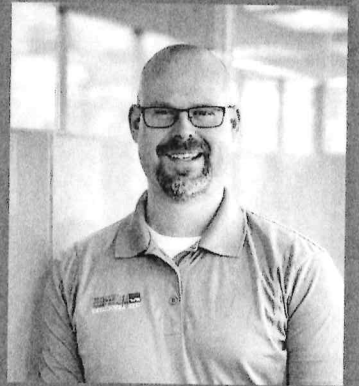


TIM RUPPERT

HSR ASSOCIATES

Architect - Director, HSR Board of Directors

Tim Ruppert serves as a Project Manager at HSR Associates. Tim is responsible for interpreting building programming, developing site analysis, developing conceptual design, plus exhibits and carrying out design development and is the primary client contact.

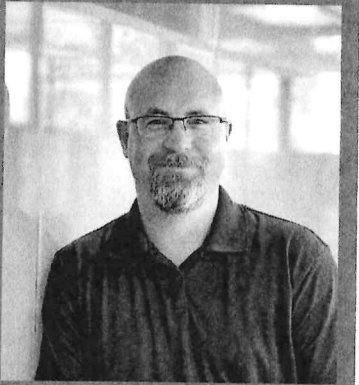


SEAN CALN

HSR ASSOCIATES

Construction Administration - Associate

Sean Caln serves as a Project Construction Consultant at HSR Associates. Sean is responsible for all observation and construction phase services plus documentation including shop drawings review, samples review, testing.



At **HSR** we value our connections and prioritize building lasting relationships with our consultants and clients. We have 20+ years of experience working with **Point of Beginning** as part of our team for Site/Civil engineering on successful projects, and this valued relationship allows us to perfectly meet the needs of our clients. Many districts we work with form long-term relationships for all of their facility master planning and project implementation needs.

We understand that each school district is unique in their particular challenges. Our firm's professional approach is not based on volume of projects completed, but rather providing customized solutions to help you meet your project's unique needs and qualities.



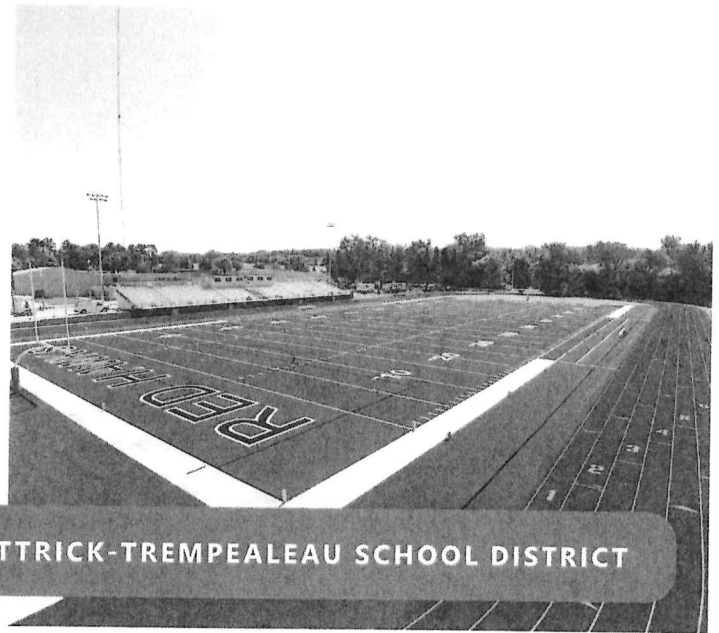
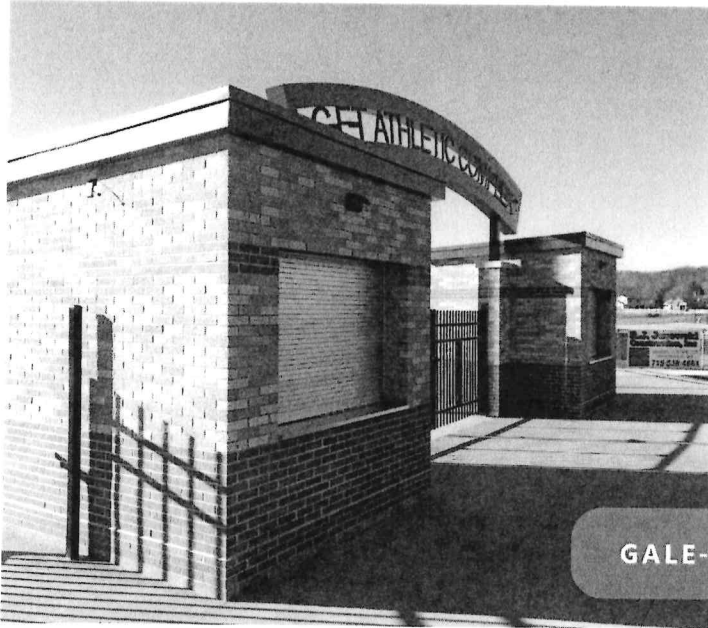
SECTION 4 | POB + HSR



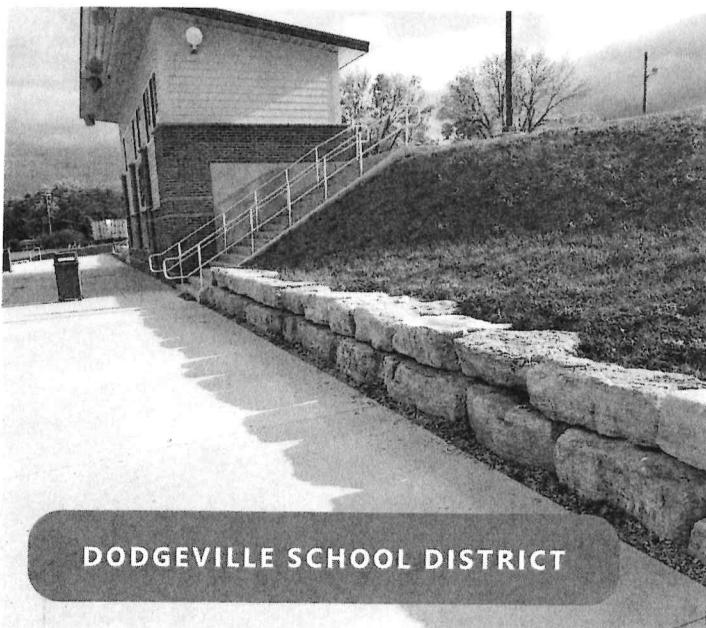
SINCE 2006, Point of Beginning has been collaborating with HSR on a wide range of projects, with a strong focus on K-12 education. Over the years, this partnership has allowed us to successfully deliver facilities that meet the needs of students, staff and communities.

By combining HSR's architectural expertise with POB's civil engineering, surveying and site design capabilities, we've consistently provided innovative, efficient, and enduring solutions. Our long-standing relationship reflects a shared commitment to quality, collaboration, and supporting the next generation of learners.

The following pages highlight just a few of the 100+ projects we've successfully completed together over the years.



GALE-ETTRICK-TREMPEALEAU SCHOOL DISTRICT

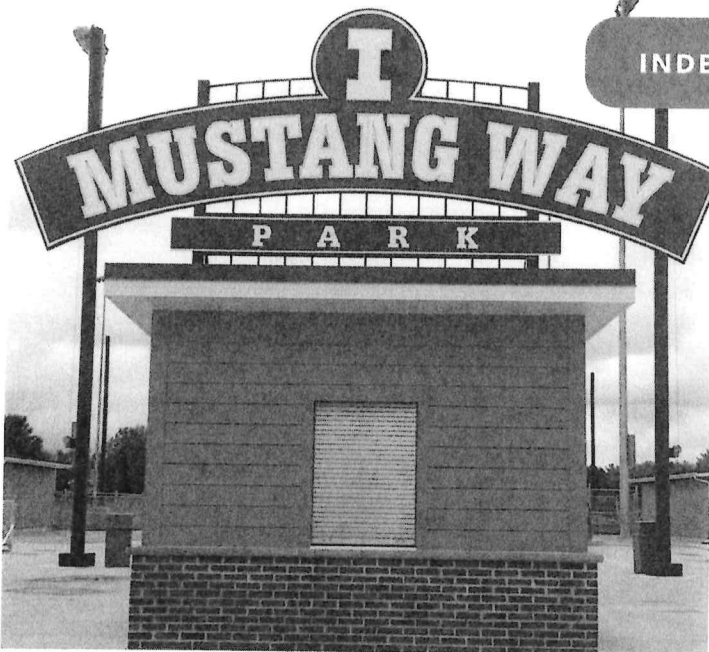


DODGEVILLE SCHOOL DISTRICT

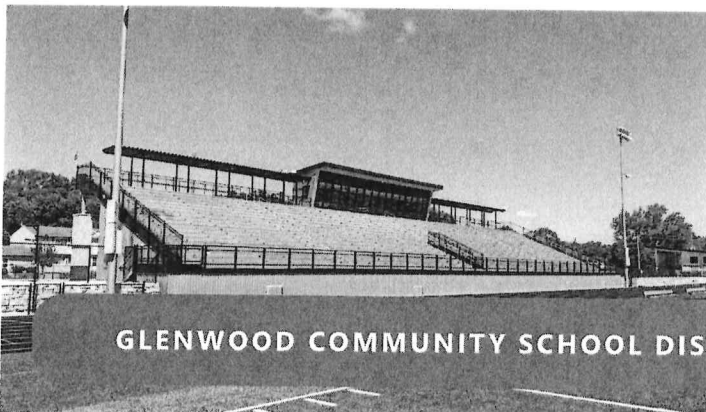




OSCEOLA SCHOOL DISTRICT



INDEPENDENCE COMMUNITY SCHOOL DISTRICT



GLENWOOD COMMUNITY SCHOOL DISTRICT



SECTION 5 | PROJECT PORTFOLIO

The following lists highlight Point of Beginning's K-12 athletic facility project portfolio from 2019 to the present. Services provided to each district vary and may include drone surveying, master planning, cost estimating, fundraising support, construction document development, bidding, permitting and or construction administration.

Projects that are bolded below were or are being constructed. More specifically, **black bold** projects = led by an Architect or Construction Manager and **blue bold** projects = led by POB.

2019

Baraboo School District
Dodgeville School District
Elmbrooks Schools
Fox Valley Lutheran School District
Germantown School District
Hartford Union School District
Herman-Neosho-Rubicon School District
Hillsboro School District
Horicon School District
Howard-Suamico School District
Kaukauna Area School District
Kimberly Area School District
Luxemburg-Casco School District
Monona Grove School District
Parshall Public Schools (ND)
Port-Washington Saukville School District
Pulaski Area School District
School District of Fond du Lac
School District of Grafton
School District of LaCrosse
School District of Lodi
School District of Rhinelander
School District of Stratford
School District of Thorp
Shawano School District
Sheboygan Falls School District
Shorewood School District
Sun Prairie Area School District
Tomahawk School District
Tomorrow River Schools
Waukesha School District
Wisconsin Rapids School District

2020

Augusta Area School District
Black Hawk School District
Bonduel School District
Delavan-Darien School District
Elmbrook Schools
Hartford Union School District
Howard-Suamico School District
Kaukauna Area School District
Little Chute Area School District
Lodi School District
Merrill Area School District
Mount Horeb Area School District
Neenah Joint School District
Nekoosa Public Schools
School District of Iola-Scandinavia
St. Mary's Springs Academy
St. Mary Catholic Schools
Sun Prairie Area School District
Tomahawk School District
Tomorrow River Schools
Unified School District of Antigo
University School of Milwaukee

Westby Area School District
Wisconsin Dells School District
Wisconsin Lutheran High School

2021

Augusta Area School District
Barneveld School District
Black Hawk School District
Bonduel School District
Burlington Area School District
Delavan-Darien School District
Durand-Arkansas School District
Elmbrook Schools
Grafton School District
Hartford Union School District
Hortonville Area School District
Howard-Suamico School District
Kaukauna Area School District
Little Chute Area School District
Merrill Area School District
Monona Grove School District
Mount Horeb Area School District
Neenah Joint School District
Pulaski Community School District
School District of Horicon
School District of Iola-Scandinavia
School District of Kettle Moraine
School District of Lodi
School District of Nekoosa
School District of New Berlin
School District of Waukesha West
Sevastopol School District
Sheboygan Falls School District
St. Mary Catholic Schools
St. Mary's Springs Academy
Stoughton Area School District
Sun Prairie Area School District
Tomahawk School District
Tomorrow River Schools
Unified School District of Antigo
University School of Milwaukee
Westby Area School District
Whitewater Unified School District
Wisconsin Dells School District
Wisconsin Lutheran High School
Wisconsin Rapids Public Schools

2022

Barneveld School District
Black Hawk School District
Bonduel School District
Burlington Area School District
Grafton School District
Hortonville Area School District
Iola-Scandinavia School District
Kimberly Area School District
Little Chute Area School District
Mequon-Thiensville School District

Merrill Area School District
Mount Horeb Area School District
Neenah Joint School District
Pulaski Community School District
School District of Horicon
School District of Iola-Scandinavia
School District of Kettle Moraine
School District of Lodi
School District of Nekoosa
School District of New Berlin
School District of Shiocton
School District of Spring Valley
School District of Stratford
School District of the Menomonie Area
School District of Waukesha West
Sevastopol School District
Sheboygan Falls School District
St. Mary Catholic Schools
St. Mary's Springs Academy
Stoughton Area School District
Unified School District of DePere
West Bend School District
Westby Area School District
Wisconsin Lutheran High School

2023

Eau Claire Area Schools
Fall Creek School District
Franklin Public Schools
Freedom Area School District
Grafton School District
Green Bay Area Public School District
Howard-Suamico School District
Iola-Scandinavia School District
Kimberly School District
Lakeland Union High School
Little Chute Area School District
Marinette School District
Merrill Area Public School District
Muskego-Norway School District
Necedah Area School District
Oostburg School District
Oshkosh Area School District
Pardeeville Area School District
Platteville School District
School District of Howards Grove
School District of Kettle Moraine
School District of Ladysmith
School District of New Berlin
School District of Philips
School District of Shiocton
School District of Spring Valley
School District of the Menomonie Area
Seymour Community School District
Sheboygan Falls School District
Somerset School District
Sun Prairie Area School District

Tomahawk School District
 Tomorrow River Schools
 Unified School District of DePere
 West Allis-West Milwaukee School District
 Wisconsin Lutheran High School
 Wisconsin Rapids Public Schools
 Wrightstown Community School District

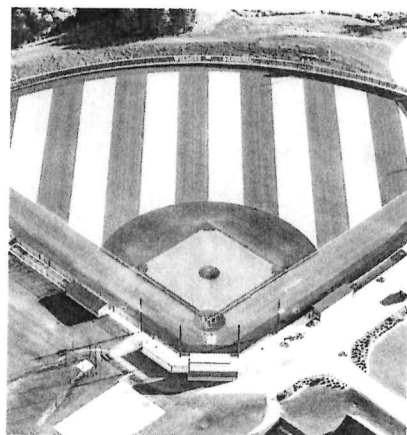
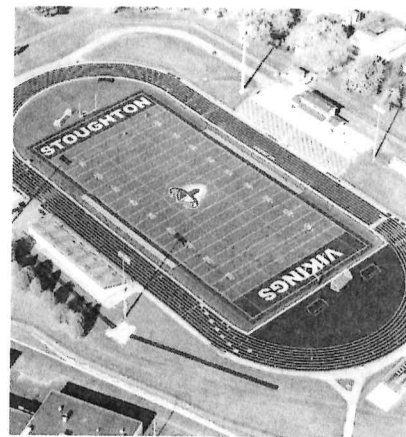
2024

Antigo School District
 Auburndale School District
 Beloit Memorial High School
 Clintonville Public Schools
 Columbus Catholic Schools
Delavan-Darian School District
Eau Claire Area School District
Fox Valley Lutheran High School
 Gale-Ettrick-Trempealeau School District
 Germantown School District
 Grafton School District
Green Bay Area Public School District
 Hortonville Area School District
Howard-Suamico School District
 Hustisford School District
 Kaukauna Area School District
Kettle Moraine School District
 Kimberly Area School District
 Lake Country Schools
Lakeland Union High School
 Manton Consolidated Schools
Marinette School District
 Martin Luther High School
Middleton-Cross Plains Area School District
 Necedah Area School District
Neenah Joint School District
New Glarus School District
 Oconto Falls Public Schools
Oshkosh Area School District
Peshigo School District
 Prentice School District
River Falls School District
Rosendale-Brandon School District
 School District of Janesville
School District of La Crosse
 School District of Lodi
 School District of Lomira
 School District of Manawa
School District of New Berlin
 School District of Spring Valley
School District of the Menomonie Area
 School District of Waukesha
 Seymour Community Schools
 Sheboygan Falls School District
Southern Door County School District
 Stephenson Area Public Schools
 Sun Prairie School District
 Tomorrow River Schools
 Unified School District of Antigo
 Waterloo School District
 Watertown Unified School District
 West Allis-West Milwaukee School District
Wisconsin Lutheran High School
Wisconsin Rapids Public Schools
 Wrightstown Community School District

2025

Beaver Dam Unified School District
 Bowler School District
Cheboygan Area Schools
 Chequamegon School District
Davenport Community School District
Fox Valley Lutheran High School
 Franklin Public Schools
 Germantown School District
Green Bay Area Public School District
 Green Lake School District

Hamilton School District
 Hortonville Area School District
Kaukauna Area School District
 Kettle Moraine School District
Kimberly Area School District
Martin Luther High School
Middleton-Cross Plains Area School District
 Mount Horeb Area School District
 Mukwonago Area School District
Oshkosh Area School District
 Peshigo School District
 Prescott School District
 Rib Lake School District
River Falls School District
Rosendale-Brandon School District
 School District of Auburndale
 School District of Janesville
School District of La Crosse
 School District of Lodi
 School District of Mishicot
 School District of New Berlin
 School District of Osceola
 School District of Spring Valley
School District of the Menomonie Area
 School District of Waukesha
 Sparta Area School District
St. Francis Public School District
Stephenson Area Public Schools
 Sun Prairie Area School District
 Tomahawk School District
 Unified School District of Antigo
 United School District of De Pere
 Unity School District
 Van Dyke Public Schools
 West Allis-West Milwaukee School District
 West Bend School District
 Whitewater Unified School District
 Wisconsin Rapids Public Schools



TOMAHAWK SCHOOL DISTRICT



PROJECT OVERVIEW The Tomahawk High School stadium redevelopment was designed to create a modern, safe, and welcoming space for students, athletes, and the community. Our team provided survey, civil engineering, and construction administration services to help bring this vision to life.

The project transformed the athletic complex with the installation of a state-of-the-art synthetic turf multi-purpose football field and new track and field event facilities. A 1,000-seat home bleacher system with an integrated concession area was added, along with a welcoming entryway, plaza, and upgraded stadium lighting.

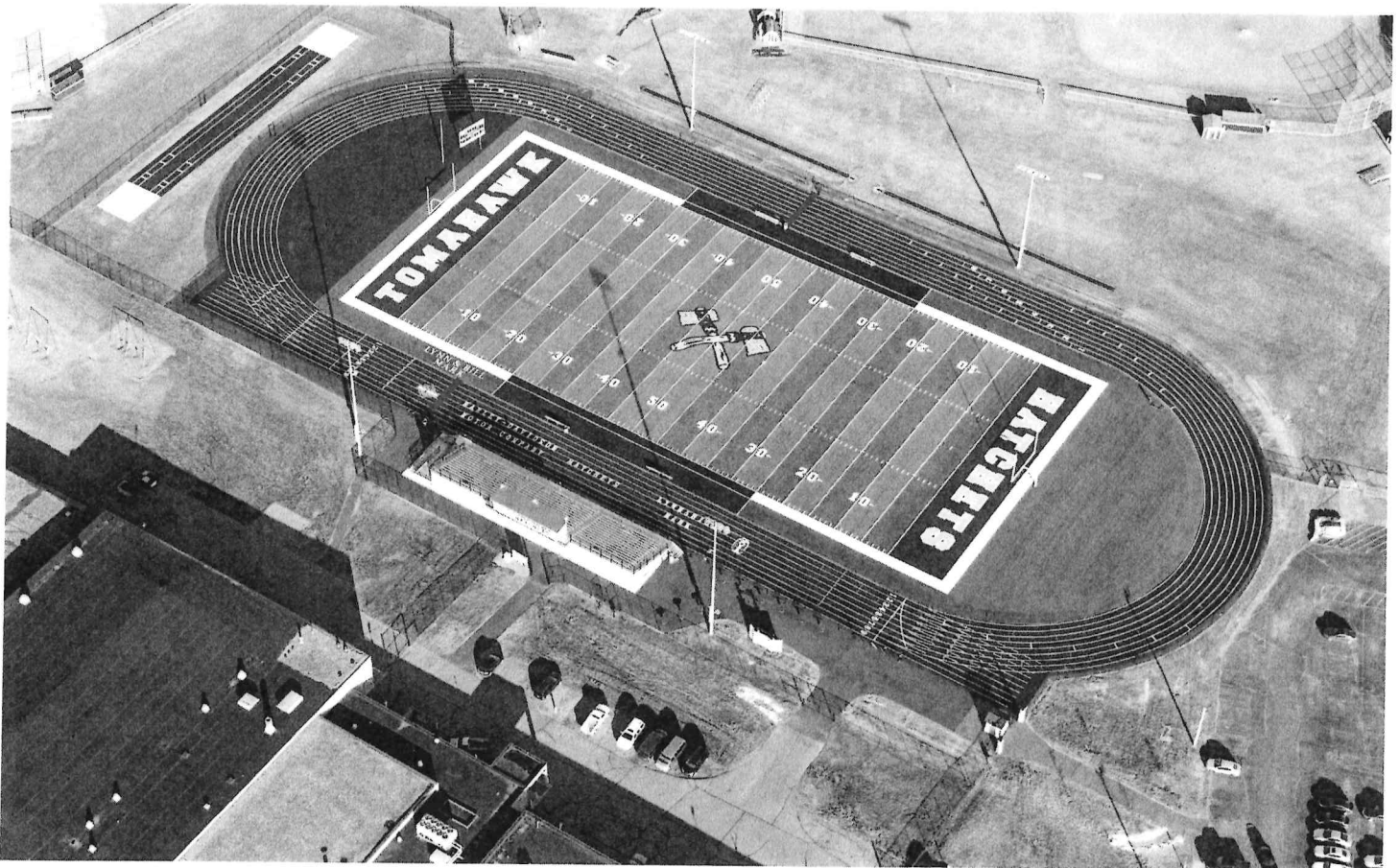
This revitalized stadium not only enhances the student-athlete experience but also serves as a vibrant gathering place for the Tomahawk community.

REFERENCE Wendell Quesinberry - District Administrator - 715-453-5555 / quesinberryw@myhatchets.org

SERVICES PROVIDED

Site Evaluation
Site Planning
Fundraising Support
Geotechnical Investigation
Topographic Survey & Mapping
Construction Documents

Storm Water Management
Permit Preparation
Synthetic Turf Vendor Selection Process
Bid Coordination
Construction Administration
Construction Inspection/Testing
Construction Layout



TOMORROW RIVER SCHOOLS



PROJECT OVERVIEW The project delivered a comprehensive transformation of the facilities, including a new parking lot with a retention basin, welcoming entry plaza with dual ticket booth areas, and a state-of-the-art synthetic turf football/soccer stadium complete with home-side bleachers and press box.

To support a full range of athletic programming, the campus also features a natural turf practice field, a natural turf competition field surrounded by an 8-lane track with 8 sprint lanes, and dedicated areas for field events such as throwing and jumping.

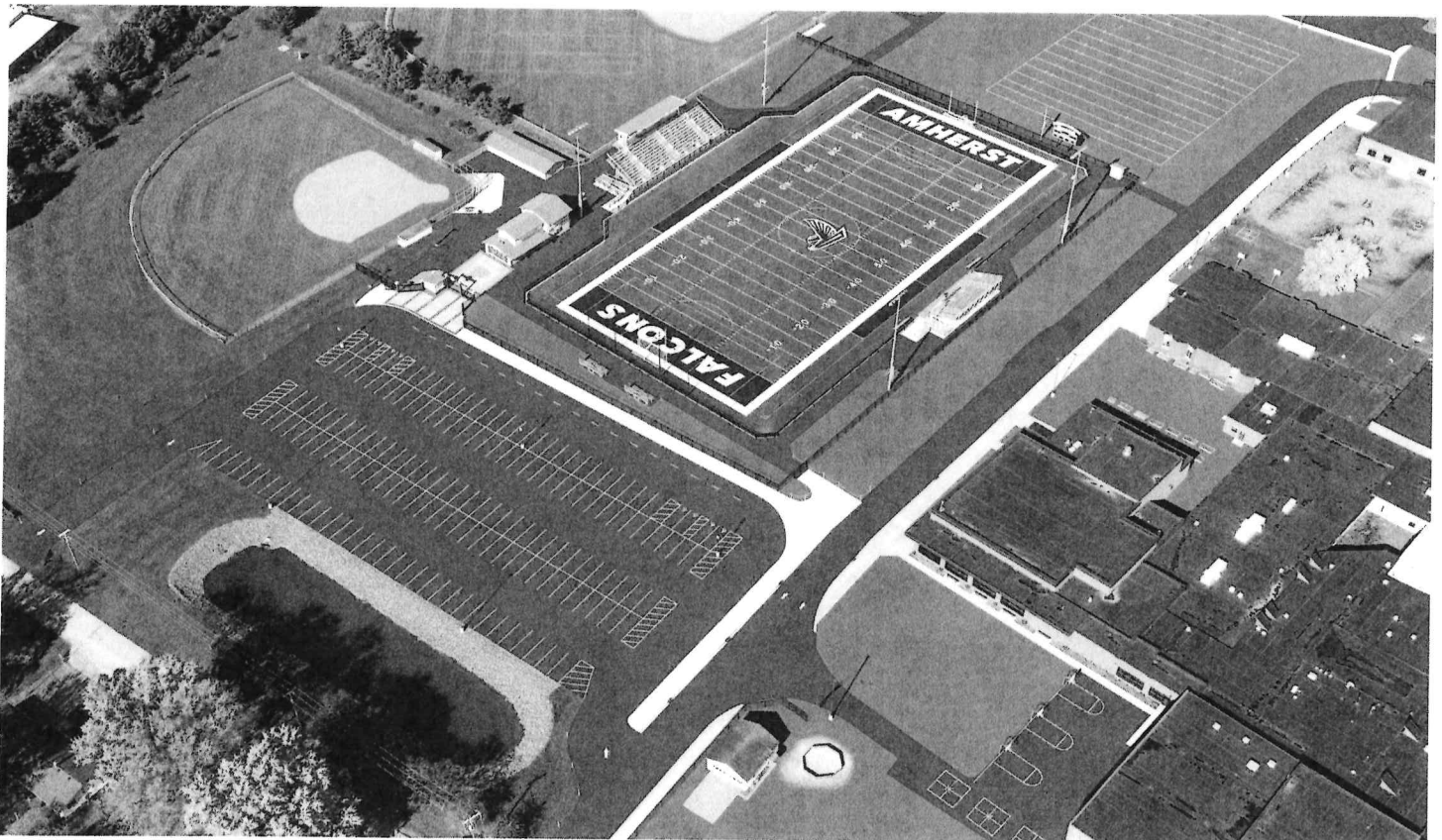
This redevelopment provides Tomorrow River Schools with a modern, multi-sport athletic complex that will serve students, athletes, and the broader community for years to come.

REFERENCE Ryan Ruggles - District Administrator - 715-824-5521 x 1230 / rruggles@amherst.k12.wi.us

SERVICES PROVIDED

Site Evaluation
Site Evaluation
Needs Assessment
Concept Planning
Master Planning
Fundraising Support
Geotechnical Investigation
Topographic Survey & Mapping

Construction Documents
Storm Water Management
Permit Preparation
Synthetic Turf Vendor Selection Process
Bleacher Vendor Selection Process
Bid Coordination
Construction Administration
Construction Inspection/Testing
Construction Layout



HORICON SCHOOL DISTRICT



PROJECT OVERVIEW The project created a modern multi-purpose synthetic turf stadium surrounded by a running track and dedicated field event areas. Key features include a 750-seat bleacher system with integrated press box, elevated above a welcoming stadium plaza, as well as a concessions and restroom building, ticket booth entry, and enhanced green space for community use.

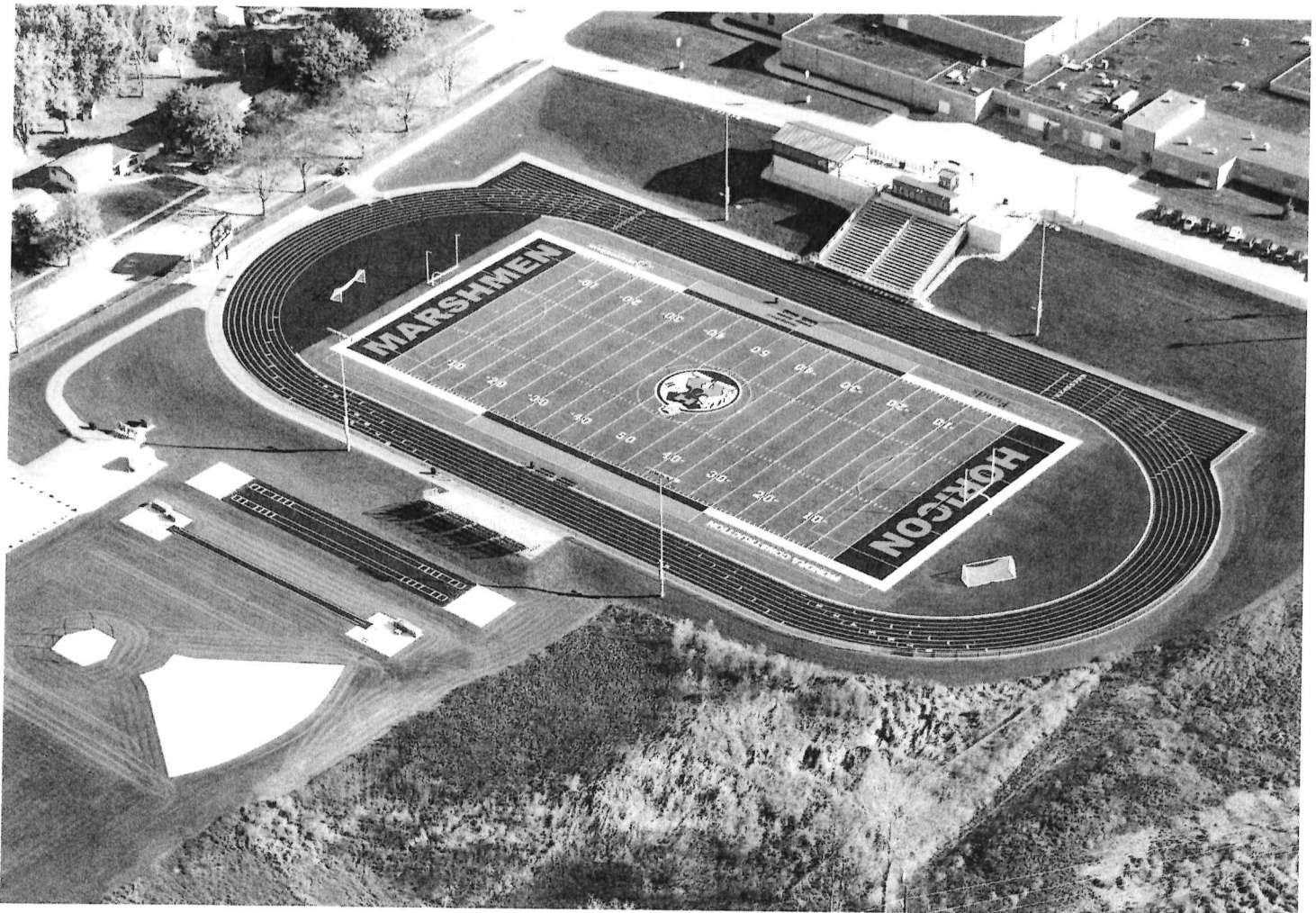
This redevelopment delivers a safe, functional, and engaging athletic environment that supports student-athletes and serves as a gathering place for the Horicon community.

REFERENCE Brian Berggren - Building & Grounds Director - 920-382-3884 / bberggren@horicon.k12.wi.us

SERVICES PROVIDED

Site Evaluation
Site Planning
Fundraising Support
Geotechnical Investigation
Wetland Delineation + Fill Permitting
Topographic Survey & Mapping
Construction Documents

Storm Water Management
Permit Preparation
Synthetic Turf Vendor Selection Process
Bid Coordination
Construction Administration
Construction Inspection/Testing
Construction Layout



LAKELAND UNION HIGH SCHOOL



PROJECT OVERVIEW The project delivered a 2,500-seat bleacher system with integrated concessions and restrooms, new stadium lighting, and upgrades to the entry statement and plaza. In addition, improvements to the school's tennis courts enhanced both functionality and aesthetics.

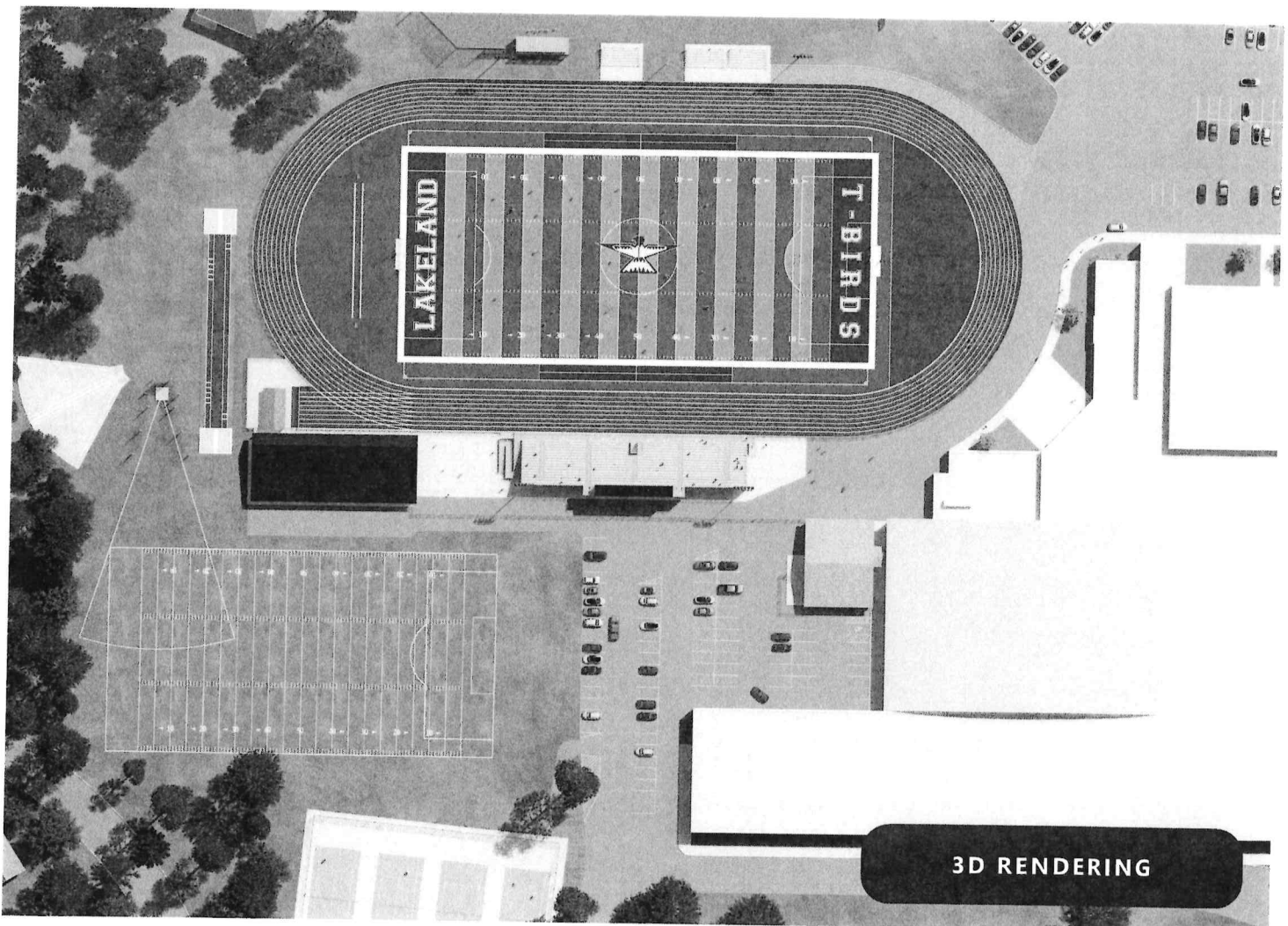
This redevelopment created a modern athletic environment that supports student-athletes while providing a welcoming space for school and community events.

REFERENCE Joe Dube - Director of Facilities & Grounds - 715-356-5252 x3576 / dube@lakelandunion.org

SERVICES PROVIDED

Site Evaluation
Drone Survey
Concept/Master Planning
Fundraising Support
Geotechnical Investigation
Topographic Survey & Mapping
Construction Documents

Storm Water Management
Permit Preparation
Bid Coordination
Bleacher Vendor Selection Process
Construction Administration
Construction Inspection/Testing
Construction Layout

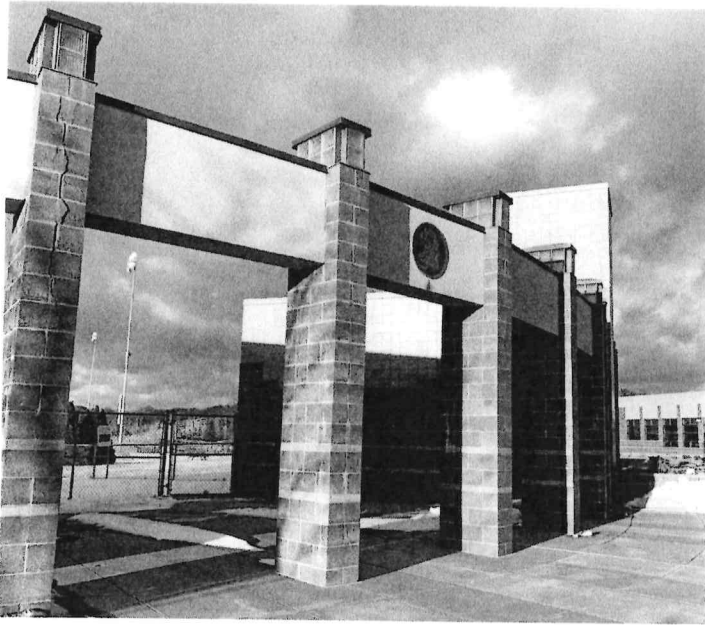


3D RENDERING



PROJECT OVERVIEW The Holmen Empire Stadium entrance colonnade was beginning to show its age and needed repair. After completing the addition and remodel to the High School, the district decided to update the entrance of the stadium to complement the new work at the high school. The brick columns were replaced with a new structure and brick to match the high school. The connecting band is made of steel and wrapped with matching metal panels to the high school. Light fixtures were maintained at the top of each column while updating them to LED fixtures. New signage was added along with rebuilding the Empire Stadium monument sign which was also starting to show its age. The updated entry is a wonderful way to welcome the community and students to the field for games.

REFERENCE Dr. Kristin Mueller - District Administrator - 608-526-6610 / muekri@holmen.k12.wi.us





PROJECT OVERVIEW The stadium and athletic fields at UWL were replaced to better serve both university and community needs. The project included an 8,000-seat spectator stadium designed for football and track, along with support facilities such as locker rooms, restrooms, and concessions. The surrounding site was significantly redeveloped to include a new soccer venue, additional field event areas, and multiple recreational fields. The facility supports UW-La Crosse athletics and is also used extensively by local schools and community programs.

REFERENCE Scott Schumacher - Director of Planning & Construction - 608-785-8916 / sschumacher@uwlax.edu

